



**NOTICE OF A REGULAR MEETING OF THE COMMON COUNCIL  
OF THE TOWN OF CLARKDALE  
Tuesday, May 10, 2016 at 6:00 P.M.  
Clark Memorial Clubhouse, Men's Lounge**

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN to the members of the Common Council of the Town of Clarkdale and to the general public that the Town of Clarkdale Common Council will hold a Regular Meeting open to the public on **Tuesday, May 10, 2016, at 6:00 p.m.** in the **Clark Memorial Clubhouse, Men's Lounge, 19 N. Ninth Street, Clarkdale, Arizona.** Members of the Clarkdale Common Council will attend either in person or by telephone, video or internet conferencing. Pursuant to A.R.S. §38-431.03, the Council may vote to recess the meeting and move into Executive Session on any item, which will be held immediately after the vote and will not be open to the public. Upon completion of Executive Session, the Council may resume the meeting, open to the public, to address the remaining items on the agenda.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at [www.clarkdale.az.gov](http://www.clarkdale.az.gov) and the Town Clerk's Office.

The undersigned hereby certifies that a copy of this notice was duly posted on the Community Development Building bulletin board, located at 890 Main Street, Clarkdale, Arizona on May 5, 2016 at 1:00 p.m.

*Kathy Bainbridge*  
KATHY BAINBRIDGE  
CLERK/FINANCE DIRECTOR

*As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption to this meeting.*

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.**

**1. CALL TO ORDER**

- 2. 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.

**3. 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  
Vice-Mayor's Report  
Councilmembers' Report  
Town Manager's Report

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

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

NACOG - Northern Arizona Council of Governments.

NAMWUA - Northern Arizona Municipal Water Users Association.

VRBP – Verde River Basin Partnership.

VVLP – Verde Valley Land Preservation.

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

4. **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 April 12, 2016 and Special Meeting April 26, 2016.
  - B. **Claims** - List of specific expenditures made by the Town during the previous month. April, 2016 check log and PPE dated April 2, 2016 and April 16, 2016.
  - 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 April 27, 2016  
Design Review Board minutes of the meeting held April 6, 2016  
Planning Commission minutes of the meeting held April 19, 2016  
Community Services Commission Notice of Cancellation of meeting April 13, 2016
  - D. **Acceptance of Resignation of Community Services Commissioner** – Discussion and consideration of the Resignation of Community Services Commissioner, Shannon Westcott.
  - E. **Special Event Liquor License** - Approval of a recommendation to the State Department of Liquor License and Control to approve a Special Event Liquor License for the Made in Clarkdale’s event to be held on Friday, May 27, 2016 from 6:00 p.m. – 9:00 p.m. at 1000-900 Main Street, Clarkdale, AZ.
  - F. **Employment Contact renewal between the Town of Clarkdale and Ronald Ramsey** – Approval of renewing the Employment Contract for the Town Magistrate.

**NEW BUSINESS**

5. **PUBLIC HEARING:** A Subdivision Abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway Road in Clarkdale. This request includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor’s Parcel Numbers 406-21-026, 027, 027A, 028, 029, 030, 030A, 031, 032, 032A, 033, 033A, 034, 035, 036, 036A.

6. **A SUBDIVISION ABANDONMENT REQUEST FOR THE PORTION OF THE PAZ & COTA SUBDIVISION EAST OF THE RAILROAD RIGHT-OF-WAY AND WEST OF BROADWAY ROAD IN CLARKDALE.** Discussion and possible action regarding a subdivision abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway road in Clarkdale which includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor’s Parcel Numbers 406-21-026, 027, 027A, 028, 029, 030, 030A, 031, 032, 032A, 033, 033A, 034, 035, 036, 036A.
7. **FISCAL YEAR 2016-2017 PRELIMINARY BUDGET WORKSESSION** – A worksession with the Council regarding the Preliminary Budget for FY 2016-2017.
8. **FUTURE AGENDA ITEMS** - Listing of items to be placed on a future council agenda
9. **ADJOURNMENT**

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.

**Minutes of a Regular Session of the Common Council of the Town of Clarkdale  
Held on Tuesday, April 12, 2016**

A Regular Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, April 12, 2016, 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 6:03 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  
Community Development/Economic Director Jodie Filardo  
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.

**Kerrie Snyder, Clarkdale business owner and resident** - recommendation for future agenda item springing from the fact she is moving out of Clarkdale. As her business will still be in Clarkdale would like to see if there would be a possibility for business owners to still be involved on Boards and Commissions and in other capacities.

**Tania Sims, representative from Habitat for Humanity** - extended invitation to Council, staff and public for the annual fundraising gala to be held at Clark Memorial Clubhouse on Saturday, April 23, 2016 from 5:30 – 8:30 p.m. Also gave brief background for the Habitat for Humanity organization and presented flyers and information.

**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 Von Gausig's Report –

- 03/10/16 Attended ADEQ listening session on reclaimed water usages treatment;

- attended community meeting for outfitters
- 03/11/16 Attended interpretive group meeting of Verde Front
- 03/12/16 Put Verde River Runoff on Verde River Facebook page;
  - attended Lions' Club Car Show and Chili Cookoff
- 03/17/16 Met with Chip Davis, Phil Bourdon;
  - Met with Kim Schoenek and external affairs director, Christian Stumpf from Nature Conservancy – discussed Hickey Ditch diversion
- 03/18/16 Met with Herold and Norela Herrington and George Christianson at Hickey Ditch
- 03/22/16 Met with Yavapai-Apache Nation representatives regarding water rights and United Verde Soil Project
- 03/23/16 Met with Darla Deville from APS
- 03/24/16 Attended UVSP meeting with Freeport
- 03/29/16 Attended Verde Front leadership meeting;
  - Attended Verde Front Recreation meeting
- 04/01/16 Attended Verde River Recreation impact group
- 04/04/16 Notified that Clark and Dale had baby eaglet
- 04/07/16 Read temperature logging at Bitter Creek property – data becomes part of town record

Just became a great-grandfather!

#### Vice-Mayor Dehnert's Report –

- 03/10/16 Attended Outfitters' meeting
- 03/12/16 Attended Car Show and Chili Cookoff
- 03/24/16 Met with Cable One office in Cottonwood (with Dennis Edwards, General Manager, Cable One in Yavapai County) discussed new gigabytes service now available in Clarkdale – 40 x faster than average speed offered in U.S. and Clarkdale will be the first one to test by the end of 2016
- 04/07/16 Participated in bank robbery re-enactment rehearsal
- 04/10/16 Had another bank robbery rehearsal
- 04/11/16 Met with Bill Snyder from Fire District Board and later met with Fire Chief Joe Moore regarding consolidation proposal

#### Councilmember Bohall's Report –

- 03/12/16 Attended Car Show and Chili Cookoff
- 03/23/16 Attended VVTPO meeting

#### Councilmember Regner's Report –

- Indonesia trip
- Met with Paul Chevalier with VVBAC
- Attended rehearsals for bank robbery reenactment
- 03/25/16 Met with Jenna Rowell from APS community relations team – discussed current rate case before Corporation Commission

Councilmember Buckley's Report –

- 03/10/16 Attended Outfitters' meeting
- 03/12/16 Attended Car Show and Chili Cookoff

Town Manager Mabery's Report –

Announced that we are entering event season in Clarkdale:

- 04/11/16 Book Sale through April 22 in Library
- 04/16/16 Annual Historic Home and Building Tour; bank robbery re-enactment; City of Cottonwood is holding annual Brian Mickelson marathon and half marathon which come through Clarkdale
- 04/20/16 Museum hosting Historic Tour of Clubhouse
- 04/23/16 Town of Clarkdale, City of Cottonwood and Yavapai County are hosting free Dump Day – no tipping fees; that evening Habitat for Humanity fundraiser in Clubhouse; Cottonwood Roadrunners are hosting square dancing in the park (Dancing Under the Stars)
- 04/30/16 Yavapai College Plant a Vine Day;
  - Made in Clarkdale hosting the Mingus Mountain Regional Juried Student Art Show May 5 – 8
- 05/07/16 Verde Valley Wine Festival from noon - 4

## Reminders:

- 04/20/16 Volunteer Appreciation at 5 p.m. in auditorium
- 04/29/16 Special Council meeting for annual Strategic Planning
- Baby eaglet hatched – coordinating Eaglet Naming Contest

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

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

- VVTPO – There are plans in the future for widening Mingus Avenue; Yavapai County will be working on Cornville Road with overlay material; ADOT is doing rock fall mitigation in McGuireville area
- CAT – no report

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 –

- No report

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

- The District Governing Board has requested that VVBAC assist with a focus group survey conducted by the College. This will guide the committee on possible future recommendations to the Governing Board.

**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.

- B. Claims** - List of specific expenditures made by the Town during the previous month. March, 2016 check log and PPE dated March 5<sup>th</sup> and 19, 2016.
- 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 March 23, 2016  
Design Review Board minutes of the meeting held March 2, 2016  
Planning Commission minutes of the meeting held March 15, 2016  
Community Services Commission minutes of meeting held March 9, 2016
- D. Proclamation Declaring May 2 – 7, 2016 as Youth Week in Clarkdale, Arizona** – Approval of a Proclamation declaring May 2 – 7, 2016 as Youth Week in the Town of Clarkdale.
- E. Proclamation Declaring May, 2016 as Motorcycle Awareness Month** – Approval of a Proclamation declaring May, 2016 as Motorcycle Awareness Month.
- F. Special Event Liquor License** - Approval of a recommendation to the State Department of Liquor License and Control to approve a Special Event Liquor License for the Made in Clarkdale’s event to be held on Saturday, May 7, 2016 from 12:00 p.m. – 4:00 p.m. at Clarkdale Town Park, 1001 Main Street, Clarkdale, AZ.
- G. Wine Festival License** - Approval of a recommendation to the State Department of Liquor License and Control to approve 16 Wine Festival Licenses for the Made In

Clarkdale's event to be held on Saturday, May 7, 2016 from 12:00 p.m. – 4:00 p.m. at Clarkdale Town Park, 1001 Main Street, Clarkdale, AZ.

Councilmember Regner pulled item A.

**Councilmember Buckley moved to accept Consent Agenda items B – G as presented. Councilmember Regner seconded the motion and the motion carried unanimously.**

- A. **Approval of Minutes of the Common Council** - Approval of the minutes of the Regular Meeting held March 8, 2016, Executive Session and Special Meeting on March 22, 2016.

Councilmember Regner detected an error in the minutes from the March 8<sup>th</sup> Council meeting and the council agreed on an amendment to said minutes.

**Councilmember Regner moved to approve Consent Agenda item A, Council Minutes from March 8, 2016 meeting with the following change: Page 6, second paragraph starting with “Vice Mayor Dehnert”, last sentence should read, “He further stated that he felt the State should follow the law and spend money where it was dedicated”. Vice Mayor Dehnert seconded the motion. The motion was approved unanimously.**

## **NEW BUSINESS**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, YAVAPAI COUNTY, ARIZONA ENDORSING THE CONSOLIDATION OF THE CLARKDALE FIRE DISTRICT INTO THE VERDE VALLEY FIRE DISTRICT –**  
Discussion and consideration of Resolution #1517 endorsing the consolidation of the Clarkdale Fire District into the Verde Valley Fire District.

The Board of Directors of Clarkdale Fire District has requested to be consolidated into Verde Valley Fire District pursuant to Arizona Revised Statutes § 48-822. The Board of Directors and Fire Chiefs of the Districts have determined that a consolidation would create efficiencies, increase the ability to maintain needed staffing levels and emergency medical care, reduce redundancies in apparatus and equipment, strengthen the emergency response to calls requiring specially-trained staff, remove political boundaries between the two districts, ensuring the closest unit responds and enhance the safety of emergency personnel.

The Clarkdale Fire District and Verde Valley Fire District have held hearings to receive public input:

Clarkdale Fire District Board of Directors Meeting/  
Public Hearing  
6:00 p.m., March 31, 2016  
Clark Memorial Clubhouse, Men's Lounge  
19 N. Ninth Street, Clarkdale, Arizona

Verde Valley Fire District Board of Directors Meeting/  
Public Hearing  
6:00 p.m., April 5, 2016  
Verde Valley Manor, Godard Hall  
3400 E. Godard Road, Cottonwood, Arizona

Clarkdale Fire District Board of Directors Meeting (consideration of consolidation resolution)  
9:00 a.m., April 21, 2016  
Station 21  
895 First South Street, Clarkdale, Arizona

Verde Valley Fire District Board of Directors Meeting (consideration of consolidation resolution)  
10:00 a.m., April 26, 2016  
Station 31, 2700 Godard Road, Cottonwood, Arizona

Arizona Revised Statute § 48-822 C. 8. states that in order for a fire district, which includes property located in an incorporated city or town, to consolidate, the governing body of the city or town must endorse the creation by ordinance or resolution.

Clarkdale Fire Chief Joe Moore and Verde Valley Fire District Chief Nazih Hazime presented background information and scheduling for the consolidation of the fire districts. Chief Moore read letter of support from Jack R. Smith, Chairman of Yavapai County Board of Supervisors.

Mayor Von Gausig noted that historically this consolidation has been a goal and the development of Clarkdale Fire District from a municipal fire department was part of the legal process in attaining that goal. He asked for examples of benefits of the consolidation that the community could expect and Chief Moore listed a few:

- The Tax Levy rate has been maintained
- Larger pool of personnel that will include medics
- New fire station in future
- Increased borrowing power
- Capital projects

Council discussed concerns about Clarkdale perhaps not having adequate representation after consolidation occurs and regret that the issue not would not be going before the voters.

Mayor Von Gausig opened the discussion to public comment.

**Jim Elmer, Fire District Board Chairman and Chair for the Verde Valley Ambulance Company** – encouraged the Council to support this effort. Stated he has spent years toward this effort but hasn't been feasible until now. Feels the consolidation will be a plus for Clarkdale and the Verde Valley in providing increased services and is confident that Clarkdale will be treated fairly.

**Don Eberle, Board Member of Verde Valley Fire District** – understands concerns of the Council. Stated that fourteen years ago they merged the Cornville/Page Springs and Verde Rural Fire Districts and it turned out to be the best thing that happened and served as a statewide model. He stated there were no gaps in services and assured the council that they would continue to honor the heritage and service to this community. He believes this is a great opportunity and appreciates council support.

Mayor Von Gausig closed public comment.

**Councilmember Buckley moved to approve Resolution #1517, a Resolution endorsing the consolidation of the Clarkdale Fire District into the Verde Valley Fire District. Councilmember Regner seconded the motion. The motion passed unanimously.**

**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: "TRAFFIC CODE" –** Discussion and consideration of Resolution #1516 declaring the "Traffic Code" as a public record.

Chapter 14 of the Clarkdale Town Code has been revised throughout to delineate the role of the Chief of Police, and his or her designee, in establishing traffic patterns and other traffic related issues within the Town of Clarkdale. Section 14-4 – Vehicle Storage Regulations has been updated to reflect the Town's current International Property Maintenance Code.

Police Chief Randy Taylor presented background on this agenda item.

Mayor Von Gausig noted that he hoped that pending changes regarding changes in signage that the Chief might be called upon to decide would at least be discussed with the council so they could provide feedback. Also stated that perhaps 14-2-4 could be consolidated with 14-2-3 as he hasn't seen a motorized skateboard that would be an issue but would like the code to be written to cover all motorized vehicles without being specific. Could this be re-written now or should it be an amendment?

Town Manager Mabery stated that her preference for the procedure would be an amendment, stating that her only concern would be the timing of moving this particular issue forward. She further noted that there were many sections in the code that need attention but placing a priority on re-writing it would take away from other focus items.

**Councilmember Regner moved for the approval of Resolution 1516, a Resolution declaring the "Traffic Code" as a public record. Vice Mayor Dehnert seconded the motion.**

Discussion followed. Vice Mayor Dehnert asked what the incentive was that prompted this change. Chief Taylor noted that in an earlier discussion it was determined that the Chief of Police had authority to change speed limits but the code states that it takes approval by the Town Council. He stated he was simply doing what the council already thought had been done.

Vice Mayor Dehnert agreed that the staff recommendation should be followed.

**The motion passed unanimously.**

**AN ORDINANCE OF THE TOWN OF CLARKDALE, ARIZONA, MAKING CHANGES TO THE TOWN CODE BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED THE "TRAFFIC CODE" REPEALING CONFLICTING ORDINANCES AND PROVIDING FOR SEVERABILITY –** Discussion and consideration of Ordinance #372, an ordinance adopting by reference Chapter 14, "Traffic Code" .

During the April 12, 2016 Council meeting, the Council will first consider the adoption of Resolution #1516 that articulates the details of the "Traffic Code". If the Council supports the adoption of the "Traffic 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 "Traffic Code".

**Vice Mayor Dehnert moved to adopt Ordinance #372, An Ordinance Of The Town Of Clarkdale, Arizona, Making Changes To The Town Code By Adopting By Reference That Certain Document Entitled The "Traffic Code" Repealing Conflicting Ordinances and Providing For Severability. Councilmember Bohall seconded the motion and it 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 7:52 P.M.

APPROVED:

ATTESTED/SUBMITTED:

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

\_\_\_\_\_  
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 12<sup>th</sup> day of April, 2016. I further certify that meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

SEAL

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

**Minutes of a Special Session of the Common Council of the Town of Clarkdale  
Held on Tuesday, April 26, 2016**

A Special Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, April 26, 2016 at 3:00 P.M. in the Clarkdale Administration Building, Community Room, 39 N. Ninth Street, Clarkdale, Arizona.

**CALL TO ORDER – Meeting was called to order at 3:02 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

Community Services/Human Resources Director Janet Perry

Community Development/Economic Director Jodie Filardo

Police Chief Randy Taylor

Utilities/Public Works Director Wayne Debrosky

Utilities Supervisor Ellen Yates

Public Works Superintendent Art Durazo

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.

**There was no public comment.**

**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. **Reports** - Approval of written Reports from Town Departments and Other Agencies
- Building Permit Report – March, 2016
  - Capital Improvements Report – March, 2016
  - Magistrate Court Report – March, 2016
  - Clarkdale Fire District Report and Mutual Aid Responses Report – March, 2016
  - Police Department Report – March, 2016
  - Quarterly RICO Report – January – March, 2016

**Councilmember Buckley moved to accept Consent Agenda item A as presented. Councilmember Regner seconded the motion and the motion passed unanimously.**

### **NEW BUSINESS**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA, APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH THE WATER INFRASTRUCTURE FINANCE AUTHORITY OF ARIZONA FROM ITS DRINKING WATER REVOLVING FUND PROGRAM; DELEGATING THE DETERMINATION OF CERTAIN MATTERS RELATING THERETO TO THE MANAGER AND THE FINANCE DIRECTOR OF THE CITY; PROVIDING FOR THE TRANSFER OF CERTAIN MONEYS AND MAKING CERTAIN COVENANTS AND AGREEMENTS WITH RESPECT THERETO; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY SUCH LOAN AGREEMENT AND THIS RESOLUTION AND DECLARING AN EMERGENCY – Discussion and possible action on Resolution #1518, a resolution approving funding from the Water Infrastructure Finance Authority of Arizona (WIFA) of an amount not to exceed \$8,000,000 for refinancing the borrowing for the purchase of the water company with the City of Cottonwood and new Upper Clarkdale Water Main Replacement project.**

During the Spring 2015 Strategic Planning the Upper Town Water Main Replacement Project improvements were discussed with Council. The project includes replacing approximately 12,700 linear feet of 90 year old steel pipe, sized 4 and 6 inches on Main Street from 9th Street to 16th Street with 8 and 12-inch polyvinylchloride pipe including installing related water infrastructure, such as fire hydrants, street valves, customer water service connections and blow-offs. These improvements would reduce service outages, reduce water loss through system leaks, improve system pressures and resolve volume issues, and improve fire protection for the Upper Town area in the Town of Clarkdale.

As part of the WIFA Application Staff included connection of existing users in the Luke Lane area to the Clarkdale Metals Water Main which was installed in 2008 by installing approximately 1,400 linear feet of 8-inch polyvinylchloride pipe along Luke Lane to the Clarkdale Metals Corporation Water Main to replace 3,000 linear feet of aged, failing steel water mains. The Clarkdale Metals Water Main runs from the 12- inch cast iron water main which runs from Fifteenth Street to the Clarkdale Metals Complex. This will allow the Town to abandon aged and failing water infrastructure which currently supplies water to the users along Luke Lane.

In June 2015 Staff completed a Request For Qualification (RFQ) process for the selection of an engineering firm to provide professional services for the design of the Upper Town Water Main Replacement Project. At the July 28, 2015 Town Council Meeting, acting on the selection committee's recommendation, Council approved Southwestern Environmental Consultants, Inc. (SEC) to design the project. WIFA had also approved a grant in the amount of \$35,000 towards design of the project.

In January, 2016, The Council approved Resolution # 1512, authorizing application for a drinking water state revolving fund (DWSRF) loan from the Water Infrastructure Finance Authority of Arizona (WIFA) of an amount not to exceed \$7,872,000 for refinancing the borrowing for the purchase of the water company with the City of Cottonwood and new water main construction projects.

The WIFA Board, at their February 17, 2016 meeting, approved allocating funding to Clarkdale for refinancing the remaining \$5,500,000 of the Town's 2006 joint loan with the City of Cottonwood that was used to purchase the Clarkdale Water System along with \$2,372,000 for the new Upper Clarkdale Water Main Replacement project costs. At that same meeting, the WIFA Board awarded Clarkdale \$500,000 in forgivable principal.

Grant Hamill, Financial Advisor, Stifel, Nicolaus & Company will review the borrowing process and financial outcomes.

The Resolution includes an emergency clause which requires a 2/3 affirmative vote to be enacted.

Utilities/Public Works Director Wayne Debrosky introduced Grant Hamill who presented information on this debt refunding loan.

**Councilmember Regner moved for the approval of Resolution # 1517, A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA, APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH THE WATER INFRASTRUCTURE FINANCE AUTHORITY OF ARIZONA FROM ITS DRINKING WATER REVOLVING FUND PROGRAM; DELEGATING THE DETERMINATION OF CERTAIN MATTERS RELATING THERETO TO THE MANAGER AND THE FINANCE DIRECTOR OF THE CITY; PROVIDING FOR THE TRANSFER OF CERTAIN MONEYS AND MAKING CERTAIN COVENANTS AND AGREEMENTS WITH RESPECT THERETO; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY SUCH LOAN AGREEMENT AND THIS RESOLUTION AND DECLARING AN EMERGENCY. Vice Mayor Dehnert seconded the motion and the motion passed unanimously.**

Voting Member	Aye/Nay
Council Member Curtiss Bohall	Aye
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

**THEREAFTER: The correct number of the Resolution is #1518, not #1517.**

**YAVAPAI COLLEGE PRESENTATION** – Dr. Wills, President of Yavapai College, provided an update on Yavapai College.

**This is scheduled as a presentation only, no action required.**

**LOVEN CONTRACTING BID FOR THE CONSTRUCTION OF THE TOWN OF CLARKDALE MEMORIAL CLUBHOUSE ADA IMPROVEMENTS PROJECT** – Discussion and consideration of accepting the bid of \$225,849.336 from Loven Contracting for the Clubhouse ADA Improvements Project, entering into a contract with Loven Contracting for the Clarkdale Memorial Clubhouse ADA Improvements Project; authorizing the Town Manager to execute the contract; and

directing the Public Works/Utilities Director will issue a Notice To Proceed.

