

**Minutes of a Special Meeting of the Common Council of the Town of Clarkdale Held on Tuesday,  
November 16, 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, November 16, 2004 at 6:00 p.m. in the Men's Lounge, Clark Memorial Clubhouse, 19 North Ninth St., Clarkdale, Arizona.

Town Council:	Mayor	Doug Von Gausig
	Vice Mayor	Jerry Wiley
	Councilmember	Patricia Williams
		Rex Williams
		Frank Sa

Staff:	Town Attorney	Rob Pecharich
	Town Manager	Gayle Mabery
	Town Clerk	Joyce Driscoll
	Community Development Director	Steven Brown
	Police Chief	Pat Haynie
	Fire Chief	Don Eberle

**Others in attendance:**

Robyn Prud'homme-Bauer, Curt Bohall, Gerald Lembas, Becky O'Banion, Dick and Jackie Stephens, Michael and Kerrie Bluff, Mary Lu Estlick, Jean Stevens and Pat Harris.

**CALL TO ORDER** - Mayor Von Gausig called the meeting to order at 6:04 p.m. and noted that all Councilmembers were present.

**PUBLIC COMMENT** - *Robyn Prudhomme-Bauer*, 1750 Cholla, thanked Vasco for their timely, efficient, and friendly work on the Main Street construction and stated they were wonderful to work with for the business owners.

*Curt Bohall*, 721 Third North, said what a wonderful job the town crew is doing on the gazebo.

**WORKSESSION** - **Joint worksession with the Library Advisory Board to discuss accomplishments, goals, priorities and challenges.** Library Board Chairperson Jean Stevens read the following report:

- A. *Accomplishments since the Library Board last met with the Council in November of 2003:*
1. *The Board continues to hold two fundraising events per year. We are currently getting ready for a book sale in December in conjunction with Made in Clarkdale art exhibit. It is held in the Ladies Lounge and made \$424.80 last year. The Ice Cream Social on July 4<sup>th</sup> made \$300.00 this year. There is also an ongoing book sale in the library and the board receives miscellaneous donations.*
  2. *The library applied for a federal E-Rate telephone discount and received a check from Qwest for \$819.06 on October 12<sup>th</sup>.*
  3. *In response to Board interest, Library Manager Hawken and Boardmember Estlick visited the senior luncheon in the local native community in an effort to better serve those residents. At their request, Board member Estlick returned later in the day with cookbooks and magazines that had been donated to the library.*
- B. *The previous Council discussed several library issues, including the following:*
1. *That the library arrange space for lounge chairs and children's programs. Both of these tasks are completed. During the 2003-04 school year a group of students from the Discovery Connection after-school program used the children's area weekly. The lounge area is adjacent to a conference table and together they provide a meeting space for about twenty people. Town staff and other entities have held several meetings here and about*

thirty town staff comfortably met in this space for the recent health insurance information session. The library board and staff are pleased to host such meetings.

2. That the library extend its open hours. The library board and staff continue to look for ways to accomplish this goal, including additional town funding.

C. The Library Advisory Board has the following concerns:

1. Improved outside lighting in the town complex and park.
2. The steepness of the library steps.
3. Making the marble seal on the library building stand out with a dark brown frame around it made of wood or painted on the stucco behind it.
4. Request for the Council members recommended or favorite books.

D. Challenges facing the library include the following:

1. Perceived loss of patronage due to periodic closings when the library is without utilities and to the road construction in Clarkdale. Surprisingly, we had an average of 13 people a day entering the library during the week in October when we did an attendance tally, compared to the October 2003 average of 15 per day.
2. The transition to a new county library network computer program. Our library will not be affected until staff training begins in April. The new system should be operating on July 21, 2005. We will weed our books before the book sale and we will begin an inventory in December to prepare for the change.

**APPEAL OF STAFF DECISION – Consideration of an appeal from a decision of the Community Development Director by Michael R. Bluff of Copper Bluff Investments, Inc. regarding a modification to the Downtown Revitalization Plan to permit a driveway cut on Main Street to serve the parking lot adjacent to the 10/12 Lounge.**

Background: Michael R. Bluff of Copper Bluff Investments, Inc. has filed an appeal of a decision of the Planning Director (see attached) to deny a modification to the Downtown Streetscape plans to permit a driveway cut on Main Street to serve the parking lot adjacent to the 10/12 Lounge. The statements credited to the Planning Director are factual, and do represent the position taken by staff in considering this request. In considering this request staff took into account the fact that there are other driveway cuts along that stretch of Main Street, however all of those were in existence historically, and at the time that the Streetscape Design was developed, and the Town was obliged to include them back into the design. Additional driveway cuts does, in staff's estimation begin to erode the purpose of the Streetscape plans, in that it would introduce additional traffic pedestrian conflicts. One of the design principals for the Streetscape was to create an inviting and safe pedestrian environment for shoppers.

