

Minutes of a Special Meeting of the Common Council of the Town of Clarkdale Held on Tuesday, June 1, 2004 in the Men's Lounge, Clark Memorial Clubhouse, Clarkdale, Arizona

A Special meeting of the Common Council of the Town of Clarkdale was held on Tuesday, June 1, 2004 at 6:00 p.m. in the Men's Lounge, Clark Memorial Clubhouse, 19 North Ninth St., Clarkdale, Arizona.

Town Council:

Mayor Michael Bluff (absent)
 Vice Mayor Ellie Bauer
 Councilmember Rex Williams
 David Leibforth
 Tom Groom

Staff:

Town Clerk Joyce Driscoll
 Police Chief Pat Haynie

Others in attendance:

Doug Von Gausig, Frank and Georgia Sa, Robyn Prud'homme-Bauer, and others who did not sign in.

CALL TO ORDER - Vice-Mayor Bauer called the meeting to order at 6:00 p.m. and noted that Mayor Bluff was absent.

PUBLIC COMMENT - There was none.

REPORT - A report from Staff on the status of the Gazebo Refurbishment Project. The following staff report and Scope of Work was submitted to the Council: and was read aloud by Vice Mayor Bauer:

The Gazebo Project is nearly ready to begin the construction phase of refurbishment. The Lead Based Paint abatement was completed by International Environmental Corporation (IEC), Tempe. The ceiling and post structures were completely scraped to a bare wood surface. The skirting, floor, staircase, and roof sections were removed and disposed of in a facility approved to accept LBP contaminated material. The contaminated soil surrounding the Gazebo will be removed by May 28. When the abatement is complete, and as required by law, we will have an independent consultant verify that all hazardous materials have been appropriately abated. This verification is necessary before the remainder of the work on the gazebo can be initiated.

The Public Works Department is currently investigating options to proceed with the construction phase of the project. As you are aware, the Town solicited construction estimates from three contractors early in 2004. Those three estimates were used to establish the estimate for the cost of construction (\$22,000 - \$35,000) during the fundraising period.

Public Works Director Alison Pujari is currently negotiating a price with ETW Group (the contractor who was awarded the bid for the current facilities remodeling project) for the remainder of the gazebo refurbishment project. If ETW can provide a competitive bid for the project and get the project completed in a reasonable time frame, the Council will have the option to simply issue a Change Order to ETW's current contract and have them proceed with the gazebo refurbishment.

If, however, ETW is either not able to give us a competitive bid, or the Council prefers to seek additional bids, then the stall can take the project through an advertised bidding process that will take approximately 2-3 months to complete.

The Scope of Work for the refurbishment previously defined by the Council included the following elements:

1. Jack up structure, remove railroad ties, pour monolithic slab with spread footing for the storage space under the gazebo.
2. Anchor structure to spread footing.
3. Replace support post to the right of the entry in kind.

4. *Replace tongue and groove floor decking in kind.*
5. *Install plywood sheathing on roof framing members.*
6. *Install new metal or similar roofing that will be reminiscent of look of original.*
7. *Install new redwood skirting reminiscent of original.*
8. *Install new railing per latest building codes, matching original design.*
9. *Install polycarbonate resin (or equal) protection behind railing.*
10. *Install new stairs per latest building codes.*
11. *Install gate disguised in the railing for opening for future ADA lift or ramp.*

In addition to detailing the Scope of Work, the Council previously acknowledged that, as the refurbishment project proceeded, it was likely that a better understanding of particular elements of the gazebo would be uncovered, and that the Scope may have to change slightly to accommodate existing conditions.

Fortunately, only very minor changes are needed in the Scope of Work. There are a few support braces in the floor structure and the roof structure that need to be replaced. As originally anticipated, we will only have to replace one of the support posts. Piers at each support post will replace the spread footing in order to economize foundation costs as well as provide additional stability at the post locations. Staff will add in a requirement that the structure be lightly sandblasted in order to clean up the appearance of abated surfaces and make painting easier. The roof structure is in very good condition; it, as well as the decorative bracing features, will also be retained.

Negotiations with ETW Group should be completed some time this week. The decision as to whether to move forward and award the next phase to ETW, or to undertake an advertised bid, may be ready for Council action as soon as June 8th. It should be noted, that no matter which option is chosen, the project will not be completed in time for the 2004 Fourth of July festivities. If ETW is selected, the project could likely be well underway by that time.

Councilmember Williams stated that Heritage Board Member Valdez feels that the work for the gazebo project should be awarded after a public bid process. He asked if the soil abatement was done. Finance Director Gilboy stated that the abatement was done. Town Clerk Driscoll verified that approximately two inches of soil around the structure was removed. It was noted that the follow-up testing for the soil had not yet occurred.

Councilmember Williams stated that he wanted a worksession on the Gazebo and that he wanted a report from the Clarkdale Foundation. He stated that a discussion item would be acceptable, however the Foundation needed to specifically be invited.

Vice Mayor Bauer stated that she had concerns regarding the scope of work. She stated that it was hard to believe that the posts were suitable to retain. She insisted that the decorative features be re-evaluated, they are rotten. She stated that the structure needs to be built out of lasting material. Vice Mayor Bauer ended by saying that the Supreme Court has ruled that government owned structures must meet ADA requirements.

WORKSESSION – A worksession regarding the fiscal year 2004-2005 budget. Finance Director Gilboy reviewed the draft budget. She noted that she added the full-time equivalent that was requested by the Council previously. She stated that the Town of Jerome would no longer be contracting with the Town of Clarkdale as of September; therefore the budget has been adjusted accordingly. Discussion followed regarding the Court Clerk hours being reduced due to the decrease in court operations. Finance Director Gilboy noted that the Town Clerk was removed from Administration and made a separate department in

the budget. Discussion followed regarding police department needs, and that no patrol cars are being funded in the proposed budget.

Finance Director Gilboy continued regarding contingency fund, auction, building permit figures, Bent River Road and Scenic Drive funds, and that the Yavapai Apache Nation donation was given a separate line item. Also discussed were that the pool plaster will last a few more years, the Fire Department Budget, Parks & Recreation Donation funds, combining years for chip sealing streets, and website.

Finance Director Gilboy discussed the fund accumulated with a portion of trash user fees. The balance is \$134,000. She stated that, since trash users contributed to the fund, she would like to use money from the fund to supplement trash fees. This would benefit those who paid into the fund.

Councilmember Williams felt that no service should be subsidized. The consensus was to use \$20,000 of the fund to purchase a police vehicle. It was agreed that more discussion was needed regarding what the trash rate should be. The consensus was to have the rate at \$18.75 in the preliminary budget and it could be reduced in the final budget if the new council decided to reduce it.

ADJOURNMENT - With no further business before the Council and by unanimous consent the meeting adjourned at 8:15 p.m.

APPROVE:

SUBMIT:

Doug Von Gausig, Mayor

Joyce Driscoll, Town Clerk