On July 8, 2014 Town Council Approved Resolution #1471 allowing staff to move forward with the submission for FY14 Federal Community Development Block Grant (CDBG) funds and to submit the Letter of Intent with Resolution #1453 to the Arizona Department of Housing (ADOH) for project review and funding. The total amount of funding that was approved for this project was \$266,693.00. After payment of \$5,000.00, to Northern Arizona Council of Governments (NACOG) for project administration, the total balance that is left for design and construction is \$261,693.00.

At the August 25, 2015 Town Council Meeting the Town of Clarkdale contracted with Architecture Works Green, Inc., an architectural/engineering design firm, to provide professional services for the design of the Town of Clarkdale Memorial Clubhouse ADA Improvements Project. The contract amount of professional design services was \$35,500.00 plus the contingency of \$2,500.00. This leaves \$226,193.00 for construction.

After a review of the bid amounts and discussions with Architecture Works Green, Inc. and the ADOH about the amount of CDBG funding available and the amount of the bids, we were required by the ADOH to reduce the scope of the project and to rebid the project.

On February 24, 2016 staff met with Architecture Works Green to discuss the bids that were received under the original project scope, and how to reduce the project scope to a level where construction could be funded by the available FY14 CDBG funds. The revised project scope was approved by the Department of Housing and presented to Council at the March 8, 2016 Town Council Meeting. At that Meeting the Town Council voted unanimously approved the revised project scope and directed staff to rebid the project using the revised project scope as recommended by staff.

The recommended revised project scope with bid alternates is presented below.

Revised Project Scope:

Base Bid: ADA modifications to the existing men's and women's restrooms in the Auditorium including sinks, toilets, urinals, partitions, grab bars, dispensers, mirrors, flooring and wall tile, heaters, and relocating or replacing existing doors and door frames.

Alternate #1, replacement of all three sets of double doors in the front of the Auditorium;

Alternate #2, installation of a push button automatic opener on the left hand set of doors;

Alternate #3, installation of a new free-standing sign next to the ADA ramp;

Alternate #4, installation of a new ADA compliant entry ramp in front of the Auditorium.

Staff and Architecture Works Green, Inc. completed the necessary bid documents and the Request For Proposals (RFP) was advertised on March 3, 2016. On March 23, 2016 there was a mandatory pre-bid meeting that had two contractors present. At 3:00 pm on April 6, 2016 the RFPs from the two qualified contractors were opened with the bid results outlined below.

Clark Memorial Clubhouse ADA Improvements – Bid Results - April 6, 2016:

Loven Contracting

Wooddruff Contracting

Base bid \$155,685.97

Base bid \$210,780.00

Bid Alternates:		Bid Alternates:	
#1	28,663.67	#1	29,350.00
#2	4,121.93	#2	9,666.00
#3	1,933.41	#3	2,950.00
#4	<u>35,444.31</u>	#4	<u>32,860.00</u>
Total:	\$225,849.29	Total:	\$285,606.00

Utilities/Public Works Director Debrosky presented information on this agenda item.

**Councilmember Bohall moved to accept the \$225,849.29 bid from Loven Contracting for the Clubhouse ADA Improvements Project, enter into a contract with Loven Contracting for the Clarkdale Memorial Clubhouse ADA Improvements Project; authorize the Town Manager to execute the contract; and direct the Public Works/Utilities Director to issue a Notice To Proceed. Councilmember Regner seconded the motion. The motion carried unanimously.**

Following a five-minute recess, Mayor Von Gausig reconvened the meeting.

**FISCAL YEAR 2016-2017 PRELIMINARY BUDGET WORKSESSION** – A worksession with the Council regarding the Preliminary Budget for FY 2016-2017.

A Power Point presentation of the 2016-2017 Fiscal Year Preliminary Budget will show the combination of projected expense and revenue reductions/increases throughout the General Fund and Streets Fund.

Several dates should be kept in mind during the budgeting process. State law requires that, on or before the third Monday of July of each fiscal year, the Town Council must adopt a preliminary budget. Functionally though, the Town of Clarkdale adopts a preliminary budget prior to June 30<sup>th</sup> so that the staff has a guideline for expenditures on July 1<sup>st</sup>, which is the beginning of the fiscal year. The preliminary budget sets the maximum “limits” for expenditures.

There is no specific date set by state law for adoption of the final budget. However, the deadline for adoption of a property tax levy is the third Monday in August. Since state law requires a period of at least fourteen days between adoption of the final budget and adoption of the tax levy, the deadline for adoption of the final budget becomes the first Monday in August.

**Proposed Timeline:**

March 22, 2016	Preliminary Budget Worksession
April 26, 2016	Preliminary Budget Worksession
May 24, 2016	Preliminary Budget Worksession
June 14, 2016	Preliminary Budget Worksession (If Needed)
June 28, 2016	Approval of Preliminary Budget
July 26, 2016	Public Hearing for:
	Final Budget
	Property Tax Levy
	Truth In Taxation
	Resolution on Primary Property Tax Rate
	Adoption of Final Budget
August 9, 2016	Adopt Property Tax Levy

Town Clerk/Finance Director Kathy Bainbridge presented information on this agenda item.

2016-2017 Preliminary Operational Budgets:

<u>Fund</u>	<u>Expense Budget</u>	<u>Revenue Budget</u>
▪ General Fund	\$ 3,423,028.70	\$ 3,423,028.70
▪ HURF - Streets	\$ 435,581.38	\$ 435,581.38
▪ Capital Projects	\$ 651,500.00	\$ 651,500.00
▪ Verde River Raps	\$ 44,025.98	\$ 44,025.98

Council discussed the ‘alternate choices’ presented by Finance Director.

Mayor Von Gausig stated that the Streets budget needs heavier investment over the next few years in order to avoid completely replacing the streets in the future at huge debt and expense. He further stated that this is the biggest challenge facing the Town. He does not want to sacrifice the 3% COLA for employees.

Vice Mayor Dehnert stated he would like to see results of a study that would indicate street improvement priorities and most urgent needs. He would also like to see the full time library staff person added but it may need to happen next year as the COLA and streets should come first.

Councilmember Regner discussed an increase in the local sales tax and Town Manager Mabery stated that some time could be spent at Strategic Planning discussing that. She noted that if there would be an increase in sales tax she would like to see it tied in to funding streets.

Property taxes were also discussed and the Council direction was to raise the property tax. Council has authority to take levy to maximum without going to voters.

There was also discussion about purchasing versus leasing the new backhoe and Council member Bohall inquired about the expense and practicality of leasing rather than purchasing a new phone system.

**This is a worksession only and no action by Council is required.**

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

**ADJOURNMENT** – Without objection Mayor Von Gausig adjourned the meeting at 6:20 P.M.

APPROVED:

ATTESTED/SUBMITTED:

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

\_\_\_\_\_  
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 26<sup>th</sup> day of April, 2016. I further certify that meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

SEAL

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

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	C-CHECK		VOID CHECK					
	C-CHECK	V	4/06/2016			073986		
	C-CHECK	V	4/05/2016			074005		
	C-CHECK	V	4/06/2016			074027		
	C-CHECK	V	4/20/2016			074064		
	C-CHECK	V	4/20/2016			074072		
	C-CHECK	V	4/20/2016			074073		
	C-CHECK	V	4/20/2016			074074		
	C-CHECK	V	4/20/2016			074075		

\*\* T O T A L S \*\*

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00

VOID CHECKS:	8 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: * TOTALS:	8	0.00	0.00	0.00
BANK: * TOTALS:	8	0.00	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0001	ARIZONA STATE RETIREMENT SYSTE							
I-LTDPPE 04/02/16	STATE RETIREMENT	D	4/06/2016	125.34		000000		
I-SR PPE 04/02/16	STATE RETIREMENT	D	4/06/2016	11,848.96		000000		
I-SRBPPE 04/02/16	STATE RETIREMENT BUY BACK	D	4/06/2016	349.89		000000		12,324.19
0001	ARIZONA STATE RETIREMENT SYSTE							
I-LTDPPE 04/16/16	STATE RETIREMENT	D	4/20/2016	126.38		000000		
I-SR PPE 04/16/16	STATE RETIREMENT	D	4/20/2016	11,950.24		000000		
I-SRBPPE 04/16/16	STATE RETIREMENT BUY BACK	D	4/20/2016	349.89		000000		12,426.51
0074	INTERNAL REVENUE SERVICE							
I-T1 PPE 04/02/16	FEDERAL TAXES	D	4/06/2016	5,383.24		000000		
I-T3 PPE 04/02/16	FICA WITHHOLDING	D	4/06/2016	8,597.44		000000		
I-T4 PPE 04/02/16	MEDICARE WITHHOLDING	D	4/06/2016	2,010.78		000000		15,991.46
0074	INTERNAL REVENUE SERVICE							
I-T1 PPE 04/16/16	FEDERAL TAXES	D	4/20/2016	5,254.16		000000		
I-T3 PPE 04/16/16	FICA WITHHOLDING	D	4/20/2016	8,583.78		000000		
I-T4 PPE 04/16/16	MEDICARE WITHHOLDING	D	4/20/2016	2,007.54		000000		15,845.48
0006	AMERICAN FAMILY LIFE ASSURANCE							
I-APRPPE 04/02/16	AFLAC	R	4/06/2016	101.07		073979		
I-APSPPE 04/02/16	AFLAC POST TAX	R	4/06/2016	36.37		073979		137.44
0075	ARIZONA DEPARTMENT OF REVENUE-13-052014X							
I-T2 PPE 04/02/16		R	4/06/2016	1,874.83		073980		1,874.83
0072	ARIZONA PUBLIC EMPLOYERS HEALT							
I-2HSPPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	562.10		073981		
I-HSAPPE 04/02/16	HEALTH SAVINGS ACCOUNT	R	4/06/2016	2,718.87		073981		3,280.97
0009	ARIZONA PUBLIC SAFETY RETIREME							
I-PSRPPE 04/02/16	SYSTEM 105	R	4/06/2016	6,062.34		073982		6,062.34
0017	ICMA RETIREMENT TRUST 457							
I-ICMPPE 04/02/16	301912	R	4/06/2016	1,199.38		073983		1,199.38
0895	NATIONWIDE TRUST CO. FBO NRS							
I-NRSPPE 04/02/16	ASRS SSDP 457 PLAN	R	4/06/2016	125.00		073984		125.00
0072	ARIZONA PUBLIC EMPLOYERS HEALT							
I-2ECPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	374.76		073985		
I-2EFPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	570.91		073985		
I-2ESPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	451.84		073985		
I-CEFPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	1,675.38		073985		
I-CEOPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	1,334.76		073985		
I-CESPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	1,989.69		073985		
I-HECPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	1,650.44		073985		

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-HEFPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	3,232.85		073985		
I-HEOPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	2,291.29		073985		
I-HESPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	2,556.37		073985		
I-OEOPPE 04/02/16	HEALTH INSURANCE	R	4/06/2016	333.69		073985		
I-VECPPE 04/02/16	VISION INSURANCE	R	4/06/2016	16.08		073985		
I-VEFPPE 04/02/16	VISION INSURANCE	R	4/06/2016	77.04		073985		
I-VEOPPE 04/02/16	VISION INSURANCE	R	4/06/2016	49.70		073985		
I-VESPPE 04/02/16	VISION INSURANCE	R	4/06/2016	53.65		073985		
I-VLCPPE 04/02/16	LIFE INSURANCE	R	4/06/2016	0.32		073985		
I-VLEPPE 04/02/16	LIFE INSURANCE	R	4/06/2016	54.20		073985		
I-VLSPPE 04/02/16	LIFE INSURANCE	R	4/06/2016	4.60		073985		16,717.57
0218	ARAMARK							
I-16741007	ARAMARK	R	4/05/2016	52.02		073987		
I-16741034	ARAMARK	R	4/05/2016	57.49		073987		109.51
0407	ARCHITECTURE WORKS GREEN, INC							
I-33116	ARCHITECTURE WORKS GREEN, INC	R	4/05/2016	1,098.20		073988		1,098.20
0075	ARIZONA DEPARTMENT OF REVENUE-							
I-AZDOR/WH REISSUE	ARIZONA DEPARTMENT OF REVENUE-	R	4/05/2016	2,008.47		073989		2,008.47
0016	ARIZONA OFFICE TECHNOLOGIES							
I-IN180722	ARIZONA OFFICE TECHNOLOGIES	R	4/05/2016	2.99		073990		2.99
0010	ARIZONA PUBLIC SERVICE							
I-32416-4284	ARIZONA PUBLIC SERVICE	R	4/05/2016	43.60		073991		43.60
0010	ARIZONA PUBLIC SERVICE							
I-32416-5284	ARIZONA PUBLIC SERVICE	R	4/05/2016	282.19		073992		282.19
0010	ARIZONA PUBLIC SERVICE							
I-32416-7282	ARIZONA PUBLIC SERVICE	R	4/05/2016	4,938.60		073993		4,938.60
0010	ARIZONA PUBLIC SERVICE							
I-32516-6287	ARIZONA PUBLIC SERVICE	R	4/05/2016	407.27		073994		407.27
0010	ARIZONA PUBLIC SERVICE							
I-32816-5283	ARIZONA PUBLIC SERVICE	R	4/05/2016	7,459.72		073995		7,459.72
0019	ARIZONA STATE TREASURER							
I-FEB 16 ST & VIC	ARIZONA STATE TREASURER	R	4/05/2016	4,119.69		073996		4,119.69

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0063	BAKER & TAYLOR I-4011546518	R	4/05/2016	10.84		073997		10.84
0020	BEYOND EXPRESS II I-040116	R	4/05/2016	206.70		073998		206.70
0056	BUG-ME-NOT PEST CONTROL I-032816B	R	4/05/2016	21.00		073999		21.00
0914	CAPITAL TELECOM I-DEP ACCT BALANCE	R	4/05/2016	3,014.94		074000		3,014.94
0058	CENTURY LINK I-1020521	R	4/05/2016	2,892.81		074001		2,892.81
0058	CENTURY LINK I-32516-249M	R	4/05/2016	1,157.36		074002		1,157.36
0045	CLARKDALE MAGISTRATE COURT I-MAR 16 JCEF	R	4/05/2016	98.16		074003		98.16
0192	COTTONWOOD AUTO PARTS, INC. C-073273	R	4/05/2016	48.11	CR	074004		
	C-074037	R	4/05/2016	72.17	CR	074004		
	I-073028	R	4/05/2016	176.00		074004		
	I-073377	R	4/05/2016	239.64		074004		
	I-073431	R	4/05/2016	14.04		074004		
	I-073824	R	4/05/2016	177.10		074004		
	I-074065	R	4/05/2016	98.43		074004		
	I-074170	R	4/05/2016	8.31		074004		
	I-076556	R	4/05/2016	97.12		074004		
	I-076575	R	4/05/2016	22.14		074004		
	I-076822	R	4/05/2016	55.49		074004		
	I-076847	R	4/05/2016	6.23		074004		
	I-076866	R	4/05/2016	42.61		074004		816.83
0613	FELIX CONSTRUCTION COMPANY I-1757 31616	R	4/05/2016	40,154.63		074006		40,154.63
0204	GUSS ESPOLT I-41416ACP TRAINING	R	4/05/2016	72.42		074007		72.42
0070	HILLYARD I-602014929	R	4/05/2016	188.16		074008		188.16

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0534	LC DISTRIBUTION LLC							
I-126594	LC DISTRIBUTION LLC	R	4/05/2016	46.92		074009		46.92
0025	LEGEND TECHNICAL SVC OF AZ, IN							
I-1604137	LEGEND TECHNICAL SVC OF AZ, IN	R	4/05/2016	64.00		074010		
I-1604494	LEGEND TECHNICAL SVC OF AZ, IN	R	4/05/2016	767.50		074010		831.50
0812	MARGARET G FEAGA							
I-2016-30	MARGARET G FEAGA	R	4/05/2016	270.00		074011		270.00
0733	MIKE BRUNDRIDGE							
I-41916 GIITEM	MIKE BRUNDRIDGE	R	4/05/2016	96.00		074012		96.00
1	MINGUS UNION HIGH SCHOOL							
I-MUHS-040216	FDEF	R	4/05/2016	300.00		074013		300.00
0912	NATIONAL PEN CO LLC							
I-108555724	NATIONAL PEN CO LLC	R	4/05/2016	17.43		074014		17.43
0049	NICE JONS, INC							
I-15251	NICE JONS, INC	R	4/05/2016	170.50		074015		
I-15327	NICE JONS, INC	R	4/05/2016	71.50		074015		242.00
0646	PRAXAIR DISTRIBUTION INC							
I-54979810	PRAXAIR DISTRIBUTION INC	R	4/05/2016	770.20		074016		
I-54979861	PRAXAIR DISTRIBUTION INC	R	4/05/2016	113.12		074016		
I-55024759	PRAXAIR DISTRIBUTION INC	R	4/05/2016	1,980.38		074016		2,863.70
0913	RECREATIONAL ELECTRICAL LLC							
I-2375	RECREATIONAL ELECTRICAL LLC	R	4/05/2016	6,218.91		074017		6,218.91
0320	REESE & SONS TIRE							
I-1045	REESE & SONS TIRE	R	4/05/2016	166.62		074018		166.62
0334	STAPLES ADVANTAGE, INC							
I-3296647265	STAPLES ADVANTAGE, INC	R	4/05/2016	9.34		074019		
I-3297313581	STAPLES ADVANTAGE, INC	R	4/05/2016	122.35		074019		
I-3297313582	STAPLES ADVANTAGE, INC	R	4/05/2016	29.33		074019		
I-3297313583	STAPLES ADVANTAGE, INC	R	4/05/2016	65.27		074019		226.29
0154	THE UPS STORE							
I-7047002	THE UPS STORE	R	4/05/2016	38.77		074020		38.77

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0253	TYLER TECHNOLOGIES							
I-025-150493	TYLER TECHNOLOGIES	R	4/05/2016	284.31		074021		284.31
0342	UNITED UNIFORMS							
I-8017	UNITED UNIFORMS	R	4/05/2016	94.00		074022		94.00
0032	VERDE VALLEY HUMANE SOCIETY							
I-TC-04/2016	VERDE VALLEY HUMANE SOCIETY	R	4/05/2016	668.75		074023		668.75
0026	VERDE VALLEY OUTDOOR POWER EQU							
I-400220	VERDE VALLEY OUTDOOR POWER EQU	R	4/05/2016	102.93		074024		
I-400256	VERDE VALLEY OUTDOOR POWER EQU	R	4/05/2016	73.67		074024		176.60
0158	YAVAPAI COUNTY FINANCE DEPARTM							
I-FEB 16 YC JAIL	YAVAPAI COUNTY FINANCE DEPARTM	R	4/05/2016	17.67		074025		17.67
0002	VERDE VALLEY HARDWARE							
I-284220	VERDE VALLEY HARDWARE	R	4/06/2016	213.76		074026		
I-284239	VERDE VALLEY HARDWARE	R	4/06/2016	25.45		074026		
I-284247	VERDE VALLEY HARDWARE	R	4/06/2016	25.14		074026		
I-284406	VERDE VALLEY HARDWARE	R	4/06/2016	61.70		074026		
I-284458	VERDE VALLEY HARDWARE	R	4/06/2016	15.29		074026		
I-284462	VERDE VALLEY HARDWARE	R	4/06/2016	3.05		074026		
I-284477	VERDE VALLEY HARDWARE	R	4/06/2016	26.21		074026		
I-284979	VERDE VALLEY HARDWARE	R	4/06/2016	37.68		074026		
I-284994	VERDE VALLEY HARDWARE	R	4/06/2016	29.23		074026		
I-285111	VERDE VALLEY HARDWARE	R	4/06/2016	36.01		074026		
I-285147	VERDE VALLEY HARDWARE	R	4/06/2016	48.09		074026		
I-285265	VERDE VALLEY HARDWARE	R	4/06/2016	16.39		074026		
I-285279	VERDE VALLEY HARDWARE	R	4/06/2016	9.29		074026		
I-285280	VERDE VALLEY HARDWARE	R	4/06/2016	61.73		074026		
I-285343	VERDE VALLEY HARDWARE	R	4/06/2016	5.46		074026		614.48
0054	#1 FOOD STORE							
I-MAR 16 FUEL	#1 FOOD STORE	R	4/13/2016	2,004.85		074028		2,004.85
0034	1ST CLASS HOSTING LLC							
I-25960	1ST CLASS HOSTING LLC	R	4/13/2016	5.00		074029		5.00
0302	AMERICAN PUBLIC WORKS ASSOCIAT							
I-31416	AMERICAN PUBLIC WORKS ASSOCIAT	R	4/13/2016	204.00		074030		204.00
0010	ARIZONA PUBLIC SERVICE							
I-40116-0286	ARIZONA PUBLIC SERVICE	R	4/13/2016	1,861.43		074031		1,861.43

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0019	ARIZONA STATE TREASURER							
I-MAR16 ST & VIC	ARIZONA STATE TREASURER	R	4/13/2016	7,534.46		074032		7,534.46
0018	ARIZONA DEPARTMENT OF REVENUE							
I-MAR 16 TPT	ARIZONA DEPARTMENT OF REVENUE	R	4/13/2016	8,826.06		074033		8,826.06
0427	BEDROCK LANDSCAPE MATERIALS &							
I-106724	BEDROCK LANDSCAPE MATERIALS &	R	4/13/2016	158.56		074034		158.56
0768	BETH ESCOBAR							
I-314078	BETH ESCOBAR	R	4/13/2016	60.00		074035		60.00
0020	BEYOND EXPRESS II							
I-040816	BEYOND EXPRESS II	R	4/13/2016	320.12		074036		320.12
0045	CLARKDALE MAGISTRATE COURT							
I-MAR 16-2 JCEF	CLARKDALE MAGISTRATE COURT	R	4/13/2016	70.00		074037		70.00
0915	DEREK JOHNSTON							
I-PER DIEM MEALS	DEREK JOHNSTON	R	4/13/2016	126.00		074038		126.00
0181	FOUR-D,LLC.							
I-557	FOUR-D,LLC.	R	4/13/2016	4,823.75		074039		
I-558	FOUR-D,LLC.	R	4/13/2016	309.96		074039		5,133.71
0178	HD WATERWORKS, LTD.							
I-F308950	HD WATERWORKS, LTD.	R	4/13/2016	595.04		074040		595.04
0879	JONES FORD VERDE VALLEY							
I-100735	JONES FORD VERDE VALLEY	R	4/13/2016	12.49		074041		12.49
0712	JUSTIFACTS CREDENTIAL VERIFICA							
I-244157	JUSTIFACTS CREDENTIAL VERIFICA	R	4/13/2016	198.40		074042		198.40
0108	KONICA MINOLTA, INC.							
I-239036608	KONICA MINOLTA, INC.	R	4/13/2016	168.51		074043		168.51
0025	LEGEND TECHNICAL SVC OF AZ, IN							
I-1604874	LEGEND TECHNICAL SVC OF AZ, IN	R	4/13/2016	360.00		074044		
I-160654	LEGEND TECHNICAL SVC OF AZ, IN	R	4/13/2016	160.00		074044		520.00
0053	NACKARD PEPSI COLA							
I-383250	NACKARD PEPSI COLA	R	4/13/2016	83.75		074045		83.75

