

Minutes of a Special Meeting of The Common Council of The Town of Clarkdale
Held on Friday, October 10, 2003, in the Clark Memorial Library ,
Basement Meeting Room, 39 North Ninth Street, Clarkdale, Arizona.

A special meeting of the Common Council of the Town of Clarkdale was held on Friday, October 10, 2003 at 8:00 a.m. in the Clark Memorial Library, Basement Meeting Room, 39 N. Ninth Street, Clarkdale, Arizona.

Town Council:

- Mayor Michael Bluff
- Vice Mayor Ellie Bauer
- Council Member David Leibforth
- Rex Williams
- Tom Groom

Town Staff:

- Town Manager Gayle Mabery
- Planning Director Lyle Richardson
- Interim Public Works Dir. Alison Pujari
- Town Clerk Joyce Driscoll
- Town Attorney Robert Pecharich
- Finance Director Coleen Gilboy
- Interim Fire Chief Don Eberle
- Police Chief Pat Haynie
- Planner II Steven Brown

Others in Attendance

- Pat Williams

CALL TO ORDER: The meeting was called to order at 8:25 a.m.

WORKSESSION - A worksession between the Council and the Town Staff on Strategic Planning, Priority Identification and possible Staff Direction regarding the following issues:

- A) Review of the 2002 Strategic Planning issues and their status (Wastewater, Water, Planning Department Priorities, Community Building, and Economic Development).

Wastewater

It was noted that the Development Agreement Revision was completed with Phelps Dodge regarding Verde Valley Ranch. Discussions with Phoenix Cement are on-going, but have not been completed due to scheduling problems with the Phoenix Cement Board Discussion followed regarding the wastewater needs for the developments coming in. The capacity needs of the developments may be met by forming districts and fast-tracking the building of the new plant. Currently 100,000 - 130,000 GPD capacity is

of Directors. Stantec Engineering has developed two preliminary effluent disposal routes and the second route has potential for expanding into several areas. It was discussed that a route must be decided upon so that planning and funding decisions can move forward. The first alternative is the Phoenix Cement Route that follows the railroad right-of-way from the existing wastewater treatment facility to Phoenix Cement, where effluent would be used for land application (spray irrigation). The second alternative would take the line from the plant to Centerville (allowing watering of Centerville Park) cross 89A to the Cemetery (allowing the watering of the cemetery). It could be routed through a proposed new development behind the fire station (referred to as the Mountain Gate Development) for open space and parks in the development and discharge into Deception Wash. This route also has the potential to expand to serve the Clarkdale-Jerome School and the Clarkdale Park.

Discussion continued regarding Phoenix Cement. It was noted that with their modernization project, the use of water in their process has been dramatically reduced. Effluent would only be used for dust control and be spray irrigated on their vacant lands.

Discussion centered about the 2nd alternative effluent route. The consensus was that routing the line through the new development would be the most cost effective since existing roads would not be torn up and replaced, and the water can be used for park sites and public landscape areas. Town Manager Mabery stated that the developer has expressed an interest in working with the Town on this. It was clarified that it is not the intent of the town to give away effluent, but to receive compensation for it.

The new plant could be completed in three years, with less than one year to break ground. With the Development Agreement Revision with Phelps Dodge, the Town now has the treatment plant plans. The Town's wastewater engineer,

Stantec, feels that only minor changes are necessary to the plans.

The cemetery could only support 80,000 GPD spray irrigated effluent. Discussion moved to the remediation for the mine tailings. It was reported that Phelps Dodge is seeking an amendment to their Aquifer Protection Permit to cap the tailings without a golf course, though a golf course could be added later with improvements to the cap. It is estimated that one acre can support 8,000 GPD, therefore another 25 acres would be necessary for the town to spray irrigate its current effluent during the interim time while the wastewater treatment facility is being built. Several options for spray irrigation sites were discussed.

The consensus of the discussion was:

- Pursue the construction of an effluent line that will facilitate the best options for short and long-term disposal needs. Investigate available parcels, including, but not limited to the Mountain Gate subdivision, the Valley View Cemetery, Clarkdale-Jerome School property and on town park areas.
- Meet with interested developers/stakeholders to determine if we can partner with them through formation of an improvement district to expedite wastewater treatment plant expansion.
- Maintain the understanding that reclaimed water will be sold to future users.
- Keep communication open with Phoenix Cement regarding disposal option on their property.
- Two applications to be submitted in early 2004 to Rural Development for funding, 1) effluent line and 2) plant construction for costs benefitting existing customers. Funding for remainder of the plant will likely be achieved working with WIFA through improvement districts.