**Mr. Lembas**, a Transylvania representative, stated he is here to support the request. He stated he has experience with people parking in loading zones when there is nowhere else to park. The driveway would bring attention to the parking lot. The parking lot is not used now and people don't know that they can access the lot through the alley. There are no signs directing people to the lot. Su Casa restaurant has a driveway and Copper Bluff is making a substantial investment and should also have access. He stated that in shopping centers you always provide as many ingress and egress points as possible. He noted that a similar parking lot in Cottonwood without Main Street access is not used much.

Kerrie Bluff, 2450 Haskell Springs Road, thanked staff for their time and consideration. She stated they had just closed escrow on lots 9 and 10. She stated she respects staff's position, but disagrees with the staff issue of pedestrian access. She maintained that in order to have pedestrians they must have a place to park. This parking lot is not obvious and the alley is a single lane. She stated that a Main Street access would encourage parking in downtown. They are not restricting parking to 10/12 customers only. She noted there is a 12" drop to the sidewalk from the parking lot and a driveway will allow passage to the sidewalk.

Discussion included the following issues:

1. The Town could think of improving pedestrian access from the parking lot to the sidewalk.

2. Putting an entrance only sign on a driveway and exiting through the alley.
3. Clarification that the two corner lots are leased by the Town and the Chamber of Commerce.

Michael Bluff, 2450 Haskell Springs Road, in addressing the concern that the driveway would be too close to Ninth Street, noted that the survey drawing of the block shows that it would be a similar distance to the Clarkdale Classic gas station driveway and that they have no problem with that distance conflicting with traffic. He stated their purpose is to encourage people to stop by making it convenient. He noted that none of the business owners on that block have any objections to the driveway. He noted that the size of this lot is the same as Su Casa's parking lot. Being able to see how to get into the parking lot makes it more inviting.

Discussion included the following issues:

1. Parking would be public use with no restrictions.
2. Alley access would remain open.
3. Preliminary drawings show around 20 parking spaces in the lot.
4. How much of what the applicant wants to accomplish could be accomplished with signage?
5. Staff concerns were vehicle/pedestrian conflicts, the short distance from Ninth Street, and one design principle of the Downtown Streetscape project was that it be pedestrian friendly.

Councilmember R. Williams moved to approve the request allowing a modification to the Down Revitalization Plan permitting a driveway cut on Main Street to serve the parking lot adjacent to the 10/12 Lounge. Councilmember Sa seconded. The motion failed four to one with Councilmember R. Williams in favor.

Mayor Von Gausig moved to approve the request allowing a modification to the Down Revitalization Plan permitting a driveway cut on Main Street to serve the parking lot adjacent to the 10/12 Lounge, with the condition that it allow ingress only and that the applicants and Community Development Department work out the details satisfactorily. Vice-Mayor Wiley seconded. The motion passed four to one, with Councilmember R. Williams opposed.

**PRESENTATION- A presentation on the Town of Clarkdale Disaster Guide and Plan.** Officer Nestor outlined a new disaster plan that will be presented for adoption into Town policy. This plan only activates at certain levels, to be determined by the mayor and town manager. He discussed the types of emergencies the plan addresses.

**GENERAL PLAN – A presentation on the Circulation element of the General Plan.** Community Development Director Brown stated he has been working with developers to carry out this section of the plan. The circulation element addresses several types of circulation, including transit, pedestrian, bicycle and trails.

Discussion included the following issues:

1. Frontage roads
2. 89A access
3. Traffic impacts from development regulations
4. Developments to participate in implementation of circulation plan
5. Safe interconnected pedestrian routes
6. Bicycle route improvements

**NORTHERN ARIZONA MUNICIPAL WATER USERS ASSOCIATION (NAMWUA)- Discussion on a proposed Program Manager position for NAMWUA.** Mayor Von Gausig noted that NAMWUA wants to have a full time administrator. The cost will be \$50,000 plus another \$50,000 for unspecified projects. It would cost Clarkdale \$7,000-10,000.

Discussion included the following issues:

1. Equitable to spread one-half of the cost evenly among all of the members and have the other half figured by population.
2. Mission of the Water Advisory Committee and NAMWUA.
3. Members who are municipal water providers have the revenue source to support financial participation.
4. By not participating financially Clarkdale would lose its vote on the NAMWUA board.
5. The Council needs more information about the projects.
6. Will be illegal for the Town to finance a project that does not benefit Clarkdale citizens.
7. The need for a lobbyist.

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

1. Vice-Mayor Wiley requested more discussion on the disaster planning after they have an opportunity to study it.

**ADJOURNMENT** - With no further business before the Council and without objection, the meeting adjourned at 7:50 p.m.

**APPROVE:**

**SUBMIT:**

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

\_\_\_\_\_  
Charlotte Hawken, Admin. Assistant

**ATTEST:** \_\_\_\_\_

Joyce Driscoll, Town Clerk