VENDOR SET: 01 Town of Clarkdale  
 BANK: POOL POOLED CASH  
 DATE RANGE: 4/01/2016 THRU 4/30/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0049	NICE JONS, INC							
I-15403	NICE JONS, INC	R	4/13/2016	104.50		074046		104.50
0161	PATRIOT DISPOSAL, INC.							
I-MAR 2016 TRASH	PATRIOT DISPOSAL, INC.	R	4/13/2016	17,261.57		074047		17,261.57
1	ROGER AND SALLY FITCH							
I-FITCH PLOT BB	PLOT BB	R	4/13/2016	1,350.00		074048		1,350.00
0079	SAFEGUARD							
I-031382488	SAFEGUARD	R	4/13/2016	125.29		074049		125.29
0086	SAFETY-KLEEN							
I-69756744	SAFETY-KLEEN	R	4/13/2016	164.03		074050		164.03
0061	SEDONA RECYCLES, INC.							
I-CLARKDALE 416	SEDONA RECYCLES, INC.	R	4/13/2016	300.00		074051		300.00
0806	SKAGGS COMPANIES INC							
I-30716-ACKNOW	SKAGGS COMPANIES INC	R	4/13/2016	1,450.35		074052		1,450.35
0030	USA BLUEBOOK							
I-910241	USA BLUEBOOK	R	4/13/2016	322.82		074053		322.82
0031	THE VERDE INDEPENDENT							
I-717228	THE VERDE INDEPENDENT	R	4/13/2016	54.98		074054		54.98
0033	VERIZON WIRELESS							
I-9762659076	VERIZON WIRELESS	R	4/13/2016	475.86		074055		475.86
0158	YAVAPAI COUNTY FINANCE DEPARTM							
I-MAR 16 JAIL FEE	YAVAPAI COUNTY FINANCE DEPARTM	R	4/13/2016	35.75		074056		35.75
0006	AMERICAN FAMILY LIFE ASSURANCE							
I-APRPPE 04/16/16	AFLAC	R	4/20/2016	101.07		074057		
I-APSPPE 04/16/16	AFLAC POST TAX	R	4/20/2016	36.37		074057		137.44
0075	ARIZONA DEPARTMENT OF REVENUE-							
I-T2 PPE 04/16/16	13-052014X	R	4/20/2016	1,859.86		074058		1,859.86
0072	ARIZONA PUBLIC EMPLOYERS HEALT							
I-2HSPPE 04/16/16	HEALTH INSURANCE	R	4/20/2016	562.10		074059		
I-HSAPPE 04/16/16	HEALTH SAVINGS ACCOUNT	R	4/20/2016	2,778.19		074059		3,340.29

VENDOR SET: 01 Town of Clarkdale  
 BANK: POOL POOLED CASH  
 DATE RANGE: 4/01/2016 THRU 4/30/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0009	ARIZONA PUBLIC SAFETY RETIREME SYSTEM 105	R	4/20/2016	5,640.34		074060		5,640.34
0017	ICMA RETIREMENT TRUST 457 301912	R	4/20/2016	1,199.38		074061		1,199.38
0895	NATIONWIDE TRUST CO. FBO NRS ASRS SSDP 457 PLAN	R	4/20/2016	125.00		074062		125.00
0072	ARIZONA PUBLIC EMPLOYERS HEALT HEALTH INSURANCE	R	4/20/2016	374.76		074063		
	HEALTH INSURANCE	R	4/20/2016	570.91		074063		
	HEALTH INSURANCE	R	4/20/2016	451.84		074063		
	HEALTH INSURANCE	R	4/20/2016	1,675.38		074063		
	HEALTH INSURANCE	R	4/20/2016	1,334.76		074063		
	HEALTH INSURANCE	R	4/20/2016	1,989.69		074063		
	HEALTH INSURANCE	R	4/20/2016	1,650.44		074063		
	HEALTH INSURANCE	R	4/20/2016	3,771.66		074063		
	HEALTH INSURANCE	R	4/20/2016	2,004.88		074063		
	HEALTH INSURANCE	R	4/20/2016	2,982.42		074063		
	HEALTH INSURANCE	R	4/20/2016	333.69		074063		
	VISION INSURANCE	R	4/20/2016	16.08		074063		
	VISION INSURANCE	R	4/20/2016	77.04		074063		
	VISION INSURANCE	R	4/20/2016	49.70		074063		
	VISION INSURANCE	R	4/20/2016	60.08		074063		
	LIFE INSURANCE	R	4/20/2016	0.32		074063		
	LIFE INSURANCE	R	4/20/2016	54.20		074063		
	LIFE INSURANCE	R	4/20/2016	4.60		074063		17,402.45
1	ALICIA ROBERTS FD REFUND	R	4/20/2016	300.00		074065		300.00
0902	ANIXTER POWER SOLUTIONS LLC ANIXTER POWER SOLUTIONS LLC	R	4/20/2016	528.22		074066		528.22
0020	BEYOND EXPRESS II BEYOND EXPRESS II	R	4/20/2016	289.38		074067		289.38
0015	BOYLE, PECHARICH, CLINE, WHITT BOYLE, PECHARICH, CLINE, WHITT	R	4/20/2016	1,568.90		074068		1,568.90
0523	CABLE ONE CABLE ONE	R	4/20/2016	40.00		074069		40.00

VENDOR SET: 01 Town of Clarkdale  
 BANK: POOL POOLED CASH  
 DATE RANGE: 4/01/2016 THRU 4/30/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0058	CENTURY LINK							
I-1371345998	CENTURY LINK	R	4/20/2016	53.69		074070		53.69
0068	CHASE CREDIT CARD SERVICES							
I-0319491512702	CHASE: HOME DEPOT	R	4/20/2016	75.30		074071		
I-0566606	CHASE: AMAZON	R	4/20/2016	368.41		074071		
I-09093G	CHASE: WESTERN CONVENIENCE	R	4/20/2016	13.50		074071		
I-0944203	CHASE: AMAZON	R	4/20/2016	66.68		074071		
I-103208	CHASE: DOG WASTE DEPOT	R	4/20/2016	49.00		074071		
I-130484	CHASE: TRITECH FORENSICS	R	4/20/2016	82.20		074071		
I-136467	CHASE: OPM	R	4/20/2016	75.00		074071		
I-16-1531001	CHASE: BELLACOR	R	4/20/2016	1,992.32		074071		
I-2844215	CHASE: AMAZON	R	4/20/2016	17.98		074071		
I-30200527	CHASE: GIANT	R	4/20/2016	26.30		074071		
I-3228672181	CHASE: HILTON SUITES	R	4/20/2016	1,211.28		074071		
I-33521437	CHASE: STARTMEETING	R	4/20/2016	17.44		074071		
I-3481672236755	CHASE: WALMART	R	4/20/2016	112.32		074071		
I-3573455	CHASE: HOME DEPOT	R	4/20/2016	15.19		074071		
I-3592218	CHASE: AMAZON	R	4/20/2016	13.95		074071		
I-371407R	CHASE: MY AIRBAGS	R	4/20/2016	103.00		074071		
I-371930	CHASE: LABELVALUE	R	4/20/2016	29.88		074071		
I-3753863	CHASE: AMAZON	R	4/20/2016	12.96		074071		
I-3974	CHASE: SIGNS928	R	4/20/2016	196.81		074071		
I-4716	CHASE: APACHE POWER	R	4/20/2016	62.99		074071		
I-558892C	CHASE: PAYPAL UNIFORMS 4U	R	4/20/2016	37.76		074071		
I-5700216	CHASE: AMAZON	R	4/20/2016	60.11		074071		
I-7036410	CHASE: HOME DEPOT	R	4/20/2016	235.00		074071		
I-73357	CHASE: COTTONWOOD CHAMBER	R	4/20/2016	225.00		074071		
I-7531421	CHASE: AMAZON	R	4/20/2016	17.48		074071		
I-7938620	CHASE: AMAZON	R	4/20/2016	4.55		074071		
I-8206672	CHASE: AMAZON	R	4/20/2016	22.99		074071		
I-8676205	CHASE: AMAZON	R	4/20/2016	9.19		074071		
I-8765864	CHASE: AMAZON	R	4/20/2016	115.62		074071		
I-907824	CHASE: SHELL OIL	R	4/20/2016	16.55		074071		
I-985365	CHASE: SPILLMAN	R	4/20/2016	88.00		074071		
I-985368	CHASE: SPILLMAN	R	4/20/2016	88.00		074071		
I-SSA16687	CHASE: STROUD SAFETY APPAREL	R	4/20/2016	589.25		074071		
I-W469066857	CHASE: LABELMASTER	R	4/20/2016	15.45		074071		6,067.46
0228	COPPERPOINT MUTUAL INSURANCE C							
I-1-1-16 TO 4-1-16	COPPERPOINT MUTUAL INSURANCE C	R	4/20/2016	14,734.93		074076		14,734.93
1	CRISTA RUSSELL							
I-RUSSELL 4-16-16	FD REFUND	R	4/20/2016	50.00		074077		50.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0200	ELLEN YATES I-INCODE PER DIEM	R	4/20/2016	62.00		074078		62.00
0887	FOUR EIGHT WINE WORKS I-FESTIVAL LICENSE	R	4/20/2016	15.00		074079		15.00
0093	HILL BROTHERS CHEMICAL CO. I-4418221	R	4/20/2016	1,261.39		074080		1,261.39
0689	JEROME CHAMBER OF COMMERCE I-825	R	4/20/2016	75.00		074081		75.00
0658	KATHY CWIOK I-INCODE PER DIEM	R	4/20/2016	62.00		074082		62.00
0108	KONICA MINOLTA, INC. I-238538598 I-239036614	R	4/20/2016	124.25		074083		124.25
	KONICA MINOLTA, INC.	R	4/20/2016	148.31		074083		272.56
0869	LINDA LOMBARDO I-41316-PER DIEM	R	4/20/2016	12.00		074084		12.00
1	NANCY GARDNER I-GARDNER 40916	R	4/20/2016	800.00		074085		800.00
0590	OCEAN BLUE CAR WASH I-MAR 16 CAR WASH	R	4/20/2016	197.00		074086		197.00
0638	OFF YOUR ROCKER DESIGNS I-16-675	R	4/20/2016	27.83		074087		27.83
0623	SC FUELS I-0533813-IN	R	4/20/2016	564.98		074088		564.98
0574	SHAW LAW FIRM PLLC I-FEB 16 CRT ATTY	R	4/20/2016	472.50		074089		472.50
0417	SMELTER CITY IRON WORKS, LTD I-76392	R	4/20/2016	54.03		074090		54.03
0581	SOUTHWESTERN ENVIRONMENTAL CON I-40116-15-1207CE	R	4/20/2016	29,137.50		074091		29,137.50

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0334	STAPLES ADVANTAGE, INC							
I-3298480904	STAPLES ADVANTAGE, INC	R	4/20/2016	6.84		074092		
I-3298480905	STAPLES ADVANTAGE, INC	R	4/20/2016	64.52		074092		
I-3299073692	STAPLES ADVANTAGE, INC	R	4/20/2016	9.56		074092		
I-3299073693	STAPLES ADVANTAGE, INC	R	4/20/2016	7.50		074092		88.42
0067	UNISOURCE ENERGY SERVICES							
I-APR16-GAS	UNISOURCE ENERGY SERVICES	R	4/20/2016	303.89		074093		303.89
0164	VERDE VALLEY OCCUPATIONAL MEDI							
I-1302	VERDE VALLEY OCCUPATIONAL MEDI	R	4/20/2016	150.00		074094		150.00
0033	VERIZON WIRELESS							
I-9763183292	VERIZON WIRELESS	R	4/20/2016	693.80		074095		693.80
0043	WASTE MANAGEMENT							
I-0012797-1556-7	WASTE MANAGEMENT	R	4/20/2016	1,059.64		074096		1,059.64
0182	WAYNE DEBROSKY							
I-33116-REIMBURSE	WAYNE DEBROSKY	R	4/20/2016	409.50		074097		409.50
1	DOLLAR GENERAL STORE							
I-000201604201983	US REFUND	R	4/20/2016	42.91		074098		42.91
1	LLOYD, KAYDON							
I-000201604201985	US REFUND	R	4/20/2016	35.29		074099		35.29
1	MICHAELSON, EVELYN E							
I-000201604201984	US REFUND	R	4/20/2016	18.76		074100		18.76
1	NEWGATE HOMES LLC							
I-000201604201987	US REFUND	R	4/20/2016	61.79		074101		61.79
1	NEWGATE HOMES LLC							
I-000201604201988	US REFUND	R	4/20/2016	61.79		074102		61.79
1	PETERS, JOYOUS							
I-000201604201986	US REFUND	R	4/20/2016	35.29		074103		35.29
1	SVERCL, KENNETH							
I-000201604201989	US REFUND	R	4/20/2016	60.69		074104		60.69
1	DAVIS, TAYLOR & CHEY							
I-000201604201990	US REFUND	R	4/20/2016	34.98		074105		34.98

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	VAN MAREL, SARA							
I-000201604201991	US REFUND	R	4/20/2016	13.67		074106		13.67
0325	A BETTER CONNECTION							
I-51801304192016	A BETTER CONNECTION	R	4/27/2016	137.00		074107		137.00
0010	ARIZONA PUBLIC SERVICE							
I-41516-0285	ARIZONA PUBLIC SERVICE	R	4/27/2016	1,518.42		074108		1,518.42
0702	ASPHALT PAVING AND SUPPLY INC							
I-42235	ASPHALT PAVING AND SUPPLY INC	R	4/27/2016	637.00		074109		637.00
0020	BEYOND EXPRESS II							
I-042216	BEYOND EXPRESS II	R	4/27/2016	280.90		074110		280.90
0523	CABLE ONE							
I-41616-3168	CABLE ONE	R	4/27/2016	50.00		074111		50.00
0683	CARUS CORPORATION							
I-SLS10049111	CARUS CORPORATION	R	4/27/2016	1,235.82		074112		1,235.82
0058	CENTURY LINK							
I-41316-815B	CENTURY LINK	R	4/27/2016	225.95		074113		225.95
0069	CITY OF COTTONWOOD							
I-1143	CITY OF COTTONWOOD	R	4/27/2016	8,375.00		074114		8,375.00
0039	CLARKDALE MUNICIPAL WATER UTIL							
I-42016	CLARKDALE MUNICIPAL WATER UTIL	R	4/27/2016	1,885.25		074115		1,885.25
1	COTTONWOOD ROADRUNNERS							
I-ROADRUNNERS 42316	FD	R	4/27/2016	50.00		074116		50.00
0215	DANA KEPNER COMPANY, INC.							
I-4337230-00	DANA KEPNER COMPANY, INC.	R	4/27/2016	4,442.75		074117		4,442.75
0200	ELLEN YATES							
I-2709192	ELLEN YATES	R	4/27/2016	22.52		074118		
I-42016-PERDIEM	ELLEN YATES	R	4/27/2016	12.00		074118		34.52
0774	GEOFF RAY							
I-42016	GEOFF RAY	R	4/27/2016	12.00		074119		12.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0300	INTERNATIONAL INSTITUTE OF MUN							
I-IIIMC DUES 16-17	INTERNATIONAL INSTITUTE OF MUN	R	4/27/2016	250.00		074120		250.00
0025	LEGEND TECHNICAL SVC OF AZ, IN							
I-1605343	LEGEND TECHNICAL SVC OF AZ, IN	R	4/27/2016	209.00		074121		209.00
0053	NACKARD PEPSI COLA							
I-385618	NACKARD PEPSI COLA	R	4/27/2016	84.00		074122		84.00
0049	NICE JONS, INC							
I-15426	NICE JONS, INC	R	4/27/2016	319.00		074123		319.00
0794	PERSONNEL CONCEPTS INC							
I-9330603950	PERSONNEL CONCEPTS INC	R	4/27/2016	250.59		074124		250.59
0646	PRAXAIR DISTRIBUTION INC							
I-55080168	PRAXAIR DISTRIBUTION INC	R	4/27/2016	1,918.47		074125		1,918.47
0286	R & R PRODUCTS, INC							
I-CD2002780	R & R PRODUCTS, INC	R	4/27/2016	191.01		074126		191.01
0079	SAFEGUARD							
I-031396092	SAFEGUARD	R	4/27/2016	128.94		074127		128.94
0574	SHAW LAW FIRM PLLC							
I-MAR16 COURT ATTY	SHAW LAW FIRM PLLC	R	4/27/2016	495.00		074128		495.00
0307	SIGNS928							
I-3106	SIGNS928	R	4/27/2016	6,849.67		074129		6,849.67
0334	STAPLES ADVANTAGE, INC							
I-3299626148	STAPLES ADVANTAGE, INC	R	4/27/2016	245.06		074130		245.06
0772	SYMBOLARTS LLC							
I-0254913-IN	SYMBOLARTS LLC	R	4/27/2016	370.00		074131		370.00
0042	US POSTMASTER							
I-42016	US POSTMASTER	R	4/27/2016	800.00		074132		800.00
1	VV HABITAT FOR HUMANITY							
I-HABITAT-42316	FDREF	R	4/27/2016	800.00		074133		800.00
0157	WALMART							
C-CM-REFUND	WALMART	R	4/27/2016	16.36CR		074134		
I-607500331823	WALMART	R	4/27/2016	98.20		074134		
I-608200554298	WALMART	R	4/27/2016	55.75		074134		
I-608900574040	WALMART	R	4/27/2016	147.28		074134		
I-609600538274	WALMART	R	4/27/2016	65.98		074134		350.85

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
* * T O T A L S * *								
		NO		INVOICE AMOUNT		DISCOUNTS		CHECK AMOUNT
	REGULAR CHECKS:	148		282,770.85		0.00		282,770.85
	HAND CHECKS:	0		0.00		0.00		0.00
	DRAFTS:	4		56,587.64		0.00		56,587.64
	EFT:	0		0.00		0.00		0.00
	NON CHECKS:	0		0.00		0.00		0.00
	VOID CHECKS:	0	VOID DEBITS	0.00				
			VOID CREDITS	0.00	0.00	0.00		
TOTAL ERRORS: 0								
		NO		INVOICE AMOUNT		DISCOUNTS		CHECK AMOUNT
VENDOR SET: 01	BANK: POOL	TOTALS:	152	339,358.49		0.00		339,358.49
BANK: POOL	TOTALS:	152		339,358.49		0.00		339,358.49
REPORT TOTALS:		160		339,358.49		0.00		339,358.49

DEPT: ALL

P R E L I M I N A R Y

CALC. CT.: 2

PAYROLL NO#: 01

PAY PERIOD BEGINNING: 4/03/2016

PAY PERIOD ENDING: 4/16/2016

\*\*\* GRAND TOTALS \*\*\*

-----EARNINGS-----			-----BENF/REIMB-----		-----DEDUCTIONS-----			-----TAXES-----				
DESC	HRS	AMOUNT	DESC	AMOUNT	CD	ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	767.50	26,958.43			2EC	2EC	5.77	368.99	FED W/H	59,990.57	5,254.16	
HOUR	2,225.75	38,991.15			2EF	2EF	15.32	555.59	ST WH AZ	59,990.57	1,859.86	
OT	56.50	1,614.10			2ES	2ES	9.65	442.19	FICA	69,223.86	4,291.89	4291.89
OC	500.00	500.00			2HS	2HS	245.00	317.10	MEDI	69,223.86	1,003.77	1003.77
VEE	134.50	2,436.16			APR	APR	101.07					
VDH	31.50	1,087.05			APS	APS	36.37					
VFSLA	1.00	30.27			CEF	CEF	352.80	1322.58				
SICK	9.50	176.74			CEO	CEO		1334.76				
CE	16.50	0.00			CES	CES	346.02	1643.67				
CT	4.00	72.72			HEC	HEC	84.00	1566.44				
					HEF	HEF	302.40	3469.26				
					HEO	HEO		2004.88				
					HES	HES	193.56	2788.86				
					HSA	HSA	784.27	1993.92				
					ICM	ICMA	1041.69	157.69				
					LTD	STLTD	63.19	63.19				
					NRS	NRS	125.00					
					OEO	OEO		333.69				
					PSR	PSR	1741.59	3898.75				
					SR	STRET	5975.12	5975.12				
					SRB	STRBB	349.89					
					VEC	VEC	16.08					
					VEF	VEF	77.04					
					VEO	VEO	49.70					
					VES	VES	60.08					
					VLC	VLC	0.32					
					VLE	VLE	54.20					
					VLS	VLS	4.60					
TOTALS:	3,746.75	71,866.62		0.00			12034.73	28236.68			12,409.68	5295.66

-----DEPARTMENT RECAP-----									
DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
	71,866.62	65,949.58	1,614.10	3,802.94	500.00	0.00	12,034.73	12,409.68	47,422.21
TOTALS	71,866.62	65,949.58	1,614.10	3,802.94	500.00	0.00	12,034.73	12,409.68	47,422.21

REGULAR INPUT: 51      MANUAL INPUT: 0      CHECK STUB COUNT: 0      DIRECT DEPOSIT STUB COUNT: 51

DEPT: ALL

PAYROLL NO#: 01

PRELIMINARY

CALC. CT.: 3

PAY PERIOD BEGINNING: 3/20/2016

PAY PERIOD ENDING: 4/02/2016

\*\*\* GRAND TOTALS \*\*\*

-----EARNINGS-----			----BENF/REIMB----		-----DEDUCTIONS-----				-----TAXES-----			
DESC	HRS	AMOUNT	DESC	AMOUNT	CD	ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	751.00	25,208.06			2EC	2EC	5.77	368.99	FED W/H	60,021.37	5,383.24	
HOUR	2,304.25	40,248.00			2EF	2EF	15.32	555.59	ST WH AZ	60,021.37	1,874.83	
OT	43.50	1,179.67			2ES	2ES	9.65	442.19	FICA	69,334.33	4,298.72	4298.72
OC	476.00	476.00			2HS	2HS	245.00	317.10	MEDI	69,334.33	1,005.39	1005.39
VEE	134.50	2,449.10			APR	APR	101.07					
VDH	10.00	336.80			APS	APS	36.37					
VFSLA	15.00	435.93			CEF	CEF	352.80	1322.58				
SICK	44.25	1,229.17			CEO	CEO		1334.76				
CT	18.00	337.09			CES	CES	346.02	1643.67				
					HEC	HEC	84.00	1566.44				
					HEF	HEF	259.20	2973.65				
					HEO	HEO		2291.29				
					HES	HES	165.92	2390.45				
					HSA	HSA	784.27	1934.60				
					ICM	ICMA	1041.69	157.69				
					LTD	STLTD	62.67	62.67				
					NRS	NRS	125.00					
					OEO	OEO		333.69				
					PSR	PSR	1871.90	4190.44				
					SR	STRET	5924.48	5924.48				
					SRB	STRBB	349.89					
					VEC	VEC	16.08					
					VEF	VEF	77.04					
					VEO	VEO	49.70					
					VES	VES	53.65					
					VLC	VLC	0.32					
					VLE	VLE	54.20					
					VLS	VLS	4.60					
TOTALS:	3,796.50	71,899.82		0.00			12036.61	27810.28			12,562.18	5304.11

-----DEPARTMENT RECAP-----

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
	71,899.82	65,456.06	1,179.67	4,788.09	476.00	0.00	12,036.61	12,562.18	47,301.03
TOTALS	71,899.82	65,456.06	1,179.67	4,788.09	476.00	0.00	12,036.61	12,562.18	47,301.03

REGULAR INPUT: 47      MANUAL INPUT: 0      CHECK STUB COUNT: 0      DIRECT DEPOSIT STUB COUNT: 47

**BOARD OF ADJUSTMENT**

*April 27, 2016*

**NOTICE OF A REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE Pursuant to Resolution No. 215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statues, NOTICE IS HEREBY GIVEN that the Board of Adjustment of the Town of Clarkdale meeting scheduled for Wednesday APRIL 27, 2016 at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ, is CANCELLED DUE TO LACK OF AN AGENDA ITEM.**

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 11<sup>th</sup> day of April at 10:00 a.m.