Water

It was noted that progress had been made in the acquisition of water companies and that the Council is up to date via executive sessions. It was noted that the Town should keep communications open with Phoenix Cement about potential water development projects on their site. Town Manager Mabery stated that unofficially, Jerome has been notified by Cottonwood Water Works that they have no capacity to serve their proposed 20 unit adjacent to the Old Jerome Cemetery, and that Jerome would have to develop a water source and turn it over to Cottonwood Water Works in order for the subdivision to be serviced. An interest was expressed in confirming, through the Arizona Corporation Commission, the service requirements for a private water company with regard to providing the water source.

Planning Department

Priority projects from the 2002 Strategic Planning Session were discussed. The Site Plan Review Ordinance has been completed, although it took longer than originally expected. The Planning Department and Commission are currently working on revisions to major/minor subdivision process, and have established a target date of January, 2004 to forward a recommendation to Council. The third priority for the Planning Department from 2002 was the revisions to commercial and industrial sections of Zoning Code as outlined in General Plan. This project will be initiated when the major/minor subdivision process is complete.

The consensus of the group was to leave the 2002 priorities for the planning department in place, and not add additional priorities. The processing of the upcoming development applications, and the shortages of staff over the next few months will impact the department's ability to take on additional new projects.

It was noted that staffing levels may impact the scheduling of the major/minor subdivision process,

and the initiation of the revisions to the commercial and industrial zoning ordinances.

A meeting was set for October 30th, 6 p.m., on “Examining the Roles in Clarkdale Government: Council, Boards and Commission, Staff and the Public”; will be facilitated by Cathy Connolly, Executive Director of the League of Arizona Cities and Towns. In addition to a general examination of roles and responsibilities, this topic is meant to cover all of the following items, which were submitted for consideration as topics for Strategic Planning: 1) Staff Role with Boards and Commissions; 2) Staff Training and Development; 3) Council/Staff Teamwork: How Can We Work Together to Provide Greater Efficiency; 4) Regional Outreach: Direction by Council to Representatives on Area and Regional Boards; 5) What is the Role of Public Input in the Council’s Decision Making Process?; and, 6) How to Tap Community Resources.

Commissioner Leibforth requested that board and commission agendas start going out to the press.

Councilmember Williams acknowledged the Police Explorers group and the Clarkdale Chamber of Commerce Block Parties as two good examples of community building activities that have occurred and grown in the past year.

B) Fire and EMS services.

The group briefly reviewed the Fire Department Study Committee Report that was given to Council in a worksession in August. The current status of the town’s Fire Department was discussed. The consensus was in agreement with the committee findings that the Town does not have the financial resources to provide an appropriate level of service to the community. The Fire Department currently has only one person on per shift, which places an unreasonable expectation on that person, and on the agencies that respond with us under our Automatic Aid Agreements.

Mayor Bluff discussed the option of forming a

Community Building

Clarkdale District or joining another district. Councilmember Groom stated that, in addition to the district’s property tax levy, fire districts receive revenue from the County’s Fire District Assistance Tax (FDAT). The FDAT revenue is based on a percentage of the District’s budget (typically 20%) but is capped at \$300,000 per district. He noted that if Verde Valley Fire District (VVFD) were simply to annex the lands of Clarkdale into their district, the district is already receiving the maximum contribution of the FDAT and would not receive more funds from the tax. However, if Clarkdale formed a separate district, it would be eligible for funding through the FDAT. If the District Board chose to do so, the Clarkdale Fire District could simply enter an IGA with either the Verde Valley Fire District or the Cottonwood Fire Department to provide the services to the area, and use the Clarkdale Fire District’s tax assessments and share of the FDAT to fund the IGA.

Discussion continued regarding this scenario. It was discussed that Clarkdale, not having a fire department, could lower its portion of property taxes, however citizens in the district would have a tax on their property tax bill for the district. Town Attorney Pecharich stated that the town could spend money to promote the district because the forming of the district would not be through an election.

Interim Fire Chief Eberle stated that the desired increase in the level of service for the citizens could be achieved under this scenario.

The consensus was as follows:

- The Town of Clarkdale should take the lead in the process to form a Clarkdale Fire District and encourage that District to contract with another district to provide Fire/EMS services.
- Staff should schedule worksessions between Clarkdale/Jerome Councils and Clarkdale/

Cottonwood Councils to discuss Clarkdale's plan and extend an invitation to those communities to join in the process if they desire.

