

**Minutes of a Regular Session of the Common Council of the Town of Clarkdale
Held on Tuesday, May 10, 2016**

A Regular Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, May 10, 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 6:00 P.M. by Mayor Von Gausig.

Town Council:

Mayor Doug Von Gausig

Councilmember Bill Regner

Vice Mayor Richard Dehnert

Councilmember Curtiss Bohall

Councilmember Scott Buckley

Town Staff:

Town Manager Gayle Mabery

Town Clerk/Finance Director Kathy Bainbridge

Community Development/Economic Director Jodie Filardo

Senior Planner Beth Escobar

Utilities/Public Works Director Wayne Debrosky

Police Chief Randy Taylor

Deputy Clerk Mary Ellen Dunn

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

There was no public comment.

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 –

- 04/16/16 – Attended bank robbery reenactment
- 04/20/16 – Attended Volunteer Appreciation Ceremony and dinner
- 04/16 – Attended Nursery Rhymes Human Trafficking screening of video and forum at MUHS
- 05/02/16 - Met with Congressman Gosar for Clarkdale-Jerome students artwork award
- 05/07/16 – Attended Verde Valley Wine Festival
- Attended Mayors and Managers meeting

Vice-Mayor Dehnert's Report –

- 04/16/16 – Participated in Bank robbery reenactment
- 04/20/16 – Attended Volunteer Appreciation Ceremony and dinner
- 04/23/16 – Attended fundraiser for Habitat for Humanity at Town Clubhouse
- 04/28/16 – Attended NACOG Regional Council Meeting in Prescott Valley
- 04/29/16 – Attended Clarkdale's Strategic Planning meeting
- 05/02/16 - Met with Congressman Gosar
- 05/07/16 – Attended Verde Valley Wine Festival

Councilmember Bohall's Report –

- 04/16/16 – Attended Historic Home Tour
- 04/20/16 – Attended Volunteer Appreciation Ceremony and Dinner
- 04/29/16 – Attended Strategic Planning meeting
- 05/04/16 – Attended Open House at AZ One
- 05/07/16 – Attended Verde Valley Wine Festival

Councilmember Regner's Report –

- 04/16/16 – Participated in bank robbery reenactment and several rehearsals prior to event
- 04/20/16 – Attended Volunteer Appreciation Ceremony and Dinner
 - Chaired VVBAC for Yavapai College
- 04/29/16 – Attended Strategic Planning meeting
- 05/07/16 – Attended Verde Valley Wine Festival

Councilmember Buckley's Report –

- 04/15/16 – Attended NAMWUA meeting
- 04/28/16 – Attended CMAR selection committee meeting for upper Clarkdale Water Main Line project
- 04/29/16 – Attended Strategic Planning meeting
- 05/07/16 – Attended Verde Valley Wine Festival

Town Manager Mabery's Report –

Reminders:

- 05/13 – 05/14/16 - AZ We Dance event and sponsoring first pre-season concert in the park featuring the band "Maivish"
- 05/27/16 – First Downtown Block Party of the Season sponsored by Downtown Business Alliance (two additional in June and July)
- 06/04/16 – Sentimental Journey kicks off Concerts in the Park season from 7 – 9 p.m.
- 06/09 – 12/16 - Jerome Film and Music Festival – featuring 24 feature films, 84 shorts and 17 music videos

- Town Business Offices will be closed May 30th for Memorial Day; emergency services available
- Legislature adjourned this weekend and are still awaiting outcome of a number of bills that have been forwarded to the Governor for signature, i.e., short-term rental bill. Governor vetoed a community facilities district bill (bill the League lobbied against). Complete update from League will be presented in a couple of weeks.
- Verde Valley Fire District and Clarkdale Fire District have voted to consolidate and will be effective July 1st. There will be three seats up for elections. Board candidate packets will be available mid-June to be returned by the end of August.
- Other election news: Town of Clarkdale currently has three council positions up for election – two 4-year council positions and one 4-year mayor position. The Mayor and Vice Mayor have both turned in their exemption statements and are carrying petitions. Packets are due back June 1st at 5 p.m.; also on the ballot - Proposition 434 (Permanent Base Adjustment). No arguments for or against have been submitted at this time.

Organizational Reports – Reports regarding regional organizations.

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

- VVTPO – no report
- CAT – no report

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

04/28/16 in Prescott Valley –

- Chris Fetzer reported that he and senior management are planning to provide greater outreach to member communities;
- NACOG staff has completed drafting of policies and procedures and personnel rules and regulations; senior management will begin development of strategic plan;
- Headstart program will participate in a Yavapai College Cohort Program expected to launch in August;
 - underwent surprise Child and Adult Food Program audit which went extremely well;
- Economic Development – approved POWER grant application to help study impact of anticipated shutdown of Navajo generating station several years from now;
- CDBG Grant Applications were approved;
- Area Agency on Aging – state legislature has made no increase in funding while currently 265 persons are on the wait list for services;
- TPAC – legislature was expected to make a one time appropriation of \$96 million to the HURF but a transfer out of that fund is also expected resulting in a net difference of -\$8 million.

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

04/15/16 in Prescott Valley –

- Group voted not to provide a sponsorship of the Water Use Conference in Flagstaff;

- Consideration of letter of support of HR 4615 which eliminates 1099 for rebates exceeding \$600

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 –

- Responses to questionnaire were solicited and surveys will be compiled and reviewed at next meeting;
- Public comment item will be added to future meetings' agenda;
- Discussion of planning an Upper Verde Town Hall to gain public support in support of mission.