**Dated this 11<sup>th</sup> day of April, 2016**

**TOWN OF CLARKDALE**

**By:**

*Stephanie Vocca*

Stephanie Vocca

Community Development Technician

**DRAFT**

***Design Review Board  
April 6, 2016***

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, APRIL 6, 2016, AT 6:30 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held on Wednesday, April 6, 2016, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**BOARD MEMBERS:**

Chairperson	Laura Jones	Present
Vice Chairperson	Robyn Prud'homme-Bauer	Present
Board Members	Kerrie Snyder	Present
	Mike Garvey	Excused
	Aaron Midkiff	Present

**STAFF:**

Community Development Director Jodie Filardo  
GIS/Planner II Guss Espolt

**Others in Attendance:** Amber Godina – Violette's Bakery  
Krishan Ginige – SEC Engineers  
Bruce Connelly – SEC Engineers  
Gary Clousten – Rain Spirit RV Resort Owner  
Lorrie Lawrence – Sedona Wellness Owner

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
2. **AGENDA ITEM: ROLL CALL:** The GIS/Planner II called roll.
3. **AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes**.

Amber Godina of Violette's Bakery addressed the Board regarding her new sign that does not match the approved sign font. Amber was directed by the Board to work with the Community Development Director to resolve the situation.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of March 2, 2016.** Board Member Snyder motioned to approve the Regular Meeting Minutes of March 2, 2016. Vice Chair Prud'homme-bauer seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**

**Chairperson and Member Report:** Vice Chair Prud'homme-Bauer reminded the Board of the upcoming Verde Valley Wine Festival on May 7, 2016 that will be held in the Clarkdale Town Park from 12:00 p.m.-4:00 p.m.

**Staff Report Updates:** GIS/Planner II gave an update on the upcoming Sci-Tech Festival on April 8, 2016 that will be held at Yavapai College from 5:00 p.m.-8:00 p.m.

**6. NEW BUSINESS:**

- a. **CONSIDERTION AND POSSIBLE ACTION DRB #091228:** Discussion/possible action regarding a monument sign application for Sedona Wellness, a new business location at 414 Peace Garden Path, parcel # 400-07-026F.

**Background**

Mrs. Lorrie Lawrence has submitted an application to the Design Review Board for a monument sign on a new business located at 414 Peace Garden Path, parcel number 400-07-026F.

1. The proposed sign will be 4' H x 8' W and mounted so it totals 10' in height.
2. Sign materials will be a digitally printed graphic applied over an 8' foot wide x 4' foot high x 1/8" inch thick Alupalite board.
3. The font consist of Effervescent, InaiMathi and Walkaway Black font. The logo and text will be set in a green and yellow gradient background. (See attached exhibit.)
4. The sign will be attached to 4" x 4" wood posts and set in 36" x 24" concrete footings behind the planter and existing beam. (See attached exhibit.)
5. The 4" x 4" wood posts will be left natural wood to blend in with the desert landscape, a sealant will be added to control weathering.
6. No lighting is proposed with this application.

**Staff Analysis**

**MONUMENT SIGN**

***Zoning Code Chapter 7, Section 7-8 Permitted Signs.*** Freestanding Monument Signs:

1. ***Permitted in commercial and multi-family zoning districts and for residential subdivisions.*** Applicant complies
2. ***Minimum setback from property line equals 1 foot for each foot of height of the sign for signs 6 feet or less in height; for signs in excess of 6 feet in height the setback shall be greater than or equal to the height of the sign.*** Applicant complies
3. ***Low-water use, drought-tolerant plants from the Town of Clarkdale Plant List, Section 9-9 of the Zoning Code, or landscape rocks may be placed around the sign base to minimize the visual impact of a monument sign and create a visually***

*attractive appearance.* Applicant's planter has existing desert plants. Applicant complies

4. ***One monument sign is allowed for each road intersection providing access to the property.*** Applicant complies
5. ***See Section 7-9 of this Code for maximum signage square footage.*** Applicant complies
6. ***Base of sign must be in proportion to sign size area.*** Applicant complies
7. ***Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.*** Applicant complies

Pertinent Design Guidelines as reviewed by DRB on 02/06/2013

1. ***No more than three different fonts should be used in the text for the sign.*** The proposed sign has (3) three fonts and does not exceed the suggested font count.
2. ***Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The proposed sign complies with the new criteria, featuring text in a green and yellow gradient background.
3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.
4. ***Signs should be readable from the closest major road.*** While the readability of the sign from the entrance complies with the new criteria, applicant is aware that motorists following the existing speed limit of 45 MPH will have difficulty reading the fine print on the proposed sign.

**Possible Actions**

The Design Review Board may approve the signage submitted, conditionally approve the signage with stipulations, or disapprove the application as filed.

**Staff Recommendations**

Staff recommends the signage as presented be approved with the following stipulations:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Installation of the sign shall be inspected and approved by the Town's Building Official.
3. All activities on the approved sign must be in compliance with the CUP #091097.

4. Applicant is required to purchase a building permit from the Community Development Department.
5. All contractors shall have a current business license with the Town of Clarkdale.

**Questions to Staff / Applicant:**

Ms. Lawrence thanked the staff for an accurate presentation. Board Member Midkiff asked the height of the sign and GIS/Planner II quoted the staff report that the height of the sign would not exceed 10 feet. Vice Chairperson Prud'homme-Bauer asked Ms. Lawrence to talk about why her sign had so much wording on it. Ms. Lawrence explained that the sign being viewed by the board was the first draft and that she was still deciding on the wording for marketing purposes. Board Member Snyder stated that her concern was that the sign was very busy with all of the wording. Ms. Lawrence agreed with Board Member Snyder's comment and said that she was considering decreasing the amount of wording on the sign. Vice Chairperson Prud'homme-Bauer stated that the coloring of the wording on the sign was not distinct. Ms. Lawrence told the board that a more updated version of the sign was displayed in the most recent printing of Kudos newspaper. Ms. Lawrence explained that the design in Kudos had less wording and that she had changed to a burnt red color. Vice Chairperson Prud'homme-Bauer stated that it was hard to see the blues and greens on the sign. Chairperson Jones suggested that Ms. Lawrence make the logo bigger on the sign. Ms. Lawrence asked if she made the suggested changes would she need to re-apply. Chairperson Jones stated that it appeared the sign was still a work in progress and that the project should be tabled so Ms. Lawrence could come back with the final design. Chairperson Jones also suggested that Ms. Lawrence improve the overall visibility of the sign. Ms. Lawrence asked if her project was tabled would she have to wait a month until the next meeting in May. Board Member Snyder clarified that if the sign is going to look different than what was presented they will have to view and approved an updated design during the next meeting. Ms. Lawrence asked if it was possible that the sign could be approved since she was going to remove some of the wording and Chairperson Jones stated that they could not approve the sign until they see an updated version. Community Development Director asked the Board if the staff could work with Ms. Lawrence to bring something new forward for the next meeting.

**Public Comment:** None

**BOARD ACTION:** Vice Chairperson Prud'homme-Bauer moved to table the Sedona Wellness sign and recommended the logo be bigger, the name be bigger, the sign have fewer words and lettering darker with more contrast. Board Member Snyder seconded the motion. The motion passed unanimously.

- b. **CONSIDERATION AND POSSIBLE ACTION DRB #091231:** Discussion/possible action regarding an application for design review of a proposed RV resort and associated site improvements on the 9.52 acre parcel, located at 551 S. Broadway , Parcel # 400-07-005.

**Background:**



# **DRAFT**

## ***Design Review Board April 6, 2016***

commercial land to the north and west, and overlooks the Verde River corridor on the north east. Only 5 acres of the parcel will be developed. The RV resort will be landscaped with native plants and trees. There will be two wall signs for the resort, one on each side of the entrance. An 18' x 35' pool, a 10' diameter spa, plus office, laundry, shower, and recreation buildings will be on site. The resort will have an onsite residence. The home will be a modern manufactured home with a shingled, pitched roof, and the home will be dropped 3' in elevation to retain the views of the surrounding terrain. The lighting on all buildings will be fully shielded per Town Code. There will be no overhead parking lot lights.

**The following topics are presented from the application.**

### **Landscaping Summary:**

Landscaping includes 151 assorted trees, and 52 assorted shrubs. Landscaping will be used to screen the site from the nearby neighbors. Arizona Cypress and Ash trees are proposed to be placed at each RV spot to provide screening and shade. The applicant has incorporated a rainwater harvesting plan and a greywater use plan into the final landscape plan per the approved CUP. Detailed specifics of the system are within the site plan/landscape plan, sheet 1 of 1 project No. 15-0503CE. (See attached planting plan LP1.)

### **Gravel:**

The entry way will be paved with a compacted gravel roadway, coloring will be Palomino Gold ½" gravel. Planter-landscaped areas will be Cinnamon ½" gravel. Walkways-RV space will be Sedona Red ½" crushed stone gravel. Walkways will be S.V. Minus gravel, and Permeable Roman 10" x 10" walkaway pavers. (See attached RV Space Detail sheet 1 of 1 and the Site Products.)

### **Buildings:**

The office, laundry, showers, and recreation buildings will have a Southwestern design. The on-site residence will be a modern manufactured home constructed of wood and painted to match the main buildings. The roof will be pitched GAF Cool Roof shingles composition roofing. The shop will be stick-built with a stucco exterior and painted to match the main buildings. Shop will have two roll-up garage doors, with pitched GAF Cool Roof shingles composition roofing. (See attached renderings Building Elevations, Caretaker Residence and Maintenance Shop.)

### **Wall:**

A 4' tall wall between the house and parking will be constructed from masonry block and coated with plastered/stucco. Wall will be painted to match buildings.

### **Paint colors:**

The office, laundry, showers, recreation buildings and maintenance shop exterior will be smooth sand finish stucco texture and painted Elastomeric Moraco Tan. The inset window frames will be painted Dark Chocolate. (See attached renderings Materials, Textures and Colors.)

# **DRAFT**

*Design Review Board  
April 6, 2016*

## **Roof:**

The office, laundry, showers, recreation buildings will have rolled flat Certain Teed Flintlastic roofing. The manufactured home will have pitched GAF Cool Roof shingles composition roofing. (See attached renderings Materials, Textures and Colors.)

## **Posts, Doors:**

The posts and doors will have exterior stain Miniwax Dark Walnut. (See attached renderings Materials, Textures and Colors.)

## **Pool Railing and Fencing:**

The pool railing will be brown powder-coated iron. A fenced dog run will be on the proposed site. The dumpster enclosure will be stucco on three sides and painted to match the structures and a double door to fully enclose the dumpster will be installed. (See attached Site Products.)

## **Lighting:**

Based on Town Zoning Code, this project qualifies for a total of 952,000 lumens. Lighting on site will be minimal. Office will have 5 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 8,550 lumens. Bathroom/Laundry will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 10,260 lumens. Recreation room will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 6,840 lumens. Shop will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 3,420 lumens. There will be 1 Pool light fixture: 400 watt incandescent, 4,150 lumens totaling 4,150 lumens. Sign will have 6 downward facing Bronze Platina light fixtures: 26 watt, 1,710 lumens totaling 10,260 lumens. Residence will have 3 wall sconce fully shielded fixtures; 26 watt, 1,710 lumens totaling 5,130 lumens. The 48,610 proposed lumens for this project leave a total of 903,390 lumens unused on the 9.52 acre lot. There will be no overhead parking lot lights. (See attached Lighting Intensity Lumens table.)

## **Signs:**

The proposed walls onto which letters will be mounted will be smooth sand stucco texture painted Elastomeric Moraco tan. Sign walls will not exceed 8' tall, one on each side of the entrance. The signs will be made of weathered steel; letters will be 22" tall, and each sign will be 4 ½' tall x 14' wide and ¼" thick. The sign letters will be mounted off the monument face 1". Wall sign will be illuminated by 3 120V / 1,710 lumens aluminum RLM classic emblem Bronze Platina angle shade downward facing lighting on each monument. The lighting will be on a timer to turn off at 10:00 P.M. The address will be displayed on the lower part of the monument walls.

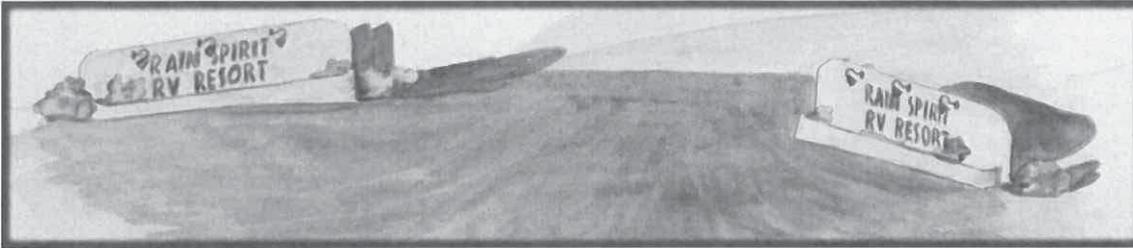


Figure 1- Proposed Monument signs

**Noise:**

Generators will not be allowed to operate in the park during the day-to-day normal operation. The on-site resident will monitor the noise and will be establishing a quiet time of 9:00 P.M. each night.

**Staff Analysis**

***Zoning Code Chapter 11, Section 11-4 Review Criteria for Design Review Approval.***

*'The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures...'*

***Zoning Code Chapter 11, Section 11-4, Review Criteria for Design Review Approval.***

- 1. ARCHITECTURAL MERIT:** *The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.* The office, laundry, showers, and recreation buildings will have a Southwestern design, the on-site resident home will be a modern manufactured home, and shop will be stick-built with two roll-up garage doors. Application complies.
- 2. PROPORTION:** *The relationship of the width of the building or structures to its height shall be visually compatible with the buildings, structures and places to which it is related or shall be maintained as original whenever feasible.* Because there are no existing structures, the application was evaluated to ensure the relationships of the structures comply. Application complies.
- 3. OPENINGS:** *The relationship of the width of the windows and doors, to the height of windows and doors in the building shall be visually compatible with buildings, structures and places to which it is related.* Application complies.
- 4. PATTERNS:** *The relationships of solids to voids in a facade of a building or structure shall be visually compatible with buildings, structures and places to which they are related.* Application complies.
- 5. SPACING:** *The relationship of the building to the open space between it and the adjoining buildings shall be visually compatible to the buildings, structures and places to which it is related.* Application complies.

6. **ENTRANCES, PORCHES AND PROJECTIONS:** *The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a building shall be visually compatible to the buildings, structures and places to which it is related.* Application complies.
7. **MATERIAL, TEXTURE AND COLOR:** *The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.* The office, laundry, showers, recreation buildings and maintenance shop exterior will be smooth sand finish stucco Texture and painted Elastomeric Moraco Tan. The inset window frames will be painted Dark Chocolate. The posts and doors will have exterior stain Miniwax Dark Walnut. The pool railing will be brown powder-coated iron. A fenced dog run will be on the proposed site. The dumpster enclosure will be stucco on three sides and painted to match the structures and a double door to fully enclose the dumpster will be installed. Application complies.
8. **ROOFS:** *The roof shape and materials of a building shall be visually compatible with the buildings to which they are related.* Application complies.
9. **ARCHITECTURAL DETAIL:** *Doors, windows, eaves, cornices and other architectural details of a building or structure shall be visually compatible with buildings and structures to which they are related.* Application complies.
10. **ACCESSORY FEATURES:** *Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related.* Application complies.
11. **LANDSCAPING:** *Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related.* Landscaping includes 151 assorted trees, and 52 assorted shrubs. The proposed landscaping is in compliance with Landscape Design Standards, Chapter Nine of the Town of Clarkdale Zoning Code. Landscaping will be used to screen the site from the nearby neighbors. Arizona Cypress and Ash trees are proposed to be placed at each RV spot to provide screening and shade. The applicant has incorporated a rainwater harvesting plan and a greywater use plan into the final landscape plan per the approved CUP. Detailed specifics of the system are within the site plan/landscape plan, sheet 1 of 1 project No. 15-0503CE. Application complies.
12. **LIGHTING:** *Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties.*

Location	Light Type and Quantity	Light Source	Lumens (each)	Total Lumens
Office	5 wall sconce (fully shielded)	26 watt CFL	1,710	8,550
Bathrooms/Laundry	4 wall sconce/ 2 can lights (fully shielded)	26 watt CFL	1,710	10,260
Recreation Room	4 wall sconce (fully shielded)	26 watt CFL	1,710	6,840
Shop	2 wall sconce (fully shielded)	26 watt CFL	1,710	3,420
Pool Light	1 lamp in pool	400 watt incandescent	4,150	4,150
Sign	2 x 3 down lights (fully shielded)	26 watt CFL	1,710	10,260
Residence	3 wall sconce (fully shielded)	26 watt CFL	1,710	5,130 (on as needed)
<b>Total</b>				<b>48,610 Lumens</b>

Application

complies.

***Zoning Code Chapter 3 Performance Standards for Commercial Developments: Section 3-10 I. 13***

- 13. SCREENING:** *An owner of Commercial property whose property is immediately adjacent to any property having the zoning classification other than Industrial shall at his/her own expense, at the time of use of property, construct a screen on his/her property to act as a barrier between his/her property adjacent property having a more restrictive zoning classification. The screen may consist of plants and/or a fence of solid construction as prescribed by the Town of Clarkdale upon application of the owner at the time the property is put to use.* Applicant is proposing to use landscaping to screen the Commercial property from the adjacent residential properties. Application complies.

***Zoning Code Chapter 7, Section 7-8 Permitted Signs. P. Wall Signs:***

- 1. Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.** The proposed wall sign will be visible from S. Broadway and complies with the sign count.
- 2. Maximum height equals top of wall to which affixed.** Application complies.
- 3. Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.** The sign letters will be mounted off the wall face 1". Application complies.

***Zoning Code Chapter 7, Section 7-9 Maximum Sign Square Footage for Commercial Uses:*** The property's linear street frontage is 573'. The size of the proposed signs = 252 square feet.

Calculation of remaining allowed signage space:

573 total considered linear feet x 1.5 square feet allowed per linear foot = 859.5 total square feet of signage permitted

859.5 permitted signage in square feet – 252 square feet of requested signage per this application = 607.5 square feet remaining for additional signage

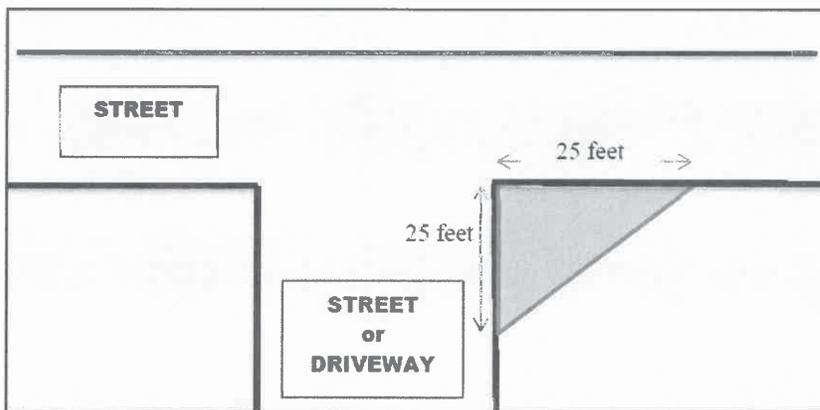
Application complies.

***Pertinent Design Guidelines as reviewed by DRB on 02/06/2013***

2. ***No more than three different fonts should be used in the text for the sign.*** The proposed sign has (1) font and does not exceed the suggested font counts.
2. ***Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The proposed sign complies with the new criteria, featuring weathered steel letters.
3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.
4. ***Signs should be readable from the closest major road.*** The readability of the sign complies with the new criteria.

***Zoning Code Chapter 7, Section 7-10 Visibility Sight Lines: To preserve visibility at intersections sight, an unobstructed view shall be maintained within these triangular areas:***

1. ***At the intersection of two streets, or where a driveway or alley intersects a street, a triangle defined by measuring 25 feet in length along the curb or edge of improved roadway from their point of intersection, the Town may require more than 25 feet in high volume, high speed traffic areas.*** The proposed sign will be within the applicant's property line and will be 83' from S. Broadway outside of the 25' sight triangle. Application complies.



***No signs, except traffic signs, shall exceed a height of 30 inches above the grade of the lower roadway within the triangle area. Sign projection, or overhang, across this area shall be permitted only when the bottom of the sign is a minimum of 9 feet above grade of the higher roadway.*** Application complies.

***Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 Lighting Requirements:***

***N. Lighting used for all externally illuminated signs shall conform to all restrictions of this Ordinance, shall be fully shielded, and shall be turned off at 10:00 p.m. or at the close of business whichever is later.*** The applicant agrees to comply with this ordinance.

