

Minutes of a Special Meeting of the Common Council of the Town of Clarkdale  
Held on Tuesday, March 30, 2004 in the  
Men's Lounge, Clarkdale Memorial Clubhouse, Clarkdale, Arizona

A Special meeting of the Common Council of the Town of Clarkdale was held on Tuesday March 30, 2004 at 6:00 p.m. in the Men's Lounge, Clarkdale Memorial Clubhouse, 19 North Ninth St., Clarkdale, Arizona.

Town Council:	Mayor	Michael Bluff
	Vice Mayor	Ellie Bauer
	Councilmember	David Leibforth
		Rex Williams
		Tom Groom
Staff:	Town Manager	Gayle Mabery
	Town Clerk	Joyce Driscoll
	Police Chief	Pat Haynie
	Finance Director	Coleen Gilboy
	Public Works Dir.	Alison Pujari
	Grants Administrator	Lisa Christianson
	Finance Assistant	Georgia Sa

Others in attendance: Robyn Prud'homme-Bauer, Pat Williams, Doug Von Gausig, Julie Leid, Howard Beck, Frank Sa and others who did not sign in.

**CALL TO ORDER** – Mayor Bluff called the meeting to order at 6:23 p.m. and noted that all Councilmembers were present.

**PUBLIC COMMENT** – *Doug Von Gausig*, 630 E. Cliffside, apologized for any misunderstanding arising from his article in the newspaper and read the following letter:

Doug Von Gausig  
P.O. Box 885  
Clarkdale, AZ 86324  
Phone/FAX: (520) 634-3501(H) 634-0042 (W)  
Email: douvg@commspeed.net

To: All Clarkdale Town Council members  
All Clarkdale Planning Commissioners  
Gayle Mabery, Town Manager  
Steven Brown, Town Planner

To all who have contributed to making Mountain Gate a successful addition to our town,

I want to thank councilmember Tom Groom for pointing out in Sunday's Verde Independent that I had inadvertently offended him and possibly others who have worked so hard on the Mountain Gate PAD. When I wrote the letter to the editor that Tom referred to I had no intention of taking credit for anything. Nor did I intend to denigrate or minimize any of the efforts of so many people who have contributed to helping Mountain Gate fit in with the rest of Clarkdale.

I was merely responding to critics of the Mountain Gate Citizen's Committee who had suggested that the committee was inconsistent in its goals and did not place sufficient weight on the issue of water availability as it relates to Mountain Gate. I wanted to point out that the committee had, indeed, been very concerned with water and that it had done what it could. Apparently I did not make my intentions and motivations clear to Mr. Groom

and possibly others on the council and I apologize for this misunderstanding.

I want to fully, sincerely, and publicly acknowledge the work that councilmember Groom has contributed in this effort. I also want to make it clear that any concessions or changes that the citizen's committee contributed to did not occur due to the group's efforts alone. They have all been joint efforts of the town staff, the planning commission, this council and the citizens' group.

I also want to sincerely thank the following individuals who have contributed so much time, energy and passion to trying to help Mountain Gate and Clarkdale live comfortably with each other, they are: Mayor Michael Bluff, Vice-mayor Ellie Bauer, Council members David Leibforth, Rex Williams, and Tom Groom, Planning Commissioners Gary Hansen, Dewey Reiersen, Sue Sammarco, Robin Prudhomme-Bauer, and Lew Dodendorf, Town Staffers Gayle Mabery, Steven Brown, and Allison Pujari, Brian Rhoton, of Empire Companies, and Mark and Misha Randall, Marsha Foutz, Sandy and Chris Boothe, Robin and Nancy Bonfield, Scott Fassett, George-Anne Ford, Hank and Peggy Chaikin, Pat Williams, Phil and Peggy Sarkisian, Shelby Maynard, Elizabeth-Rose Augusto, Sandy Martin, Gloria Herrera, and others too numerous to mention who signed petitions and gave their input before this body with the goal of making Clarkdale a better place to live.