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
- 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 Contract renewal between the Town of Clarkdale and Ronald Ramsey**
– Approval of renewing the Employment Contract for the Town Magistrate.

Mayor Von Gausig pulled item D.

Vice Mayor Dehnert moved to accept Consent Agenda items A, B, C, E, and F as presented. Councilmember Regner seconded the motion and the motion passed unanimously.

- D. Acceptance of Resignation of Community Services Commissioner** – Discussion and consideration of the Resignation of Community Services Commissioner, Shannon Westcott.

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 was provided.

Councilmember Regner moved to accept resignation of Community Services Commission Chair Shannon Westcott. Councilmember Buckley seconded the motion and it passed unanimously.

NEW BUSINESS

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.

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.

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

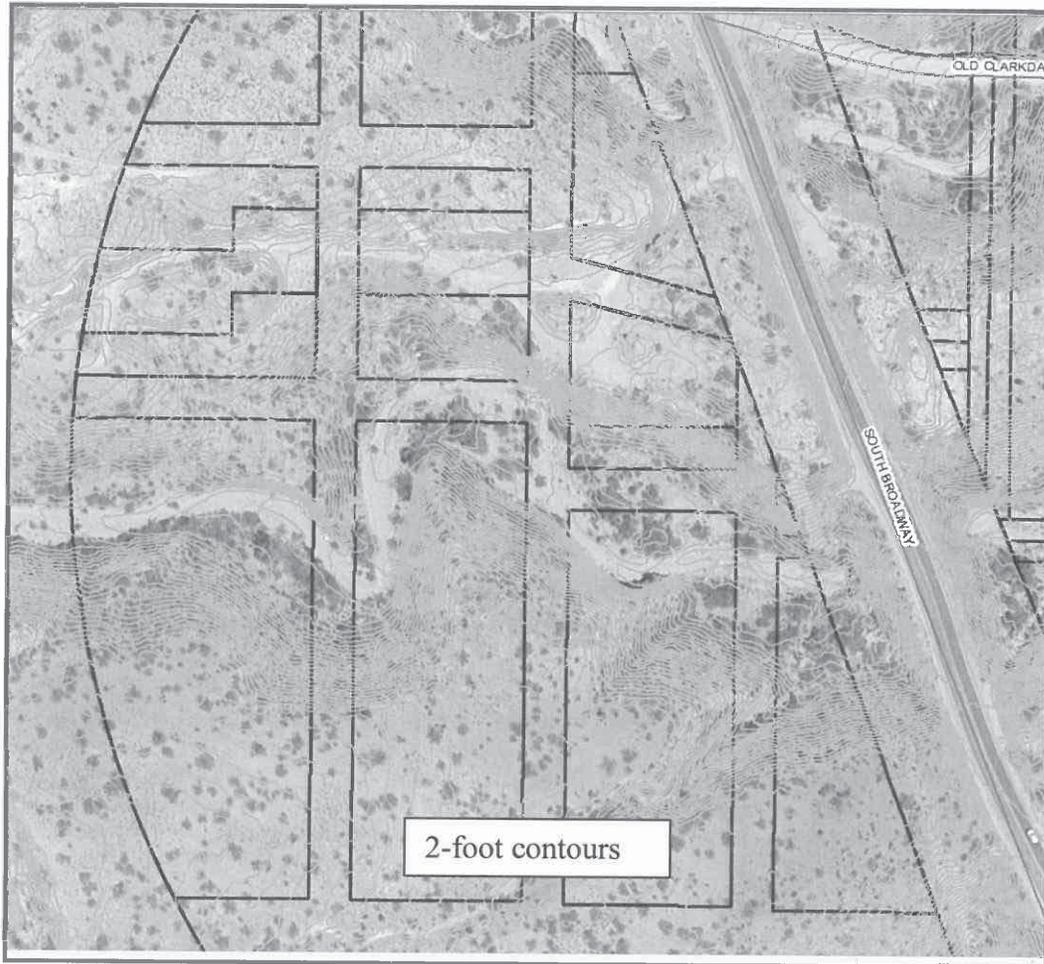
Per Section 12-1-10.B, the request for abandonment of a subdivision shall be reviewed based on the following:



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.

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.

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.

Senior Planner Beth Escobar gave a brief summary of the agenda item and noted that Mike Mongini was in attendance as a representative for the applicant.

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

This is a Public Hearing only, no action required.

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.

Discussion followed regarding historical aspects of this site and Escobar clarified status of streets and rights of way. She agreed that by voting to abandon this portion, the Council would be agreeing to abandon any rights or responsibilities to the section.

Councilmember Buckley moved to approve a subdivision abandonment request for the portion of the Paz and Cota subdivision east of the railroad right of way west of Broadway Road in Clarkdale. Vice Mayor Dehnert seconded the motion and the motion passed unanimously.

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

ADJOURNMENT – Without objection, Mayor Von Gausig adjourned the meeting at 6:45 P.M.

APPROVED:

Richard Dehnert
Richard Dehnert, Vice Mayor

ATTESTED/SUBMITTED:

Kathy Bainbridge
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 10th day of May, 2016. I further certify that meeting was duly called and held and that a quorum was present.

Dated this 25 day of May, 2016.

SEAL

Kathy Bainbridge
Kathy Bainbridge, Town Clerk