**Staff Detailed Recommendations:**

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091231 Rain Spirit RV Resort** with the following stipulations of approval:

1. Project shall comply with all specifications of the Town Code and any stipulations of officials representing the Town of Clarkdale, and all stipulations cited in CUP #091100.
2. The building shall be constructed and all signage shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.
3. Any changes to the approved design review shall be reviewed and approved by the Director of Community Development who may determine whether or not the application needs to return to the Design Review Board for review and approval.
4. Applicant shall comply with site preparation, grading and drainage requirements as stipulated in Town Code.
5. All lighting and landscaping and related systems as installed shall comply with Town Code.

**Possible Actions**

The Design Review Board may approve the application, conditionally approve the application with stipulations, or disapprove the application as filed.

**Questions to Staff / Applicant:**

Vice Chairperson Prud'homme-Bauer asked Mr. Ginige to speak about the choice to screen by landscaping instead of a masonry wall. Mr. Ginige expressed that all options has been looked into and it was too great of an impact to build a wall. He stated that because of the downward slope, the wall would have to be 8-10 feet tall. Screening by landscaping was decided on because it was less of an impact and the vegetation chosen would be tall enough to form a barrier. Mr. Ginige also stated that rainwater harvesting and a gray water system will be used to water the vegetation and he addressed the paving/dirt road subject. Community Development Director Jodie Filardo stated that the code requires the resident be buffered by screening and that she had given suggestions as to what vegetation would work best. She then addressed the paving/dirt road subject and stated that the Planning Commission has guidelines regarding paving and if the area was paved, rainwater would flow off of it instead of being absorbed into the ground. Chairperson Jones asked Mr. Ginige at what time would the park's quiet time start and Mr. Ginige told her 10:00 p.m. Chairperson Jones asked about the guidelines on temporary lights and Mr. Ginige stated all lights would be turned off by 10:00 p.m. Chairperson Jones expressed the importance of the dark sky view in the area of the resort and its importance is something Mr. Clousten would like to promote. Mr. Clousten spoke and reiterated that he wants to keep the park quiet and most of the people staying there will be of retirement age. Board Member Midkiff asked what kind of fencing the dog run would have. Mr. Ginige stated it would be a 3-foot chain link fence. Board Member Midkiff brought up the fact that the dog run is outside of the screening. Chairperson Jones suggested that the applicant move the dog run to the northwest side of the site, away from the resident side. Mr. Ginige said he saw no

reason why the dog run could not be moved. Vice Chairperson Prud'homme-Bauer asked about the stability of the hillside without having a wall but expressed that she did not think the wall was a good idea. Vice Chairperson Prud'homme-Bauer asked Community Development Director Jodie Filardo how quickly the vegetation would grow and Community Development Director Jodie Filardo stated that the vegetation that was chosen would grow quickly. Board Member Snyder asked how it would be addressed if the plants did not grow or if they died and Community Development Director Jodie Filardo stated that it is not stipulated in the code. Board Member Midkiff asked why the storage unit did not have screening and suggested that screening by landscaping be added to the back wall area. Board Member Snyder stated that she understood the concerns for the fumes and the noise but that would only be occurring when someone was coming or leaving and that she agreed with Board Member Midkiff that the dog run should be relocated. Vice Chairperson Prud'homme-Bauer also agreed that the dog run should be moved and stated that they had done a great job with the design but wished that the onsite home would match the southwest design of the other structures.

**Public Comment:**

Novie Trump, a resident of Clarkdale was first to speak. Ms. Trump referred to the letter that was written by the Rongos and sent to the Town of Clarkdale. She stressed that the residents of the area would like a 6-foot masonry wall due to the noise and dust from unpaved roads. Ms. Trump asked the board if they would request that the applicant put in a wall. Chairperson Jones asked Community Development Director Jodie Filardo if a masonry wall was a design option and Community Development Director Jodie Filardo stated that in the code there are two options for screening: masonry wall or screening by landscaping. Ms. Trump explained her concerns that screening by landscaping would not create enough of a barrier from noise, lights, and dust. Vice Chairperson Prud'homme-Bauer asked Ms. Trump to point out on a map where she would like to see a wall.

Ms. Lawrence, Director of Sedona Wellness was second to speak. Ms. Lawrence expressed concerns regarding the wind that comes through the wash carrying noise and debris into the area of her business. Ms. Lawrence stated that because her place of business is elevated compared to the storage unit, only the roof would be seen and not the entire back wall of the unit. Ms. Lawrence asked what the construction time frame was and Mr. Ginige told her that it would be one year. Ms. Trump stated that the residents were asking for screening by landscaping in addition to a masonry wall and Mr. Ginige stated that they would only be screening by landscaping.

**BOARD ACTION:** Board Member Midkiff moved to approve the application as submitted with the stipulations as suggested by staff:

1. Project shall comply with all specifications of the Town Code and any stipulations of officials representing the Town of Clarkdale, and all stipulations cited in CUP #091100.
2. The building shall be constructed and all signage shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.
3. Any changes to the approved design review shall be reviewed and approved by the Director of Community Development who may determine whether or not the application needs to return to the Design Review Board for review and approval.
4. Applicant shall comply with site preparation, grading and drainage requirements as stipulated in Town Code.

**DRAFT**

*Design Review Board  
April 6, 2016*

5. All lighting and landscaping and related systems as installed shall comply with Town Code.

**With the following additional stipulations:**

6. Relocation of the dog run to the northwest side of the property or additional screening to be placed at the current location.
7. Additional screening by landscaping to the back of storage unit.

Vice Chairperson Prud'homme-Bauer seconded the motion to approve. The motion was unanimously approved.

7. **FUTURE AGENDA ITEMS:** Applications have been received from Olsen's for a wall sign and an off-premise sign and from Nate's Cowboy Café for two wall signs and new monument insert. The application for Sedona Wellness will be heard at the May 4<sup>th</sup> meeting. Drake from Arizona Copper Art Museum will be submitting an application for exterior modifications.
8. **ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Board Member Midkiff seconded the motion. The motion passed unanimously. The meeting adjourned at 7:53 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

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**Chairperson**  
Laura Jones

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**Guss Espolt**  
GIS/Planner II

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, APRIL 19, 2016 IN THE ADMINISTRATIVE CONFERENCE ROOM, 39 N. NINTH STREET, CLARKDALE, AZ.**

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, April 19, 2016 at 4:00 p.m., in the Administrative Conference Room, 39 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Chair	Ida-Meri deBlanc	Present
Vice Chair	John Erickson	Present
Commissioners	Jorge Olguin	Present
	Craig Backus	Present
	Deborah Hunseder	Present

**Staff:**

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar
Community Development Technician	Stephanie Vocca

**Others in Attendance:** No public in attendance.

1. **CALL TO ORDER:** Chair de Blanc called the meeting to order at 4:00 p.m.
2. **ROLL CALL:** Director Filardo called the roll.
3. **PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE MINUTES**.

There was no public comment.

4. **MINUTES:**

- a. Consideration of the **Regular Meeting Minutes of March 15, 2016.**

**Commission Discussion:** Commissioner Olguin asked the commission to refer to page 8 of the draft minutes. The draft minutes stated that “Commissioner Olguin moved to recommend approval of the Subdivision Abandonment request as presented. Commissioner Olguin seconded the motion”. It was Commissioner Erickson who seconded the motion.

**Commission Olguin moved to approve the Regular Meeting Minutes of March 15, 2016 with the minor correction. Commissioner Hunseder seconded the motion. The motion passed unanimously.**

5. **REPORTS:**

- a. Chairperson and Members Report – Chair de Blanc stated that she loved the wayfinding signs and thought that they were very well done. She stated that they weren’t just plain old signs and they fit in very well with Clarkdale. Commissioner Olguin asked who designed the signs. Community Development Director Filardo stated that the signs

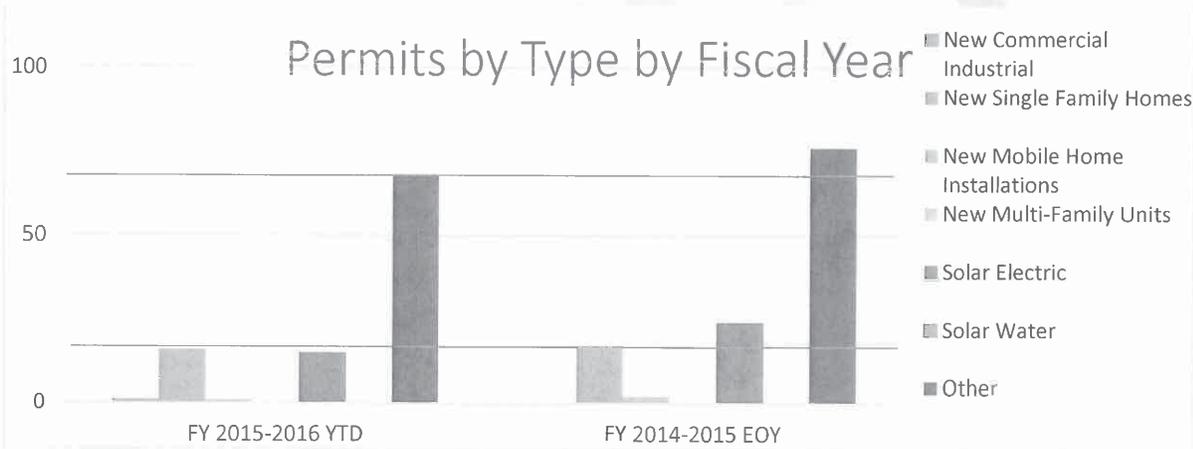
were designed by the Community Development Department then they were taken to the Council and the Downtown Business Alliance for input and suggestions. Commissioner Erickson stated that he concurred with Chair de Blanc regarding the wayfinding signs. He also liked the new pedestrian crosswalk signs.

Commissioner Erickson stated people should make every effort to go to Dollar General. It's great for a quick trip and they have everything you need. Commissioner Erickson also commented on the Sci-Tech expo saying that it was very neat. He also brought up the fire district merger stated that he thinks it is very good for us. Chair de Blanc asked is the fire district merger was something that could be discussed in the meeting. Senior Planner Escobar stated that because this subject was not on the agenda, it could not be discussed in the meeting.

**b. Director's Report**

Director Filardo summarized the following report:

**• Statistics as of March, 2016 – 75% of fiscal year complete**



NOTE: "Other" category includes remodels, gas water line, walls, fences, accessory structures, roofing, electrical, plumbing, etc.

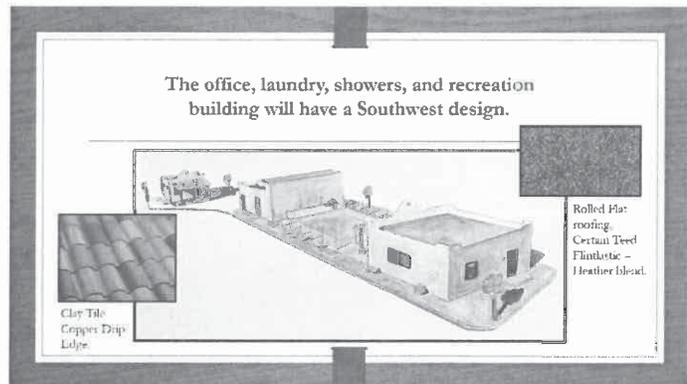
**• Recent Permits Issued - 6 total**

- Sun room enclosure at 2161 Canyon Drive
- 3.8 KW photovoltaic electric at 2001 Crossroads Blvd
- Shade structure at 1151 SR 89a / Chateau Tumbleweed
- Re-roof at 1280 Deborah drive
- Remodel at 526 Main Street

Remodel at 900 Main Street

**Design Review Board Decisions** – At their April 6<sup>th</sup> meeting, the DRB considered two applications: one for a sign for Sedona Wellness at 414 Peace Garden Path (just off of Broadway), and the other for the site for the new Rain Spirit RV Resort. The Sedona Wellness sign consideration was tabled until the next DRB meeting on May 4 due to the need to consider DRB recommendations shared with the applicant. The DRB

application for the Rain Spirit RV Resort passed with the following stipulations suggested by staff and a couple additional stipulations recommended by the DRB:



1. Project shall comply with all specifications of the Town Code and any stipulations of officials representing the Town of Clarkdale, and all stipulations cited in CUP #091100.
2. The building shall be constructed and all signage shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.
3. Any changes to the approved design review shall be reviewed and approved by the Director of Community Development who may determine whether or not the application needs to return to the Design Review Board for review and approval.
4. Applicant shall comply with site preparation, grading and drainage requirements as stipulated in Town Code.
5. All lighting and landscaping and related systems as installed shall comply with Town Code.

With the following additional stipulations:

6. Relocation of the dog run to the northwest side of the property or additional screening to be placed at the current location.
7. Additional screening by landscaping to the back of storage unit.

- **2016 Verde Valley SciTech EXPO.** Another successful SciTech EXPO took place on Friday, April 8<sup>th</sup> at Yavapai College, Verde Valley Campus in Clarkdale. The Community Room, M-137 was bustling with exhibitors and visitors. Paul Grasso and Guss Espolt created a corn hole game aimed at teaching students what each color means when sprayed on the ground as part of a blue stake process. There were even hot dogs and hamburgers on the grill. Despite the intermittent rain and the last minute rearranging of the logistics to move everyone into a tent or inside, counts of attendees once again ranged around 200 parents, students, and interested adults. A good time was had by all, and there were many happy winners of gift baskets for adults and tablets for students. We really appreciated Vice Chair Erickson's attendance, too!



- **SBA Lease.** The Town is in negotiations with SBA Communications on the lease regarding the second proposed cell tower site on Town property in the Bitter Creek area. There is no date yet for the implementation of the tower due to the volume of lease changes.
- **Dollar General is now open.** Be sure to stop and shop locally in our brand new store on Lisa Street. There is a little bit of everything available from food to greetings cards to cosmetics and medicine. Keep your sales tax in Clarkdale!



- **VVREO RMAP Program.** The Verde Valley Regional Economic Organization has completed the first portion of the application for the USDA Rural Microentrepreneur Assistance Program. Work continues on the paperwork and account setups required to properly administer the \$500,000 in microloan funds and \$105,000 in technical assistance grants due to close in late June. While the amount of paperwork is a bit overwhelming, the Verde Valley Regional Economic Organization is determined to prevail!
- **American Planning Association Conference.** Senior Planner Escobar's head is still spinning from the APA National Conference last week. Some highlights:
  - The Metro light rail system has rejuvenated the downtown Phoenix area
  - Spring is a perfect time to highlight Phoenix
  - Over 4,000 planning professionals from all over the world attended the four-day conference
  - Public art and public parks/spaces create a sense of place in Phoenix
  - Developers are building smaller apartments and condos, at 250 – 350 square feet, and incorporating amenities in the development such as public spaces, recreational spaces and even grocery delivery and zip car rental to appeal to both retirees and millennials

- Issues focusing on water, including delivery systems, conservation and dealing with drought, are becoming critical issues around the world, not just within the southwest. For example, the foothill area west of Denver is expected to double in population in the next decade. In the Great Lakes area, the issue is infrastructure, as more and more people move away from cities like Chicago and Detroit, and into suburbs 60 – 100 miles away where no water lines exist.
  - Requiring soil amendments in landscaped projects can help retain water in the soil and reduce irrigation requirements
  - After a dreadful opening day, the Diamondback’s season can only get better.
- **The Clarkdale Kayak Company and the Boathouse Bar & Grill.** The conversion from Main Street Café & Pizzeria is complete and the newest outfitter in town hopes to take their first tours down the Verde River this Friday, April 15<sup>th</sup>. The approved window signs are installed and the restaurant is open again. Stop by and check out the new look.



## 6. OLD BUSINESS:

- a. **DISCUSSION/POSSIBLE ACTION** regarding the SR 89A Focus Area Master Plan Update

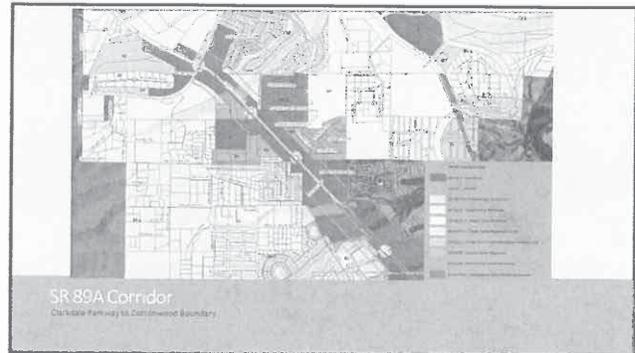
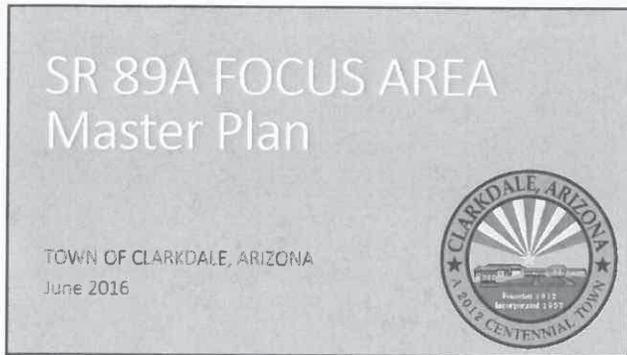
### **Staff Report:**

Staff has compiled the comments, input and feedback received during the last several months into a draft plan for this Focus Area.

The draft plan is in a PowerPoint presentation format, which will be emailed with this report. This format was chosen to allow for ease of presentation and posting to various websites.

In addition, there are no plans to widely distribute printed copies of the report.

**Recommendation:** Staff is asking for direction from the Planning Commission regarding the draft plan.



**Introduction**

In 2013 the Town Council adopted the Sustainable Community and Economic Development Plan. One of the goals identified in the plan is business retention, expansion and attraction. The first short-term strategy for this goal is to create area-specific plans and infrastructure development plans for the following areas:

- SR 89A Corridor
- Broadway Corridor
- Bitter Creek Industrial Area
- Arts & Entertainment District

Each of these areas is identified as having the potential to contribute to the economic prosperity of the Town.

The highway corridor has adjacent residential property that could benefit and would be impacted by increased commercial development.

The Planning Commission began working on this project in August 2014 and decided to begin with the SR 89A Corridor Focus Area. Zoning in this area is commercial with existing industrial zoning for the Mold in Graphics property.

**Existing Conditions**

The portion of SR 89A within the Town of Clarkdale boundaries is approximately 1.6 miles in length.

There are eight establishments along the western side of the highway:

#1 Food Store and Gas Station	Mold in Graphics
Clarkdale Baptist Church	Chateau Tumbleweed
Olsen's	Dollar General
Nape's Cowboy Cafe	La Zima Auto Sales (new business)

There are no established businesses along the eastern side of the highway.

Approximately 60 acres on the west and 40 acres on the east are available for development.

Property along the corridor is held by 22 separate entities.

With the exception of Mold in Graphics, all of the property adjacent to the highway is zoned commercial.

The properties are within the Highway 89A Overlay District. (Resolution #1203)

### General Plan

- Designated as a planning sub-area recognizing unique concerns and issues exist
- Increasing interest in commercial development along this corridor is anticipated in the near future
- Central portion of corridor is designated as Neighborhood Commercial intended for commercial retail and service needs that provide the surrounding neighborhoods and residents of Clarkdale with their basic day-to-day needs.
- Properties on outer ends of corridor are designated as Highway Commercial intended for a wider range of community-wide and regional commercial uses.
- The Clarkdale Parkway Gateway, the western end of the SR 89A Focus Area, is designated as a Growth Area in Chapter 9 of the 2012 General Plan. Sustainability Element: "Clarkdale seeks to maintain and enhance the livability, health and vitality of the Verde Valley and the natural systems to which it is a part, now and in the long-term future."
- Environmental Planning: Goal 7.1 – To ensure Clarkdale maintains a sustainable environment that preserves its open space, natural assets and a healthy environment for its residents and visitors to enjoy.
- Economic Development: Goal 12.1 – To attract and retain enterprises that provide high-value, high wage jobs; to diversify and grow the local economy, to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services.