I would also like to make it clear that I am not, nor have I ever been, the leader of the citizen's committee, and it is not my committee. It was a committee formed by independent citizens concerned about the future of their town. They asked me to help, and I was happy to lend whatever assistance I could, including speaking before the public on their behalf. To label it mine would be to minimize its true nature and the effort that so many have put into it.

Finally, let me say that in the future I, as mayor of Clarkdale, will prefer that disagreements between council members and/or the mayor should be handled between those members in person and privately as long as they are not public business. Do not expect me to respond in the newspaper nor in official meetings to personal issues.

Thank you very much for your time and all your hard work, Doug Von Gausig

Without objection, Mayor Bluff closed public comment.

**FACILITIES WORKSESSION – A worksession regarding the Facilities Master Plan for the Town of Clarkdale.**

Town Manager Mabery stated her understanding of Councilmember Williams's reason for sponsoring this item is to change the funding priorities in the Clubhouse. Instead of the priority being the Men's Lounge area the focus should now be the Auditorium because of the increased use due to the plays being presented, while remembering that the entire building needs to be done. She noted that there was about \$30,000 left for facilities remodeling through the GADA loan and some of that will be dedicated to lead and asbestos abatement. There may not be enough left to do any remodeling in the Clubhouse, but there may be enough to do some design work. She stated the Town would be applying for a grant for remodeling the Clubhouse rest rooms to meet ADA requirements. She stated staff would need more specific design information to apply for some grants, such as stage improvements.

It was noted that it would be beneficial to have a comprehensive plan on how all the Clubhouse remodeling pieces fit together, including access, lighting, and sound.

**GRANT WORKSESSION – A worksession to discuss possible projects and programs to submit for grant funding.** The Council directed staff to focus on the following items:

1. ADA compliance in the Clubhouse
2. Historic restoration of the Clubhouse.
3. Lights for Centerville Park \$20,000
4. Historic markers for Centerville Park, Town Park, etc (6 @ \$700 each) \$4,200
5. Landscape Main Street Park (per Park Master Plan) \$70,000
6. Broadway extension (industrial route) up to \$2,000,000
7. Patio Park curb, sidewalk, chip seal \$350,000
8. Wastewater facility up to \$5,300,000
9. Effluent disposal up to \$2,000,000

**CHAMBER REQUEST – Consideration of a fee waiver request from the Chamber of Commerce.** Mayor Bluff moved to waive the Building Permit Fees associated with the project, provide the in-kind service of trenching of the sewer line and waive one half of the sewer development and connection fees. Councilmember Williams seconded.

Without objection Mayor Bluff opened public comment. *Robyn Prud'homme-Bauer*, 1750 Cholla Lane and Treasurer of the Clarkdale Chamber of Commerce, stated the Chamber had not expected all of these expenses. *Frank Sa*, 309 Main Street, asked a question based on his understanding that the rest room was for the public, but town staff clarified that the rest room was for the Chamber staff working at the information center and was located in the adjacent information kiosk. Without objection, Mayor Bluff closed public comment.

Councilmember Williams withdrew his second and Mayor Bluff withdrew his motion. Mayor Bluff moved to waive the \$2000 of sewer development and connection fees, totaling \$2000, and provide the in-kind service of trenching the sewer line. Councilmember Williams seconded. Councilmember Leibforth noted that he could only approve this motion if the Chamber foregoes the usual \$2000 contribution. The motion passed four to one with Councilmember Leibforth opposing it.

It was noted that the annual \$2000 contribution made by the town to the Chamber would be considered during the budget process.

**REDISTRICTING – Consideration of a proposed Arizona legislative redistricting map.** Mayor Bluff noted that Mayor Donaldson of Flagstaff is not in agreement with the current redistricting and has asked if Clarkdale would be interested in being in a district with Flagstaff. Clarkdale is currently in the Prescott district and the town seems to share more of a community of interest with Prescott. He stated he has not been able to find a current proposed map; therefore the item was tabled to the next council meeting.

The Council agreed to take the addendum item next.