- Authorized the Town Manager to hire someone whose sole responsibility would be

Vice Mayor Bauer stated that the designation of part of Clarkdale as a historic district was done by citizens. She gave the background of the Downtown Revitalization project and noted that Transylvania, the entity which owns some of the downtown, has a new management team.

Town Manager Mabery noted several long range issues with regard to the Historic District: 1) Creation of an historic overlay zone is listed in the General Plan and has been noted as important issue for the preservation of the historic character of the area, and; 2) increasing development proposals on the fringe of the district make it imperative for the Town to take actions to retain the uniqueness of the Historic District, while finding ways to appropriately link it with the new developments that will occur.

Interim Public Works Director Pujari gave an update on the Downtown Revitalization Project, stating that the 95% plans were completed and ready to submit to ADOT, however she questions regarding the landscaping proposed in the plan. The landscaping is estimated to take 55,000 gallons of water per month to support, the equivalent of five households. Discussion followed as to landscaping options, planting just the trees, adding ground cover later, etc. It was noted that revising the landscape options at this point would delay the submission of plans to ADOT, and require additional fees to be paid to RNL Design.

Vice Mayor Bauer discussed the possibility of placing conduit under Main Street during the project construction for future fiber optic cable. It was noted that this should not hold up the plans, but be coordinated with the project and paid for separately. It was also noted that fiber optics may need to be

to guide the district formation process.

- Renew the contract with Verde Valley Fire District for administration services in the interim time frame.
- C) Clarkdale's Historic District, Preservation and Revitalization.

placed in the alleys instead of the street. Discussion followed as to the project time frame, and it was noted that, as long as the ADOT reviews move according to schedule, the project should go to construction in summer, 2004.

The issue of parking in upper Clarkdale was discussed. Town Manager Mabery stated that when the lease with Transylvania for the lot across from Main Street was renewed, the Town expressed an interest to purchase. Transylvania however, would not put a lease purchase option in the agreement due to transitions in control of the company that were occurring at that time.

The consensus was as follows:

- Leave landscaping as indicated in the 95% plans for the Downtown Revitalization, submit plans to ADOT without changes.
- Staff pursue purchase of lots across Ninth Street from Town Hall for parking for the business district.
- Consider the sale to portions of public right-of-ways that dead end, specifically 12th Street in upper Clarkdale, to fund public parking acquisitions. Staff to develop a list of properties that might be available to sell to generate other revenues.
- After the Town Attorney's review, schedule ADOT contract for improvements on upcoming council agenda.

D) Building a Diverse Tax Base.

Vice Mayor Bauer commented that the Highway 89A project will be a tremendous step in meeting the needs of the growing community.

The Highway 89A project (slated for construction in 2007) was discussed, including the proposed roundabouts, median and right turns only. It was reported that Arizona Department of Transportation is considering not doing the realignment of Blackhills Drive and businesses have proposed adding additional roundabouts. Planning Director Richardson stated that he has done some research with the private sector and the trend is that developers and scouts for businesses are beginning to favor roundabouts as opposed to traditional signals.

Developer incentives was discussed. The councilmembers were in favor of incentives, though Mayor Bluff discussed an idea to exchange incorporated areas with the City of Cottonwood, they exchanging 89A frontage for low density residential lands on the west side of town.

The consensus of the discussion was as follows:

- Express to businesses, commercial/industrial developers that the town welcomes their development interest and is willing to negotiate business attraction packages.
 - Councilmember Williams will take lead in working to bring businesses to Clarkdale, and will direct his contacts to staff once he develops a lead with a potential commercial/retail/industrial developer or business.
 - This must be a team effort, and staff and council will keep each other updated regarding contacts and discussions.
 - An economic development staff person would be helpful, but funding is not available at this time.
- E) Smart Growth - Criteria and decision making regarding future growth, existing plans and current projects.

Councilmember Leibforth introduced this item. He stated he wished to discuss ways sustainable growth

not in favor of a 'shopping list' of specific incentives.

Rather, it was felt that letting the development community know that the Town was willing to negotiate would be better. It was also discussed that the town can market to potential commercial developers it will have its staff available to them. Challenges of drawing commercial development were discussed, such as not having an economic development director and the conflict of needing the staff to get the development but lacking the revenue base to afford to hire staff.

could be done and that the town is in a position to have some control over how it grows. Discussion included how, under present law, local jurisdictions may not make decisions based on water availability. He noted that infrastructure, not only water, is needed to attract development. Councilmember Leibforth stated that it needs to be discussed what types of growth the town wants and can sustain while preserving quality of life.