2012 Clarkdale General Plan Land Use Map

### Desired Business

- Neighborhood Services
- Provide high-quality jobs with commensurate salaries
- Businesses with limited impact on adjacent residential
- Grocery Store
- Medical/Professional Offices
- Day Care/Senior Care Facilities
- Entertainment options – movie theaters, arcades, outdoor sports facility
- Bookstore
- Coffee shop
- Complementary services supporting existing businesses



Grand Opening of Chateau Tumblerweed  
3153 SR 89A

### The Process

- January 2015 to April 2015 – Meetings with Stakeholders and Property Owners of the corridor between the Clarkdale Parkway Roundabout and Centerville Road
- Goals of these meetings:
  - Identify preferred uses
  - Identify obstacles and challenges
- September 15, 2015 – First Community Meeting
- November 13, 2015 – Open House Meeting
- January 19, 2016 – Planning Commission began examination of remainder of SR 89A corridor
- Survey sent to property owners
- March 4 & 5<sup>th</sup> 2016 – Three meet and greet meetings presenting plan at local businesses.
- All input incorporated into final plan



### Challenges & Opportunities

- Limited access off of State Highway
- Size and dimensions of individual properties
- Availability of wastewater and water infrastructure
- Availability of electric, gas and cable services
- Crossing of major washes
- Mitigate negative impact to adjacent residential neighborhoods
- Protect views
- Foster walkability
- Visibility/signage of existing and new businesses



## The Plan

Goal: To encourage sustainable, attractive, productive development of the SR 89A Commercial Corridor



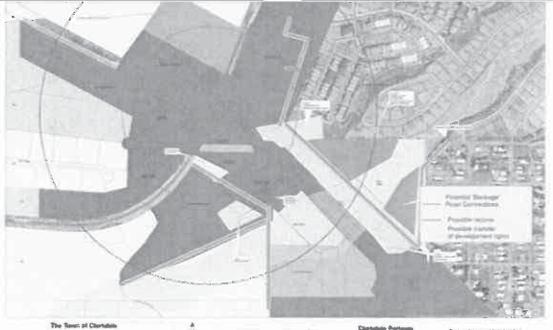
### Land Use

- Preserve Open Space
  - Preserve existing washes as open space (supported by the 89A Commercial Overlay District)
  - Adopt a transfer of development rights ordinance to encourage the best use of property.
- Protect views – the 89A Commercial Overlay District requires a viewshed analysis for all development within the corridor.
- Create an appealing storefront view from the highway through orientation of the building



### Circulation

- Construct "backage" road connections behind properties where possible
  - Extension of Adams Drive
  - Acquisition of front half of Fabiana Way
  - Development of additional access from Mountain Gate Drive
- Encourage pedestrian connections
  - Between businesses
  - From adjacent neighborhoods
  - On new and existing sidewalks and trails
- Encourage multi-modal travel
  - Bicycle stands and rental facilities
  - Rod Wine Line
- Encourage shared driveways and access across developments

The Town of Clarkdale  
Clarkdale Parkway & Centerville Roundabout  
Clarkdale Focus Area Plan

Clarkdale Parkway Gateway

<p><b>Community Design</b></p> <ul style="list-style-type: none"> <li>Retain small town feel of Clarkdale</li> <li>Provide goods and services to local residents</li> <li>Shield parking from highway (requirement of the overlay district)</li> <li>Develop sustainable and environmentally-friendly buildings</li> <li>Retain open spaces and natural areas, preserve existing washes</li> <li>Include outdoor, shaded public spaces</li> <li>Encourage multi-modal access between properties</li> <li>Reflect and enhance existing businesses in the historic downtown Clarkdale area</li> </ul>		<p><b>Sustainable Development</b></p> <ul style="list-style-type: none"> <li>Guiding document adopted by Clarkdale Town Council in 2013</li> <li>Landscape Design Standards, Chapter Nine of the Town of Clarkdale Zoning Code, requires incorporation of xeriscape concepts and use of low-water native or adaptive plants.</li> <li>Integrate EPA Water Sense guidelines for landscaping and irrigation system design</li> <li>Use of on-site rainwater collection is encouraged.</li> <li>All exterior lighting shall be fully shielded per Chapter Eight of the Town of Clarkdale Zoning Code.</li> </ul>	<p><b>CLARKDALE SUSTAINABILITY VALUES</b></p> <p><b>Siting</b> – Take advantage of the natural resources and consider the impact of building placement.</p> <p><b>Water Management</b> – Recognize that water is an extremely limited resource; efficient and effective management of that resource is critical.</p> <p><b>Infrastructure</b> – Design project infrastructure to have minimal impact on the environment.</p> <p><b>Green building</b> – Incorporate current technologies to support sustainable design.</p> <p><b>Design Principles</b> – Plan projects to fit into existing infrastructure and have minimal impact.</p> <p><b>Construction</b> – Incorporate best practices for energy efficiency and environmental quality.</p> <p><b>Maintenance &amp; Restoration</b> – Minimize environmental impact.</p> <p><b>Landscape Standards</b> – Develop a landscape plan that conserves resources.</p>
<p>Implementation Objectives</p> 		<ul style="list-style-type: none"> <li>Publish the Master Plan on AZ Zoom Prospector (Summer 2016)</li> <li>Develop an outreach plan to make contact with desired businesses (Fall 2016)</li> <li>Adopt a Transfer of Development Rights Ordinance (Winter 2016)</li> <li>Create a water/wastewater infrastructure expansion plan (Spring 2017)</li> <li>Create a master circulation plan (December 2017)</li> </ul>	

**Commission Discussion:**

- Chair de Blanc asked how to designate between neighborhood commercial and highway commercial. Senior Planner Escobar stated that neighborhood commercial serves the community and highway commercial requires people to travel to the community to sustain business. She stated that an example of a highway commercial business would be Target. Chair de Blanc asked if highway commercial could be used as neighborhood commercial and vice versa. Senior Planner Escobar confirmed that designated areas could be used as highway or neighborhood commercial because the underlying zoning is Commercial and allows for a variety of uses..
- Commissioner Hunseder brought up concerns regarding more businesses in the corridor and preserving views and dark skies. Senior Planner Escobar stated that we do have lighting ordinances and that new lighting must be shielded but interior lighting is required by public safety. Commissioner Hunseder asked when the lights would be turned off and Senior Planner Escobar stated that the outside lights would be turned off at close of business.
- Commissioner Backus brought up the lack of landscaping out to the sidewalk along 89A. He stated that the landscaping Dollar General has done looks very nice but there is a gap between their landscaping and the sidewalk that is filled with desert broom. Nate’s and the dealership have the same problem. Senior Planner Escobar stated that Olsen’s and Chateau Tumbleweed have the same issues and you cannot see their signs. Commissioner Backus asked how we can implement a plan to have that gap maintained even though it is not their property and if they can be required to clean up an area that is ADOT’s responsibility. Commissioner Backus had the idea to simply lay rock down in those areas. Senior Planner Escobar stated that Dollar General asked if they could maintain this area and ADOT denied their request. Senior Planner Escobar thought it would be a good idea to meet with ADOT regarding this issue. Commissioner Backus said that ADOT doesn’t want anyone ruining their drainage. He stated that we would only want to control the vegetation, possibly with weed cloth and rocks. Commissioner Olguin brought up the safety concern for people pulling out of Lisa Street and

that ADOT should respond to that. Chair de Blanc had concerns with asking individual businesses to maintain land that is not their property but we could have some kind of recommended plan. Chair de Blanc would hate to see us encouraging watering of plants. Commissioner Backus stated that we wouldn't encourage plants that needed watering, we would just want the weeds removed to improve the property and have a clear view out to the sidewalk. He also stated that the only issue with having businesses maintain the ADOT area is that if ADOT ever wanted to expand the road, they would have to remove what the business owners improved. Senior Planner Escobar stated that is a good reason not to include landscaping requirements and Commissioner Backus stated that it has to be a long term commitment and not just a one-time thing.

- Regarding the Goal, Commissioner Olguin stated that he wasn't sure about the word "encourage" and that it seemed weak but maybe the word ensure was too strong. Commissioner Hunseder suggested the word "promote". Chair de Blanc suggested the word "foster". Senior Planner Escobar came up with "We will be a community with..." and Commissioner Olguin stated that would be a big improvement.
- Chair de Blanc asked if Olsen's and Nate's were interested in having their businesses on the wayfinding signs and Senior Planner Escobar said that she has spoken to them about that. Commissioner Hunseder asked if we are getting inquiries regarding the wayfinding signs and Community Development Director Filardo stated that we have had questions regarding the sign going into Old Town Cottonwood.

**b. DISCUSSION / POSSIBLE ACTION** regarding Agricultural uses in Clarkdale

- Senior Planner Escobar stated that Commissioner Erickson wanted to focus on Chateau Tumbleweed putting vines on the property next to their business but agriculture is not an allowed used. Senior Planner Escobar stated that this subject has been brought to Council two times and it has been denied both times. Senior Planner Escobar stated that she is waiting for feedback from Strategic Planning. Once this is implemented, the plan for Bitter Creek is to grow grapes and water them using the town effluent and this could make a stronger foundation for agricultural use.
- Commissioner Erickson stated that on a visit to Chateau Tumbleweed where he spoke to one of the owner's, it was discussed how nice it would be to have a vineyard to view. Commissioner Erickson thought it would be very important to compare the water use of a 1 acre vineyard compared to 4 houses on 1 acre.
- Chair de Blanc stated that it would be nice to see a vineyard along the 89A corridor if that is what a certain business wanted but asked if the surrounding businesses would want vineyards.
- Commissioner Backus asked if they would need a conditional use permit or change of zoning and Senior Planner Escobar said that they had tried to take both to the Council but now that we have Dollar General to compare water usage, it may be a positive thing to bring to the Council. Commissioner Backus also brought up the fact that opening up areas for agricultural use could cause a gray area in property tax that people could take advantage of. Senior Planner Escobar stated that the business would need to have active use on the property.
- Commissioner Backus stated that he is currently helping someone out with their vineyard and that the vineyard must be watered for 4 hours 2 times per week. Commissioner Hunseder asked if it was a drip system and Commissioner Backus confirmed stating that the amount of water being used is 16 gallons per week per plant. Senior Planner Escobar stated that different types of grapes require different amounts of water.

7. **FUTURE AGENDA ITEMS**

- a. Senior Planner Escobar stated that the SR 89A Focus Area Master Plan would be brought back in May and that there were no other future agenda items. Commissioner Olguin asked about a timeline for this plan and if it was too ambitious. Senior Planner Escobar stated that there are other departments involved and they have already begun working on their projects.

8. **ADJOURNMENT**

- a. **Commissioner Backus moved to adjourn the meeting. Commissioner Erickson seconded the motion. The meeting was adjourned at 4:58 p.m.**

APPROVED BY:

SUBMITTED BY:

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Ida de Blanc  
Chairperson

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Beth Escobar  
Senior Planner

**NOTICE OF A REGULAR MEETING  
OF THE COMMUNITY SERVICES COMMISSION  
OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

**NOTICE IS HEREBY GIVEN** that the Community Services Commission of the Town of Clarkdale will hold a Regular Meeting Wednesday, April 13<sup>th</sup>, 2016, at 6:00 p.m. in the Clark Memorial Clubhouse Men's Lounge, 19 N. Ninth Street, Clarkdale, Arizona.

**MEETING CANCELLED**

The undersigned hereby certifies that a copy of this notice was duly posted on the Community Development Building bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 7<sup>th</sup> day of April, 2016, at 4:00 p.m.

Dated this 7<sup>th</sup> day of April, 2016.

By:



Joni Westcott  
Administrative Assistant II



# Staff Report

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Agenda Item:            **Resignation from the Community Services Commission –**  
Acceptance of an email letter of resignation from Shannon  
Westcott, Chairperson of the Community Services Commission

Meeting Date:        May 10, 2016

Prepared By:         Dawn Norman, Community Services Supervisor

Background:         Shannon Westcott has submitted a letter of resignation from her  
position on the Clarkdale Community Services Commission, effective April 7, 2016,  
which will create a vacancy and term expiring September 30, 2017.

A copy of Ms. Westcott's resignation email is attached.

Recommendation:    Acceptance of Shannon Westcott's Email Letter of Resignation  
from the Community Services Commission.

## Kathy Bainbridge

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**From:** Dawn Norman  
**Sent:** Thursday, April 7, 2016 9:21 AM  
**To:** Kathy Bainbridge; Mary Ellen Dunn  
**Cc:** Janet Perry  
**Subject:** Community Services Commissioner Resignation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see Shannon Westcott's email below - she has submitted her resignation from the Community Services Commission.

Dawn Norman  
Community Services Supervisor

TOWN OF CLARKDALE  
Community Services  
Parks & Recreation/Clark Memorial Library  
Ph.: (928) 639-2490  
Fax: (928) 639-2459  
dawn.norman@clarkdale.az.gov  
www.clarkdale.az.gov

Clarkdale Parks and Recreation Mission Statement: "To enhance the quality of life, strengthen a sense of place, and provide the best possible recreational opportunities while protecting natural open spaces and environmentally sensitive areas for present and future generations."

-----Original Message-----

**From:** Shannon Westcott [mailto:shannonwestcott@icloud.com]  
**Sent:** Wednesday, April 06, 2016 6:14 PM  
**To:** Dawn Norman <Dawn.Norman@clarkdale.az.gov>; Joni Westcott <Joni.Westcott@clarkdale.az.gov>  
**Subject:** Community Services

I regret to inform you that I can no longer serve on the Community Services Commission. Although this is something that is so near and dear to my heart, I simply cannot give it the time and attention that is deserved. I am being pulled in so many directions that I feel I cannot be an asset. This new board has so many great people who serve that there is doubt in my mind it will continue to have our community's best interests at heart. It has been an absolute pleasure working with the both of you and this decision did not come easy. I wish everyone the best.

Sincerely,

Shannon Westcott

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\*\*\* Town of Clarkdale office hours are Monday – Thursday from 8:00 a.m. to 5:30 p.m. and Friday 8:00 a.m. to 12:00 p.m. (noon). \*\*\*

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All messages created in this system belong to the Town of Clarkdale and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. 39-121). Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology.

In addition, to ensure compliance with the Open Meeting Law, Council or Board/Commission members who are recipients of this message should not forward it to other members of the Council or Board/Commission of the Town of Clarkdale. Council Members or Board/Commission Members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board Members.



# Staff Report

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- Agenda Item:**           **Special Event Liquor License** - Approval of a recommendation to the State Department of Liquor License and Control to approve a Special Event Liquor License for the Made in Clarkdale's event to be held on Friday, May 27, 2016 from 6:00 p.m. – 9:00 p.m. at 1000-900 Main Street, Clarkdale, AZ.
- Staff Contact:**           Randy Taylor, Chief of Police
- Meeting Date:**           May 10, 2016
- Background:**            Made In Clarkdale has requested a Special Event Liquor License for an event to be held on Friday, May 27, 2016 from 6:00 p.m. – 9:00 p.m. at 1000-900 Main Street, Clarkdale, AZ.
- Recommendation:**      Staff recommends that the Town Council approve a recommendation to the State Department of Liquor License and Control to approve a Special Event Liquor License for Made in Clarkdale's event to be held on Friday, May 27, 2016 from 6:00 p.m. – 9:00 p.m. at 1000 - 900 Main Street, Clarkdale, AZ.



Arizona Department of Liquor Licenses and Control  
 800 W Washington 5th Floor  
 Phoenix, AZ 85007-2934  
 www.azliquor.gov  
 (602) 542-5141

<b>FOR DLLC USE ONLY</b>	
Event Date(s):	
Event time start/end:	
CSR:	
License:	

**APPLICATION FOR SPECIAL EVENT LICENSE**  
 Fee= \$25.00 per day for 1-10 days (consecutive)  
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**IMPORTANT INFORMATION: This document must be fully completed or it will be returned.**

The Department of Liquor Licenses and Control must receive this application ten (10) business days prior to the event. If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local government before submission to the Department of Liquor Licenses and Control (see Section 15).

**SECTION 1** Name of Organization: Made In Clarkdale

**SECTION 2** Non-Profit/IRS Tax Exempt Number: 46-0870363

**SECTION 3** The organization is a: (check one box only)

- Charitable  Fraternal (must have regular membership and have been in existence for over five (5) years)  
 Religious  Civic (Rotary, College Scholarship)  Political Party, Ballot Measure or Campaign Committee

**SECTION 4** Will this event be held on a currently licensed premise and within the already approved premises?  Yes  No

Name of Business	License Number	Phone (include Area Code)

**SECTION 5** How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors? Please read R-19-318 for explanation (look in special event planning guide) and check one of the following boxes.

- Place license in non-use  
 Dispense and serve all spirituous liquors under retailer's license  
 Dispense and serve all spirituous liquors under special event  
 Split premise between special event and retail location

**(If not using retail license, submit a letter of agreement from the agent/owner of the licensed premise to suspend the license during the event. If the special event is only using a portion of premise, agent/owner will need to suspend that portion of the premise.)**

**SECTION 6** What is the purpose of this event?  On-site consumption  Off-site (auction)  Both

**SECTION 7** Location of the Event: On Main Street between 10th and 9th Streets

Address of Location: 1000-900 Main Street, Clarkdale, Yavapai, AZ 86324

Street	City	COUNTY	State	Zip
--------	------	--------	-------	-----

**SECTION 8** Will this be stacked with a wine festival/craft distiller festival?  Yes  No

**SECTION 9** Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Section 1. (Authorizing signature is required in Section 13.)

1. Applicant: Prud'homme-Bauer Robyn Cheryl 07/27/1954

Last	First	Middle	Date of Birth
------	-------	--------	---------------

2. Applicant's mailing address: POB 1138, Clarkdale, AZ 86324

Street	City	State	Zip
--------	------	-------	-----

3. Applicant's home/cell phone: (928) 300-1964 Applicant's business phone: (928) 300-1964

4. Applicant's email address: rcpbauer@gmail.com

**SECTION 10**

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?  
 Yes  No (If yes, attach explanation.)

2. How many special event licenses have been issued to this location this year? 2  
 (The number cannot exceed 12 events per year; exceptions under A.R.S. §4-203.02(D).)

3. Is the organization using the services of a promoter or other person to manage the event?  Yes  No  
 (If yes, attach a copy of the agreement.)

4. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds. The organization applying must receive 25% of the gross revenues of the special event liquor sales. Attach an additional page if necessary.

Name Made In Clarkdale Percentage: 100%

Address POB 161, Clarkdale AZ 86324  
Street City State Zip

Name \_\_\_\_\_ Percentage: \_\_\_\_\_

Address \_\_\_\_\_  
Street City State Zip

5. Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

**Note: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.**

"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT UNLESS THEY ARE IN AUCTION SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE"

6. What type of security and control measures will you take to prevent violations of liquor laws at this event?  
 (List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

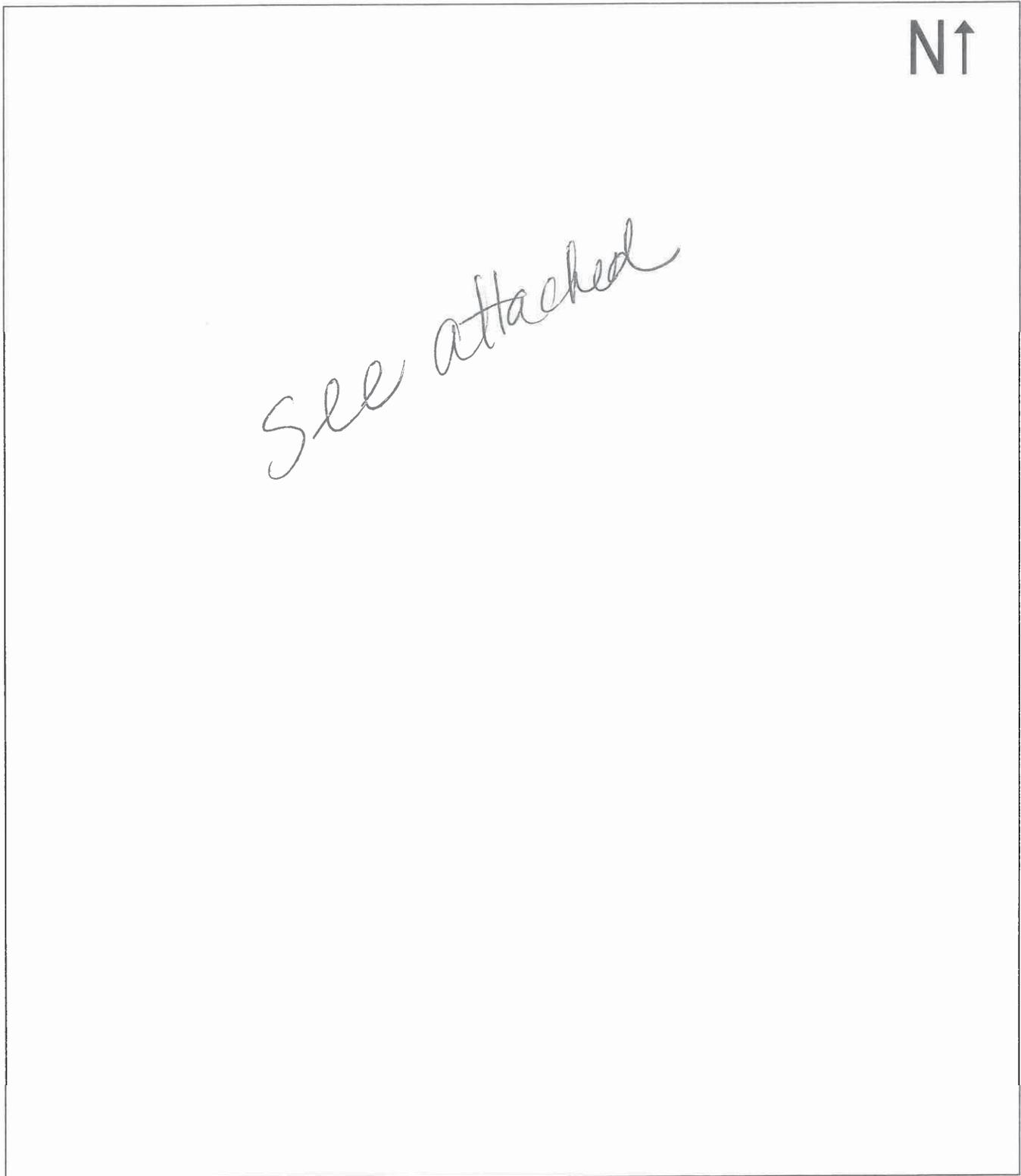
~~2~~ 8 <sup>70+</sup> Number of Police 3 Number of Security Personnel  Fencing  Barriers

Explanation: Barriers will be used to block the street and stancions with rope will mark the area for beer and food. Tickets for beer tasting will be sold at a single table where IDs will be checked and a wrist band placed on attendees.

**SECTION 11** Date(s) and Hours of Event. May not exceed 10 consecutive days.  
 See A.R.S. § 4-244(15) and (17) for legal hours of service.

	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>May 27, 2016</u>	<u>Friday</u>	<u>6 pm</u>	<u>9 pm</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY 10:	_____	_____	_____	_____

**SECTION 12** License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. The following space is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.



N↑

*see attached*



Google

Town Hall

Boat House

Main St

1st St

2nd St



U.S. Post

Downtown Block Party

**SECTION 13** To be completed only by an Officer, Director or Chairperson of the organization named in Section 1.

I, Robyn Prud'homme-Bauer

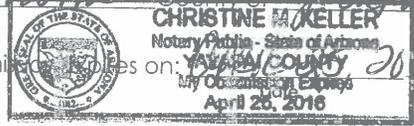
declare that I am an OFFICER, DIRECTOR, or CHAIRPERSON

(Print Full Name)  
appointing the applicant listed in Section 9, to apply on behalf of the foregoing organization for a Special Event Liquor License.

Robyn Prud'homme-Bauer (Signature) Treasurer (Title/ Position) 4/14/16 (Date) 928-300-1964 (Phone #)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> (Day) April (Month) 2016 (Year)

State Arizona County of Yavapai



My Commission Expires on April 25, 2016 Christine M Keller (Signature of Notary Public)

**SECTION 14** This section is to be completed only by the applicant named in Section 9.

I, Robyn Prud'homme-Bauer

declare that I am the APPLICANT filing this application as

(Print Full Name)  
listed in Section 9. I have read the application and the contents and all statements are true, correct and complete.

Robyn Prud'homme-Bauer (Signature) Treasurer (Title/ Position) 4/14/16 (Date) 928-300-1964 (Phone #)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> (Day) April (Month) 2016 (Year)

State Arizona County of Yavapai



My Commission Expires on April 25, 2016 Christine M Keller (Signature of Notary Public)

Please contact the local governing board for additional application requirements and submission deadlines. Additional licensing fees may also be required before approval may be granted. For more information, please contact your local jurisdiction: [http://www.azliquor.gov/assets/documents/homepage\\_docs/spec\\_event\\_links.pdf](http://www.azliquor.gov/assets/documents/homepage_docs/spec_event_links.pdf).

**SECTION 15** Local Governing Body Approval Section

I, Doug Von Gausig (Government Official) Mayor (Title)

recommend  APPROVAL  DISAPPROVAL

on behalf of Town of Clarkdale (City, Town, County) 5-10-16 (Date) 928639-2400 (Phone)

FOR DEPARTMENT OF LIQUOR LICENSES AND CONTROL USE ONLY

APPROVAL  DISAPPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**A.R.S. § 41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice**

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.