**REQUEST FOR CONTRACT AMENDMENT – Request to the Housing Rehabilitation Program to amend contract #145-02, increasing the amount of grant funds that may be expended (investment cap) for one of the housing rehabilitation projects.** Grants Administrator Christensen stated that the previously approved limit on funds to be spent on a project is \$24,999. This was to avoid the required lead-based paint abatement for project contracts of \$25,000 or more. This contract involves the replacement of a mobile home and does not involve any lead-based paint. Councilmember Williams moved to approve and sign the request to the Housing Rehabilitation Program to spend an additional \$5000 on one of the housing rehabilitation projects. Vice Mayor Bauer seconded and the motion passed unanimously.

**WASTEWATER WORKSESSION - A worksession regarding the construction, financing and fee structure of wastewater improvement projects.** Public Works Director Pujari with Julie Leid, her assistant at Arizona Engineering, presented the background information and the fee schedule, noting that the wording Connection Fee was changed to Capacity Fee at a recent Council meeting. The following issues were discussed:

1. The Town is currently breaking even with user fees and operating costs.
2. The Town has applied for a grant for the cost of a development fee study.
3. Empire Companies, developer of Mountain Gate, is aware of the 1% construction sales tax.
4. Raising funds for wastewater through construction sales tax vs. impact fees.
5. Some new-home purchasers would pay the construction sales tax and fees and the benefit would go to the existing sewer users.

Wastewater Fee Study Summary:

In order to meet ADEQ's Water Quality Standards, the existing WWTF must be upgraded and a new effluent line constructed. The cost of the upgrades is estimated to be \$390,000.00. A Community Development Block Grant (CDBG) has been awarded to the Town in the amount of \$350,000.00. Phelps Dodge has agreed to pay for half of the cost associated with extending the effluent line to an alternate location. The Town intends to borrow the remainder of the funds. Revenue from increased

user fees would be applied to the increased operating and maintenance costs of the upgraded WWTF and the effluent disposal system. For the Town to remain financially stable, the monthly user fees must be increased.

Design and construction of a new WWTF is contingent on whether or not Mountain Gate connects to the Town's wastewater system. The Town and Mountain Gate will enter into a development agreement that will stipulate Mountain Gate's appropriate share of the cost of a new WWTF. The Town intends to issue bonds to cover the remaining costs for the new WWTF.

The following fee structure is recommended for FY 2004-05:

- A development fee of \$1,000.00 for a single-family residence. All other fees are to be calculated using the single-family rate of \$3.57 per gallon multiplied by the number of units and gallons per day flow listed in **Table 1: AVERAGE DAILY WASTEWATER FLOW (NO CHANGE)**.

*Example:* A new 10 room hotel would be charged a development fee of:  
 $\$3.57/\text{gallon} \times 125 \text{ gallons/room (from Table 1)} \times 10 \text{ rooms} = \$4462.50$

- A capacity fee of \$3,242.00 for a single family residence. All other fees are to be per **Table 3: PROPOSED RESIDENTIAL/INDUSTRIAL CAPACITY FEE.**
- A user fee of \$19.80/month for fiscal year 2004-05 for Residential Users.
- A user fee of \$19.80/month for fiscal year 2004-05 for Commercial/Industrial Users. An additional fee of \$1.90 per 1000 gallons in excess of 5000 gallons.

Staff recommends an independent development fee study be performed in order to determine the need for adjusting the current development fee. Implementation of an administrative sewer tap fee would also be evaluated in the study.

Regardless of Mountain Gate's participation in the Town's wastewater program, the existing facility must be upgraded. The fee structure recommended above is applicable for the upgraded WWTF, fiscal year 2004-05 only.

The Council directed staff to prepare the documents to adopt the recommended fee structure.

**ADJOURNMENT** – With no further business before the Council and without objection, the meeting adjourned at 8:45 p.m.

**APPROVED:**

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Michael Bluff, Mayor

**SUBMITTED:**

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Charlotte Hawken, Administrative Assistant

**ATTESTED:**

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Joyce Driscoll, Town Clerk