Vice Mayor Bauer discussed cultural tourism and the fact that the needs to attract tourists should not come before the community's needs. She noted that great attractions, like the 4th of July event, the community is behind.

Town Manager Mabery relayed information she learned at a recent Rural Development Conference. She stated that a driving factor for economic success is to have good quality jobs. Communities attract talented persons and jobs by 1) being pedestrian friendly (trails, etc.); 2) having old buildings; 3) having after hours opportunities; 4) having accessible natural resources; and 5) opportunities to get involved in the community.

Vice Mayor Bauer stated that Clarkdale is the home of many innovations that need to be promoted. Mold In Graphics, Alcora Marble, and Reactive Metals are good examples of founders of an industry who are living and working in our community.

Town Manager Mabery referenced Boise's river walk which pulls people into their community.

Other examples were shared, St. George, San Antonio, etc. Marketing Clarkdale's unique opportunities, including birding opportunities, historical awareness/museum, proximity to other destinations, etc. was suggested.

The consensus of the discussion was as follows:

- A combination of items contributing to overall 'quality of life' (and the marketing of these) will be necessary to attract people and therefore, businesses to Clarkdale.

Councilmember Leibforth stated that he would like to see public access, trails, etc. and eco-tourism take place. He stated that his preference would be to not have residential development at the site. Discussion followed concerning what portions should be preserved. Councilmember Leibforth stated that it would not make sense to preserve the greenway, lake and marsh without the remaining lands in the middle.

Vice Mayor Bauer stated that the area needs to be sustainable and that the original development proposal took a very traditional approach by having some commercial development which would support the people living in the development a school site and a hotel site. She noted that this particular area lends itself well to experimental housing concepts, solar energy generation facilities, research facilities, public spaces such as amphitheatres, and hotel/lodging. It was discussed that some types of development could be located on the arterial roads; Tuzigoot Road and Sycamore Road.

Town Manager Mabery reported that Phelps Dodge has indicated to TPL that they will talk with them, but that any potential purchase must be for the entire 977 acres, and not just for select portions of it.

Councilmember Williams stated his concerns about comparisons to the preservation of this area with a "central park" type of amenity. He was also very

At 2:35 p.m. a ten minute break was taken.

G) Peck's Lake Area and the Verde Valley Ranch Development.

Mayor Bluff stated that the Trust for Public Lands (TPL) has been talking with Phelps Dodge regarding purchasing lands in the Peck's Lake area. TPL got involved with the project at the request of the Town of Clarkdale in January, 2001. He noted that TPL does not want to facilitate the purchase unless the town is behind them doing so. Mayor Bluff asked the Councilmembers for their input.

concerned that, under the conservation proposal, recreational access in the area would only be allowed through payment of fees. He noted that his research shows that hotels in the Verde Valley are booked up in October and one other time during the year and the rest of the time they have vacancies, therefore building a hotel in the Verde Valley Ranch area is not feasible. He noted his overlying concern that the conservation of this property would not be an economically viable alternative for the Town, compared to the development proposal for the Verde Valley Ranch Development. He also expressed his concern that the Town has not represented a position to Phelps Dodge with regard to the Trust For Public Lands proposal.

Mayor Bluff stated that he would like to see some of the area preserved, however he felt there still needed to be some type of economic development or other value that the Town could gain under the TPL proposal, if it went forward. He noted that the Town's discussions with Phelps Dodge have focused on amendments to the Development Agreement to allow the Town to move forward with developing wastewater infrastructure. Phelps Dodge's position during those negotiations has continued to be that they will be moving forward with the development once all permits are secured and in place. He noted that, as a private entity, Phelps Dodge was free to consider proposals from any entity, be it a

development proposal or a conservation proposal. Discussion followed stating that if the property sold, it would be subject to the development agreement with the Town, unless it was sold to a federal or state entity.

The consensus of the discussion was:

- To schedule an executive session with Michael Patrick of the Trust for Public Lands in attendance so that the Council can be updated on the status of the conservation project that has been discussed.
- To schedule a worksession on a date separate from, and following, the Executive Session for Council to discuss preferences for the future development and/or preservation of the Peck's Lake area. Public input will be sought on the issue.
- To convey the Council's position on this issue to Phelps Dodge at the completion of the two meetings identified above.

ADJOURNMENT With no further business before the Council, and without objection, the meeting adjourned at 3:55p.m.

APPROVED:

Michael Bluff, Mayor

SUBMITTED BY:

Joyce Driscoll, Town Clerk