# Staff Report

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**Agenda Item:**            **Employment Contact renewal between the Town of Clarkdale and Ronald Ramsey** – Approval of renewing the Employment Contract for the Town Magistrate.

**Sponsored By:**        Doug Von Gausig, Mayor

**Staff Contact:**         Janet Perry, HR/Community Services Director

**Meeting Date:**         May 10, 2016

**Background:**            *Clarkdale Town Code Section 5-2-1 – The presiding officer of the Magistrate’s Court shall be the Town Magistrate, who shall be appointed by the Town Council.*

On May 25, 2010 Council unanimously approved the initial Employment Agreement between the Town and Ronald Ramsey to serve as Town Magistrate. Subsequently, in both May of 2012 and 2014 that agreement was renewed by unanimous vote. The terms of this two (2) year contract are again due for consideration of renewal effective 5/31/2016.

Mayor Von Gausig and Judge Ramsey have reviewed the contract renewal and both are in agreement to another two (2) year term with no material changes necessary. The resulting draft contract follows which illustrates pertinent date edits:

- Line 1 notation of updated/current contract dates;
- Section 2 dates extending the 2-year contract period to begin June 1, 2016 and end May 31, 2018.

**Recommendation:**    Approval to renew the Employment Contract with Judge Ronald Ramsey as Town Magistrate for another two (2) year term.



TOWN OF CLARKDALE  
39 N. NINTH STREET \* P. O. BOX 308  
CLARKDALE, AZ 86324  
928.639.2400 \* FAX 928.639.2409  
WWW.CLARKDALE.AZ.GOV

## EMPLOYMENT CONTRACT

THIS AGREEMENT made this ~~13th~~10th day of May, ~~2014~~2016, by and between the Common Council of the Town of Clarkdale, Arizona, hereinafter referred to as "The Council", and Ronald Ramsey, hereinafter referred to as "Ramsey",

Witnesseth:

WHEREAS, the Council desires to employ Ramsey as Town Magistrate of Clarkdale, Arizona, and provide for conditions of Ramsey's employment; and,

WHEREAS, Ramsey desires to be employed as Town Magistrate of Clarkdale, Arizona, under the terms and conditions outlined herein,

WHEREAS, the Town of Clarkdale Town Code, Section 3-2-6(B) provides for a two (2) year term; and,

WHEREAS, the Town of Clarkdale may consider consolidation of Court services in the future, including the Magistrate's Court, with another jurisdiction within the region pursuant to A.R.S. § 22-402;

NOW THEREFORE, in consideration of the mutual covenants, promises and payments hereinafter set forth, it is agreed between the parties as follows:

1. The Council hereby appoints Ramsey as Town Magistrate to perform the functions and duties specified in Section 3-2-6 of the Code of the Town of Clarkdale, Arizona, and such other reasonable functions and duties as the Council may direct.
2. The term of this appointment shall be for a period of two (2) years beginning June 1, ~~2014~~2016, and ending May 31, ~~2016~~2018, unless the Town enters into an Intergovernmental Agreement with another jurisdiction to consolidate Court services, including the Magistrate's Court, in which case this appointment will end upon the opening of the consolidated Magistrate's Court.
3. Ramsey hereby agrees to perform said duties to the best of his ability and at all times to uphold the canons of the Arizona Code of Judicial Conduct.
4. Pursuant to Section 3-1-1 of the Code of the Town of Clarkdale, the Magistrate may be removed by the Council only for cause.
5. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of Ramsey to resign at any time from the position of Magistrate.



6. In the event Ramsey voluntarily resigns as Magistrate with the Town before expiration of the term of employment, Ramsey shall give the Council sixty (60) days written notice, unless the parties otherwise agree in writing.
7. Ramsey's compensation for services rendered pursuant hereto shall be an Annual Salary of \$18,375 beginning July 1, 2012. This total annual salary will be payable in bi-weekly increments and is based on a fourteen (14) hour per week schedule, which is inclusive of any on-call time, travel and education that is necessary throughout the year. The expected typical work week will consist of eight (8) hours per week.
8. The Council agrees to budget and to pay for reasonable travel and subsistence expenses of Ramsey for short courses, institutes, seminars and conference that are necessary for his professional development and for the good of the Town. Ramsey shall be responsible for requesting funding for such expenses during the normal budget process for the Town.
9. Ramsey, as all employees, is subject to the Town of Clarkdale's Personnel Policy and Procedure Handbook. However, it should be noted that the Policy does not directly address employees who are directly appointed by the Town Council. Therefore, some adjustments may be necessary in the interpretation of the applicability of some sections of the Handbook.
10. Ramsey agrees to schedule a meeting with the Council on an annual basis to update the Council on the administration of the Clarkdale Magistrate Court and discuss budget and other issues for the upcoming fiscal year.
11. The Town shall defend, save harmless and indemnify Ramsey against any tort, professional liability claim or demand or other legal action, whether meritorious or not, whether groundless or otherwise, arising out of an alleged at or omission occurring in the performance of Ramsey's duties.
12. The Town shall also bear the full cost of any fidelity or other bonds required of Ramsey under any federal, state or local law or ordinance.
13. The text herein shall constitute the entire agreement between the parties. This agreement shall be binding upon the parties.

IN WITNESS WHEREOF, the Town of Clarkdale, Arizona, has caused this agreement to be signed and executed in its behalf by its Mayor, and duly attested by its Town Clerk, and Ramsey\_ has signed and executed this agreement, both in duplicate, the day and year first above written.



**TOWN OF CLARKDALE**  
39 N. NINTH STREET \* P. O. Box 308  
CLARKDALE, AZ 86324  
928.639.2400 \* FAX 928.639.2409  
WWW.CLARKDALE.AZ.GOV

---

APPROVED:

APPROVED AS TO FORM:

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

\_\_\_\_\_  
Robert S. Pecharich  
Boyle, Pecharich, Cline, Whittington &  
Stallings, Town Attorney

ATTEST:

ACCEPTED:

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

\_\_\_\_\_  
Ronald Ramsey



# Staff Report

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**Agenda Item:**           **PUBLIC HEARING:** A Subdivision Abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway Road in Clarkdale. This request includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor’s Parcel Numbers 406-21-026, 027, 027A, 028, 029, 030, 030A, 031, 032, 032A, 033, 033A, 034, 035, 036, 036A.

**Staff Contact:**           Beth Escobar, Senior Planner

**Meeting Date:**         May 10, 2016

**Background:**

Applicant is requesting an abandonment of a portion of the Paz & Cota Subdivision plat per Section 12-1-10 of the Subdivision Regulations. Applicant represents the owners of all of the lots to the east of the railroad right-of-way.

An abandonment of a subdivision is permitted per the Town of Clarkdale Zoning Code:

*‘If no lots in a subdivision ... have been sold within (13) months from the date of recordation and if all of the improvements have not been made within thirteen (13) months of recordation, the Council may ...determine whether the approval and recording of such final map shall be revoked.’*

**Subdivision:**

The Paz & Cota Subdivision was platted in 1917. It was platted with 40 blocks, each having several lots per block.

As with many older subdivisions, the Town of Clarkdale inherited the dedication on the plat which includes the road system. The roadway system has not been improved to Town standards. There is no Town water or wastewater infrastructure in the area.



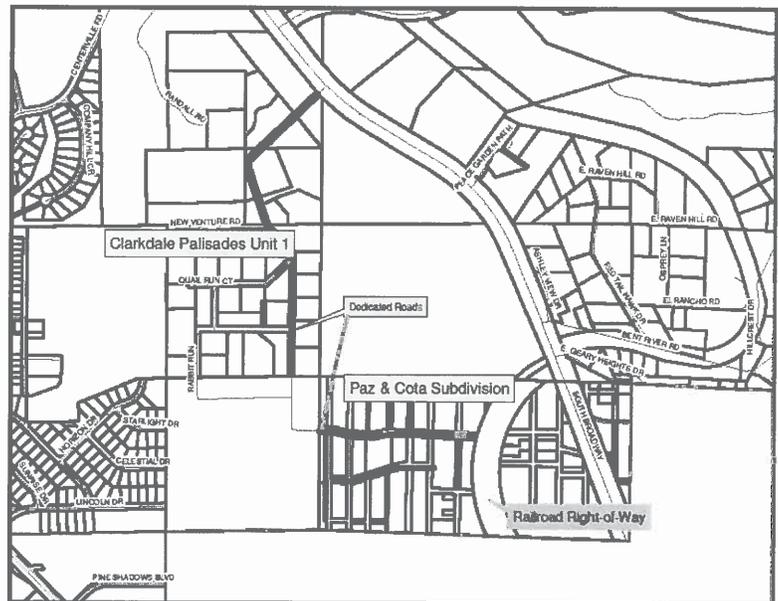
# Staff Report



The Paz & Cota subdivision is divided by an approximately 250-foot wide railroad right-of-way. The portion of the subdivision east of this right-of-way is the property being proposed for abandonment. The area involved is approximately 22 acres and includes blocks 28-40 encompassing 222 lots. The lots average 45-feet wide and 90-feet deep.

The portion of the Paz & Cota subdivision to the west of the railroad right-of-way has been developed with 12 existing single-family homes. The first home in this area was built in 1972. The road surface within the Paz & Cota subdivision with existing homes is gravel with no curb and gutters system.

The subdivision is accessed from Broadway Street to Palisades Drive to Verde Street. The streets within the Paz & Cota subdivision were dedicated as public streets as part of the plat. This dedication has carried over so that the roads are reflected as Town of Clarkdale right-of-way although they have never been improved and accepted into the Town's road system by Town Council.





# Staff Report

The roads in Clarkdale Palisades Unit 1 were dedicated as public right-of-way through the plat for this subdivision in 1972. The dedicated portion of Palisades Drive ends at the southern border of the Clarkdale Palisades Unit 1 subdivision. Approximately 230 feet of Verde Street is a non-dedicated portion of the access into the Paz & Cota subdivision.

## Compliance with Subdivision Regulations

Per Section 12-1-10.B, the request for abandonment of a subdivision shall be reviewed based on the following:

1. Correlation with the General Plan

The General Plan has this portion of the subdivision as Medium High Residential (MHR) with a maximum of 11 units per acre. Abandonment of the 22+ acre portion of this subdivision would revert the zoning of the property to R2 – Single Family and Limited Multiple Family Residential. This zoning district allows 2, 3 and 4 family dwelling units, excluding mobile homes with a minimum of 4,000 square feet per dwelling unit which calculates to 10 units per acre.



2. Correlation with proposed development in adjacent areas.

Although the western portion of the Paz & Cota subdivision was platted with big blocks with multiple lots, the area has developed with single family homes on lots of an acre or more in size.

3. Effect of such action on nearby existing development.

The applicant has informed staff that there are no immediate plans to develop the property. Any new subdivision or development of the property would be required to complete a public hearing process. The abandonment of the subdivision should have no immediate impact on the adjacent residential properties. Future development of the 22+ acre property would trigger the requirement for improvement and dedication of the sections of Palisades Drive and Verde Street on the adjacent parcel in addition to the development of a secondary access for the entire subdivision.

4. Access to all remaining parcels

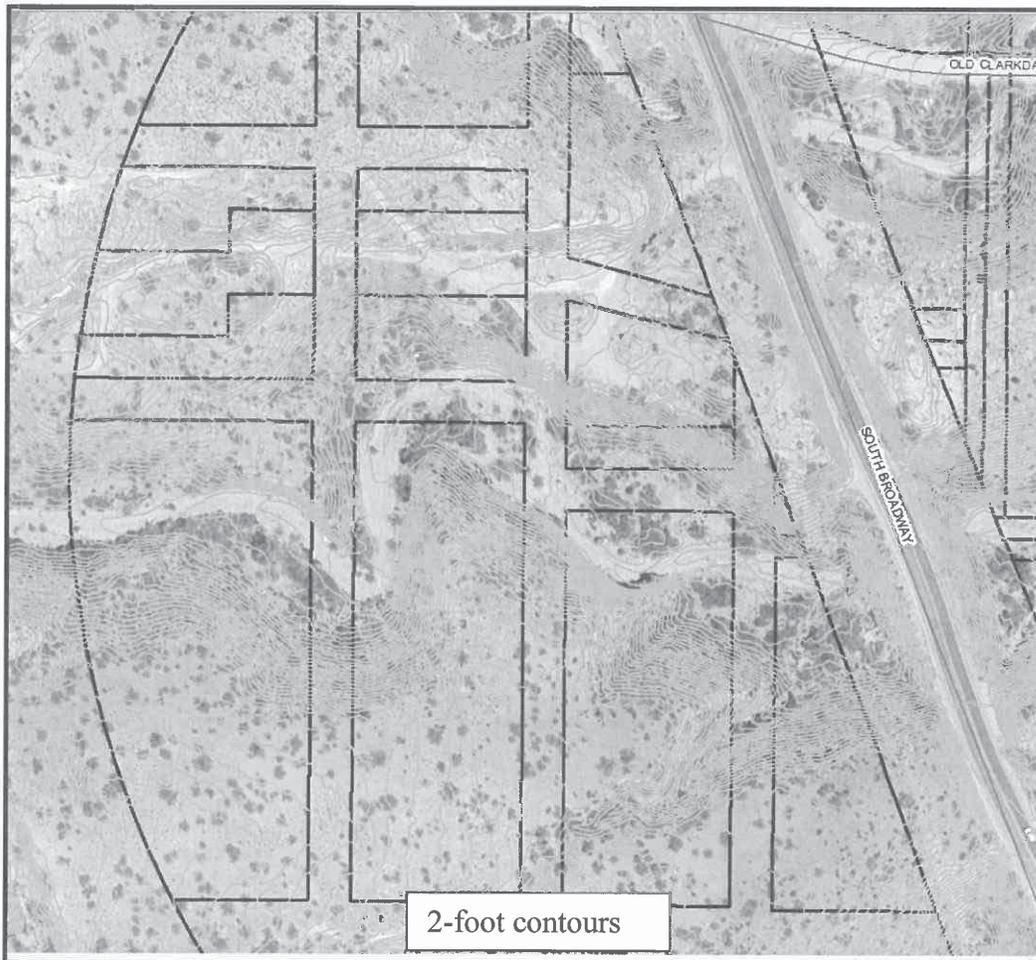
Abandonment of this portion of the subdivision would not affect access to any other developments.



# Staff Report

## Future Development

The applicant has no specific plans to develop the subject property at this time. With the R2 zoning, the property could be developed as a multi-family project. The zoning would allow approximately 200 multi-family units. However, a challenge to any future development is the existing topography.



A significant drainage feature, the north fork of Mescal Wash, traverses the southern portion of the property. There is also a drainage feature across the northeast corner of the property. A detailed engineering study of these drainage features would be required before any future development was permitted. These two major drainage features that traverse the property from west to east leave only the high plateau areas readily available for construction. The existing topography also makes it difficult to access this property from Broadway. In staff's opinion, only about one-third, or seven acres of the property, is really developable.



# Staff Report

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## **Public Participation**

Notices were sent to 32 property owners within 1,000 feet of the subject property. The property was posted and a notice was published in the Verde Independent.

As of the date of this report, staff has not been contacted by any public regarding this application.

## **Review**

The application was distributed to the Clarkdale Public Works and Police Departments and the Clarkdale Fire District. No comments or concerns from these reviewing agencies have been submitted.

## **Planning Commission**

The Planning Commission held a public hearing on this application on March 15, 2016. Three people spoke at this hearing:

- Nancy Furtal, Cornville: Asked what would be the process for future development on this parcel. Senior Planner Escobar responded any future development would need to go through a public hearing process and re-subdivision would require public hearings at the Planning Commission and Town Council. Ms. Futral asked if the parcel was split 5 times what would be required. Senior Planner Escobar explained this would be a minor subdivision and still require public hearings by the Planning Commission and Town Council.
- Fran Harris, Clarkdale: Asked about the railroad right-of-way. Senior Planner Escobar explained this would remain as platted.
- Jon Hutchinson, Clarkdale: Asked what the process for dealing with the railroad right-of-way would be for future development. Senior Planner Escobar explained the future developer would need to negotiate an easement across this right-of-way to access the subject property. There is also the possibility the subject property could be accessed from Broadway Road.

After consideration, the Planning Commission voted unanimously to recommend approval of the abandonment request.

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



# Staff Report

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Attachments:

1. Application including Letter of Intent, Surveys – before and after and original plat



# Staff Report

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

### Attachments:

1. Application including Letter of Intent, Surveys – before and after and original plat

Complete the following-Print or type (all blanks must be completed, if not applicable write "N/A"):

INFORMATION:

Property Address: 1100 South Broad Way Zoning: RR, Single Family and Limited Multi-Family  
(Attach separate sheet if necessary)

Applicant Name: Historic Icehouse LLC Applicant Phone # 928-699-4381

Applicant's Relationship to Property Owner: Owner

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest; fee, option, etc.)  
Fee Historic Icehouse LLC, interest LEM Lund 5%, GM Rutelli 45%, Jan Moeller 50%

Type of occupancy use(s)/classification(s) of any buildings on the property: Vacant

Square footage of proposed structure (broken down by use in a mixed use project): No structure

Request is abandonment of ROW Paz and Cota subdivision ARS § 28-7205(G) AND/OR, Abandonment Part of subdivision Plat section 12-1-10 TOWN Ordinance, see Attachment

Identify the person to serve as the contact person. This will be the only person notified by the Town of the meeting schedule. It will be his or her responsibility to notify the other parties who may be involved.

Name: Michael Mongini  
Mailing Address: 302 N. Verde St  
Flagstaff, AZ 86001  
Phone # 928-699-4381

OWNER CERTIFICATION:

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: [Signature] Date: 2-12-16

Name (Printed): Michael Mongini Telephone #: 928-699-4381  
Manager

Mailing Address: 302 N. Verde Town: Flagstaff State: AZ Zip Code: 86001

STAFF USE ONLY

Application Accepted By: [Signature] Date: 2/22/16 Time: 9:00 AM

Fee Received: 150.00 Projected Planning Commission Date: 4/19/2016

**PAID**  
ck # 2361

ATTACHMENT

TO APPLICATION BEFORE TOWN OF CLARKDALE, AZ, TO ABANDON CERTAIN RIGHT OF WAYS LOCATED WITHIN A PORTION OF PAZ and COTA SUBDIVISION, AND ABANDONMENT OF A PORTION OF THE PLAT.

This is a request by the property owner of all, one hundred percent (100%) of all the lots within the area shown in attached Exhibit A, described in the legal description attached hereto as Exhibit B. The total area within the described parcel totals 22.123 acres.

The request is twofold;

FIRST, to abandon the Right of Ways, as shown in pink in attached Exhibit C, pursuant to Arizona Revised Statutes Section 28-7205(3), to the adjacent land owner, Historic Icehouse LLC. The right of ways are only access to the parcels within said portion of the Paz and Cota subdivision, which is 100% owned by Applicant.

SECOND, and alternatively, request is for Partial abandonment of that portion of the plat of the Paz and Cota Subdivision shown on Exhibit A and described in Exhibit B, pursuant to the Town of Clarkdale Ordinance 12-1-10. The original Plat of the dedication for the Paz and Cota Subdivision is attached as Exhibit D, also known as LONG VIEW TOWNSITE. There are no restrictions or homeowners associations or other common areas contained in the Plat, nor are there any utilities contained in the plat. The Area is between the old UVX Railroad ROW, and old highway 89a, BROADWAY.

It is the best interest of the Town of Clarkdale; 1), to abandon the Rights of Way, in that they have not been improved nor maintained to Town Standard; and alternatively 2), to partially abandon that portion of the Paz and Cota Subdivision contained within the legal description attached as Exhibit B. Applicant will file with the Yavapai County Recorder sufficient Result of Survey to comply with the Partial abandonment of the Plat, to facilitate appropriate Assessor parcel numbers to be assigned.

EXHIBIT A  
ABANDONMENT OF RIGHT OF WAYS IN PAZ & COTA SUBDIVISION

ALL of the right of ways of all the Streets as recorded in the Plat of the Paz & Cota Subdivision, Long View Townsite, in the South half of the Northwest Quarter of Section 28, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, in the Town of Clarkdale, Yavapai County, Arizona, lying East of the UVX Railroad Right of Way and West of the Westerly right of way line of Old Highway 89A, also know as Broadway, as shown on the attached EXHIBIT A-1 which is made a part of this description by this reference.

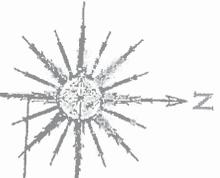
FOUND NW COR S28 T16N R3E  
1940 BLM BRASS CAP

CALCULATED N1/16TH  
FD 3/8 REBAR 3" NORTH  
OF POSITION

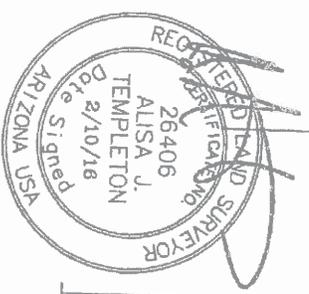
S 88°58'28" E 1789.40 (M)  
S 89°13'03" E 1795.35 (R2)

EXTREME MEASURES LAND SURVEYS, INC.  
extrememeasures@q.com Flagstaff, AZ  
928.853.3661

THIS PORTION OF PAZ&COTA  
SURVEYED IN 1978, RECORDED  
IN BK 2 OF SURVEYS, PG 128 YCR



1" = 200'  
20



EXPIRES 9/30/2016

THE BOUNDARY OF THIS PARCEL IS BASED UPON  
A SURVEY DONE BY ME. THE LOT LINES SHOWN FOR  
PAZ&COTA WERE ROTATED AND SCALED TO BEST FIT  
THE EXTERIOR BOUNDARY. THE RIGHT OF WAY WIDTHS  
WERE HELD AT RECORD AND LINED UP TO MATCH THE  
NORTH LINE OF VERDE ST WEST OF THE UVX R.O.W.  
BOOK 2 OF SURVEYS, PG 128 IS THE BASIS OF  
BEARING FOR THIS SURVEY. (R2) REFERS TO INSTRUMENT  
2014-0033477

N 87°38'48" W 1645.22'

FOUND 3" BC W1/4 S28  
MKD "MORGAN JOHNSON PE 4803"

UVX RAILROAD R.O.W.  
150 FEET

TOTAL AREA  
22.123 ACRES

PAZ & COTA SUB.  
LONG VIEW TOWNSITE  
BK 2 OF MAPS, PG 43, YCR

OLD HIGHWAY 894 (BROADWAY)

EIGHTH ST

VERDE ST

NINTH STREET

BOUNDARY STREET

TENTH ST

ELEVENTH ST

FD REBAR W/CAP  
LS 40829

LC=249.49(M) 204.33(R2)  
R=22918.30 (R2&M)  
Delta=0°37'25"  
CB: S 21°40'21" E  
CH: 249.49'

N 87°38'48" W 899.94 (M)  
N 88°08'04" W 945.26 (R2)

FD 3/4" RBR  
FD IN HH  
C1/4 S28  
S 87°38'31" E 108.73'

EXHIBIT A-1



EXHIBIT B  
RESULTING OVERALL LEGAL DESCRIPTION

ALL of that portion of the Plat of the Paz & Cota Subdivision, Long View Townsite, in the South half of the Northwest Quarter of Section 28, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, in the Town of Clarkdale, Yavapai County, Arizona, lying East of the UVX Railroad Right of Way and West of the Westerly right of way line of Old Highway 89A, also know as Broadway, more particularly described by metes and bounds as follows:

COMMENCING, for reference, at the Northwest corner of said Section 28;

THENCE South  $00^{\circ}08'25''$  West a distance of 2609.79 feet (Basis of Bearing as per Book 2 of Surveys, Page 128, hereinafter referred to as R1) to the Southwest corner of said South half of Northwest quarter of Section 28;

THENCE South  $87^{\circ}38'48''$  East along the South line of said South half of Northwest quarter of Section 28 a distance of 1645.22 feet to the intersection with the Easterly line of the UVX Railroad right of way and the TRUE POINT OF BEGINNING of this description, said point is the beginning of a non-tangent curve, concave to the East;

THENCE Northerly along said Easterly right of way line along a curve to the right with an arc length of 1457.90 feet, through a central angle of  $77^{\circ}44'24''$ , the radius of said curve is 1074.50 feet, the chord of which bears North  $06^{\circ}19'14''$  East for 1348.62 feet, to the intersection of said right of way line with the North line of South half of Northwest quarter of Section 28;

THENCE South  $88^{\circ}58'28''$  East along the North line of South half of Northwest quarter of Section 28 a distance of 203.80 feet to the intersection with the Westerly right of way line of Old Highway 89A, aka Broadway;

THENCE South  $21^{\circ}43'02''$  East along said Westerly right of way line a distance of 1229.11 feet to the beginning of a curve, concave to the Northeast;

THENCE Southeasterly along said curve to the left with an arc length 249.49 feet, through a central angle of  $00^{\circ}37'25''$ , the radius of said curve is 22918.30 feet, the chord of which bears South  $21^{\circ}40'21''$  East for 249.49 feet to the intersection with the South line of the South half of the Northwest quarter of Section 28;

THENCE North  $87^{\circ}38'48''$  West a distance of 899.94 feet to the Point of Beginning.

Said parcel of land contains 22.123 acres, more or less, as shown on the attached EXHIBIT B-1, which is made a part of this description by this reference.

EXTREME MEASURES LAND SURVEYS, INC.  
 extrememeasures@q.com Flagstaff, AZ  
 928.853.3661

FOUND NW COR S28 T16N R3E  
 1940 BLM BRASS CAP

S 88°58'28" E 203.80 (M)  
 S 89°13'03" E 231.70 (R2)

S 88°58'28" E 1789.40 (M)  
 S 89°13'03" E 1795.35 (R2)

CALCULATED N1/16TH  
 FD 3/8" REBAR 3" NORTH  
 OF POSITION

THIS PORTION OF PAZ&COTA  
 SURVEYED IN 1978, RECORDED  
 IN BK 2 OF SURVEYS, PG 128 YCR

UXX RAILROAD R.O.W.  
 150 FEET

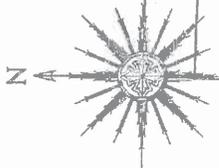
OLD HIGHWAY 89A (BROADWAY)

TOTAL AREA  
 22.123 ACRES

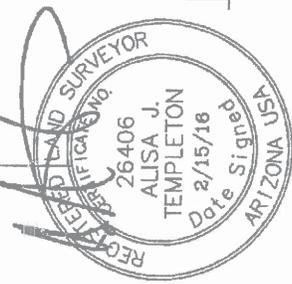
PAZ & COTA SUB.  
 LONG VIEW TOWNSITE  
 BK 2 OF MAPS, PG 43, YCR

LC=1457.90(M) 1398.04(R2)  
 R=1074.50 (R1 R2 M)  
 Delta=77°44'24"  
 CB:N 06°19'14" E  
 CH:1348.62

LC=249.49(M) 204.33(R2)  
 R=22918.30 (R2M)  
 Delta=0°37'25"  
 CB:S 21°40'21" E  
 CH:249.49



1"=200'



EXPIRES 9/30/2016

THE BOUNDARY OF THIS PARCEL IS BASED UPON  
 A SURVEY DONE BY ME AND IS TRUE AND CORRECT  
 TO THE BEST OF MY KNOWLEDGE.  
 BOOK 2 OF SURVEYS, PG 128 IS THE BASIS OF  
 BEARING FOR THIS SURVEY. (R2) REFERS TO INSTRUMENT  
 2014-0033477

N 87°38'48" W 1645.22'

FOUND 3" BC W1/4 S28  
 MKD "MORGAN JOHNSON PE 4803"

EXHIBIT B-1

N 87°38'48" W 899.94 (M)  
 N 88°08'04" W 945.26 (R2)

FD REBAR W/CAP  
 LS 40829

FD T-RAIL  
 S 87°38'31" E IN HH  
 108.73  
 C1/4 S28

S 00°08'25" W BASIS OF BEARING (R1&R2) 2609.79 (M) 2609.85 (R1)

200'00'

1/2"RBR

25

1/2"RBR

1/2"RBR

22

1/2"RBR

VERDE ST

1/2"RBR

23

1/2"RBR

1/2"RBR

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 extrememeasures@q.com Flagstaff, AZ  
 928.853.3661

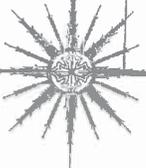
FOUND NW COR S28 T16N R3E  
 1940 BLM BRASS CAP

S 88°58'28" E 1789.40 (M)  
 S 89°13'03" E 1795.35 (R2)  
 CALCULATED N1/16TH  
 FD 3/8" REBAR 3" NORTH  
 OF POSITION

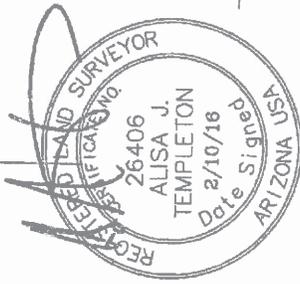
S 00°08'25" W BASIS OF BEARING (R1&R2) 2609.79 (M) 2609.85 (R1)

THIS PORTION OF PAZ&COTA  
 SURVEYED IN 1978, RECORDED  
 IN BK 2 OF SURVEYS, PG 128 YCR

UXX RAILROAD R.O.W.  
 150 FEET



1" = 200'



EXPIRES 9/30/2016

THE BOUNDARY OF THIS PARCEL IS BASED UPON  
 A SURVEY DONE BY ME. THE LOT LINES SHOWN FOR  
 PAZ&COTA WERE ROTATED AND SCALED TO BEST FIT  
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 NORTH LINE OF VERDE ST WEST OF THE UXX R.O.W.  
 BOOK 2 OF SURVEYS, PG 128 IS THE BASIS OF  
 BEARING FOR THIS SURVEY. (R2) REFERS TO INSTRUMENT  
 2014-0033477

N 87°38'48" W 1645.22'  
 FOUND 3" BC W1/4 S28  
 MKD "MORGAN JOHNSON PE 4803"

EXHIBIT "C"

S 88°58'28" E 203.80 (M)  
 S 89°13'03" E 231.70 (R2)

ED REBAR W/CAP  
 LS 28381 MINGUS

2000.00'

NINTH STREET

TOTAL AREA  
 22.123 ACRES

VERDE ST

LC=1457.90(M) 1398.04(R2)  
 R=1074.50 (R1 R2 M)  
 Delta=77°44'24"  
 CBN 06 19 17  
 CH:1348.62

VALLEY ST

PAZ & COTA SUB.  
 LONG VIEW TOWNSITE  
 BK 2 OF MAPS, PG 43, YCR

EIGHTH ST

TENTH ST

VALLEY ST

OLD HIGHWAY 89A (BROADWAY)

LOS 21°44'17" E 1229.41 (M)  
 21°43'08" E 1211.95 (R2)

LC=249.49(M) 204.33(R2)  
 R=22918.30 (R2&M)  
 Delta=0°37'25"  
 CBS 21°40'21" E  
 CH:249.49

ED REBAR W/CAP  
 LS 40829

N 87°38'48" W 899.94 (M)  
 N 88°08'04" W 945.26 (R2)

BOUNDARY STREET

FD 3/4" RBR  
 S 87°38'31" E IN HH  
 108.73  
 C1/4 S28

Exhibit "C"

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That we, Manuel Paz, and Susana M. Gota, being the owners of LONG VIEW TOWNSITE, situate in the South half of the Northwest quarter of Section twenty eight, Township sixteen, North, Range three, East, Gila and Salt River, Maricopa, Yavapai County, Arizona, do hereby dedicate to the use of the general public: FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, and ELEVENTH, also, OAK, COPPER, VERDE, DALE, BOUNDARY and VALLEY streets, together with all the alleys, lanes, and parks, which now or hereafter may be made, all to be for the use and benefit of the general public.

Manuel Paz  
Susana M. Gota.

State of Arizona  
County of Yavapai  
This instrument was acknowledged before me by Manuel Paz and Susana Gota this 12<sup>th</sup> day of June, 1912.

C. H. Rutherford,  
Notary Public.

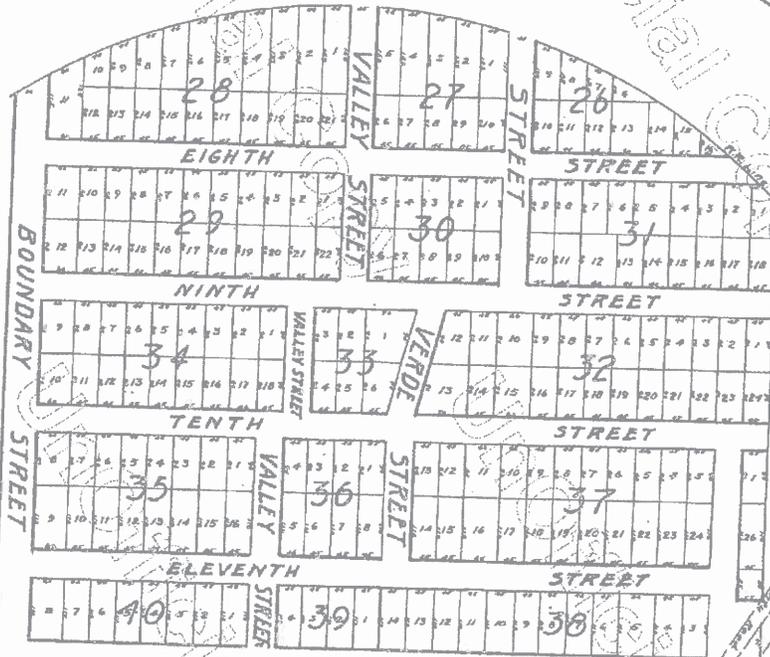
My Commission expires March 17, 1920.

8324.

Filed and recorded at request of C. H. Rutherford December 26<sup>th</sup>, A.D. 1912, at 2:00 o'clock, P.M., in Book 8 of Maps and Plans, Page 23, of Yavapai County, Arizona.

E. A. M. Swigain,  
County Recorder.

Indexed  
Copied  
Compared  
Paged



PAZ & GOTA SUBDIVISION

SE 1/4 Sec 28 T. 16 N. R. 3 E. S. 1 M.

LONG VIEW TOWNSITE

Scale (Reduced) 1 in = 111.

Exhibit "O"



# Staff Report

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**Agenda Item:**

**A SUBDIVISION ABANDONMENT REQUEST FOR THE PORTION OF THE PAZ & COTA SUBDIVISION EAST OF THE RAILROAD RIGHT-OF-WAY AND WEST OF BROADWAY ROAD IN CLARKDALE.** Discussion and possible action regarding a subdivision abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway road in Clarkdale which includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor’s Parcel Numbers 406-21-026, 027, 027A, 028, 029, 030, 030A, 031, 032, 032A, 033, 033A, 034, 035, 036, 036A.

**Staff Contact:**

Beth Escobar, Senior Planner

**Meeting Date:**

May 10, 2016

**Background:**

Applicant is requesting an abandonment of a portion of the Paz & Cota Subdivision plat per Section 12-1-10 of the Subdivision Regulations. Applicant represents the owners of all of the lots to the east of the railroad right-of-way.

An abandonment of a subdivision is permitted per the Town of Clarkdale Zoning Code:

*‘If no lots in a subdivision ... have been sold within (13) months from the date of recordation and if all of the improvements have not been made within thirteen (13) months of recordation, the Council may ...determine whether the approval and recording of such final map shall be revoked.’*

**Subdivision:**

The Paz & Cota Subdivision was platted in 1917. It was platted with 40 blocks, each having several lots per block.

As with many older subdivisions, the Town of Clarkdale inherited the dedication on the plat which includes the road system. The roadway system has not been improved to Town standards. There is no Town water or wastewater infrastructure in the area.



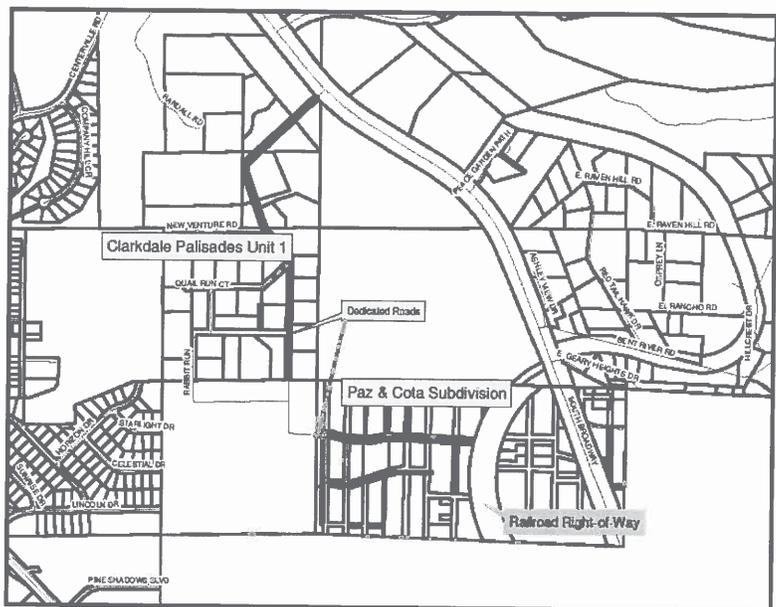
# Staff Report



The Paz & Cota subdivision is divided by an approximately 250-foot wide railroad right-of-way. The portion of the subdivision east of this right-of-way is the property being proposed for abandonment. The area involved is approximately 22 acres and includes blocks 28-40 encompassing 222 lots. The lots average 45-feet wide and 90-feet deep.

The portion of the Paz & Cota subdivision to the west of the railroad right-of-way has been developed with 12 existing single-family homes. The first home in this area was built in 1972. The road surface within the Paz & Cota subdivision with existing homes is gravel with no curb and gutters system.

The subdivision is accessed from Broadway Street to Palisades Drive to Verde Street. The streets within the Paz & Cota subdivision were dedicated as public streets as part of the plat. This dedication has carried over so that the roads are reflected as Town of Clarkdale right-of-way although they have never been improved and accepted into the Town's road system by Town Council.





# Staff Report

The roads in Clarkdale Palisades Unit 1 were dedicated as public right-of-way through the plat for this subdivision in 1972. The dedicated portion of Palisades Drive ends at the southern border of the Clarkdale Palisades Unit 1 subdivision. Approximately 230 feet of Verde Street is a non-dedicated portion of the access into the Paz & Cota subdivision.

## Compliance with Subdivision Regulations

Per Section 12-1-10.B, the request for abandonment of a subdivision shall be reviewed based on the following:

1. Correlation with the General Plan

The General Plan has this portion of the subdivision as Medium High Residential (MHR) with a maximum of 11 units per acre. Abandonment of the 22+ acre portion of this subdivision would revert the zoning of the property to R2 – Single Family and Limited Multiple Family Residential. This zoning district allows 2, 3 and 4 family dwelling units, excluding mobile homes with a minimum of 4,000 square feet per dwelling unit which calculates to 10 units per acre.



2. Correlation with proposed development in adjacent areas.

Although the western portion of the Paz & Cota subdivision was platted with big blocks with multiple lots, the area has developed with single family homes on lots of an acre or more in size.

3. Effect of such action on nearby existing development.

The applicant has informed staff that there are no immediate plans to develop the property. Any new subdivision or development of the property would be required to complete a public hearing process. The abandonment of the subdivision should have no immediate impact on the adjacent residential properties. Future development of the 22+ acre property would trigger the requirement for improvement and dedication of the sections of Palisades Drive and Verde Street on the adjacent parcel in addition to the development of a secondary access for the entire subdivision.

4. Access to all remaining parcels

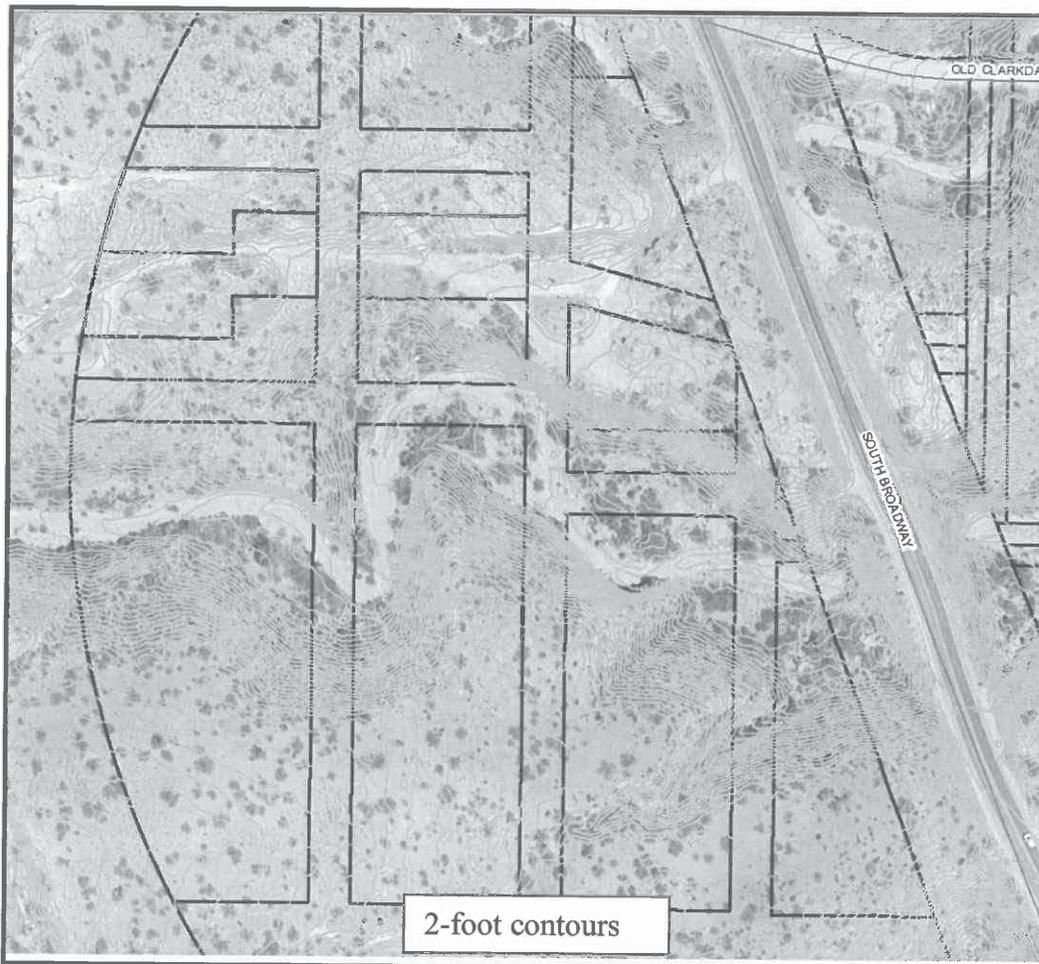
Abandonment of this portion of the subdivision would not affect access to any other developments.



# Staff Report

## Future Development

The applicant has no specific plans to develop the subject property at this time. With the R2 zoning, the property could be developed as a multi-family project. The zoning would allow approximately 200 multi-family units. However, a challenge to any future development is the existing topography.



A significant drainage feature, the north fork of Mescal Wash, traverses the southern portion of the property. There is also a drainage feature across the northeast corner of the property. A detailed engineering study of these drainage features would be required before any future development was permitted. These two major drainage features that traverse the property from west to east leave only the high plateau areas readily available for construction. The existing topography also makes it difficult to access this property from Broadway. In staff's opinion, only about one-third, or seven acres of the property, is really developable.



# Staff Report

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## **Public Participation**

Notices were sent to 32 property owners within 1,000 feet of the subject property. The property was posted and a notice was published in the Verde Independent.

As of the date of this report, staff has not been contacted by any public regarding this application.

## **Review**

The application was distributed to the Clarkdale Public Works and Police Departments and the Clarkdale Fire District. No comments or concerns from these reviewing agencies have been submitted.

## **Planning Commission**

The Planning Commission held a public hearing on this application on March 15, 2016. Three people spoke at this hearing:

- Nancy Furtal, Cornville: Asked what would be the process for future development on this parcel. Senior Planner Escobar responded any future development would need to go through a public hearing process and re-subdivision would require public hearings at the Planning Commission and Town Council. Ms. Futral asked if the parcel was split 5 times what would be required. Senior Planner Escobar explained this would be a minor subdivision and still require public hearings by the Planning Commission and Town Council.
- Fran Harris, Clarkdale: Asked about the railroad right-of-way. Senior Planner Escobar explained this would remain as platted.
- Jon Hutchinson, Clarkdale: Asked what the process for dealing with the railroad right-of-way would be for future development. Senior Planner Escobar explained the future developer would need to negotiate an easement across this right-of-way to access the subject property. There is also the possibility the subject property could be accessed from Broadway Road.

After consideration, the Planning Commission voted unanimously to recommend approval of the abandonment request.

**Recommendation:** Approve the application as recommended by the Planning Commission



# Staff Report

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**Agenda Item:**           **FISCAL YEAR 2016-2017 PRELIMINARY BUDGET WORKSESSION**– A worksession with the Council regarding the Preliminary Budget for FY 16-17.

**Staff Contact:**       Kathy Bainbridge, Clerk/Finance Director

**Meeting Date:**       May 10, 2016

**Background:**       An updated Power Point presentation of the 2016-2017 Fiscal Year Preliminary Budget will show the combination of projected expense and revenue reductions/increases throughout the Enterprise Funds which include the Water Fund, Sewer Fund, Sanitation Fund and Cemetery Fund. These projections have been fine-tuned as we continued to receive additional information over the last two months.

**Recommendation:**   This is a worksession only and no action by Council is required.