

Minutes of a Regular Meeting of the Heritage Conservancy Board of the Town of Clarkdale, Held on September 15, 2004 at 5:15 p.m. in the Clark Memorial Library, Clarkdale, Arizona.

A Regular meeting of the Heritage Conservancy Board of the Town of Clarkdale was held on September 15, 2004 at 5:15 p.m. in the Clark Memorial Library, 39 North Ninth Street, Clarkdale, Arizona.

Board Members:

Chairperson George Benatz
 Vice Chairperson Drake Meinke (absent)
 Linda McDonough
 Jesus Valdez
 Gerald Wombacher

Staff: Administrative Assistant Charlotte Hawken **Others in attendance:** No one.

CALL TO ORDER - Chairperson Benatz called the meeting to order at 5:20 p.m. and noted that Vice Chairperson Meinke was absent.

PUBLIC COMMENT - None.

CONSIDERATION OF THE MINUTES - Consideration of approval of the minutes of the regular meeting held on August 24, 2004. The minutes were missing from the meeting packet.

REPORTS

CHAIR - Chairperson Benatz noted that Boardmembers Valdez and Wombacher had been reappointed to the board.

STAFF- Administrative Assistant Hawken reported that in the August 9th meeting minutes of the Parks and Recreation Commission they listed naming the upper town park as a future agenda item. There will be a worksession with this board and the Council on December 21st, if the Council does not change the date.

BANDSTAND/GAZEBO - Consideration of the status of the bid and scope of work, the fundraising and the plaque for the bandstand. Chairperson Benatz reported on the Council decision to have the town crew work on the gazebo. Boardmember McDonough noted that she had acquired the copper ball that was on the bandstand before the lead abatement began. She will research what it takes for it to function as a lightning rod so it can be installed on top of the refurbished bandstand. She has the historical information about the bandstand and will work with Chairperson Benatz to develop the wording for the plaque and bring it back to the Board.

CLARKDALE HERITAGE CENTER- Consideration of the proposed lease agreement between the Town and the Center and the proposed partnership of the Heritage Conservancy Board/Town with the Clarkdale Heritage Center (Center) for events and programs (public service agreement). The Board members agreed they would like to be doing whatever can be done in the archive rooms now in order to move the materials as soon as possible.

Discussion about the proposed lease agreement between the Center and the Town included the following issues:

1. Regarding Section 1, Premises, the Board agreed to recommend that the Center would have no designated area downstairs, which the Center Board agrees with.
2. Regarding Section 3, Term, the Center would like the initial term to go to 12/31/08 and have it automatically extended for four years. The Board agreed that any sense of security these terms

created would be negated by the 90-day termination provision. The proposed lease could be filled in or left blank for these items and the Center could submit a petition for the longer terms. In either case there would be a staff report noting that the council had directed staff to set the initial term to end 12/31/05 and that the usual auto-renewal was one year for most Town agreements. Since the Board expects that the Center will not have use of the building until after the first of the year, they agreed they would recommend that the initial short term be extended to 12/31/06 and that the renewals be annual.

3. Regarding Section 6, Consideration, the Center wanted to leave off any specific number of displays. The Board agreed to recommend the following wording for item c.: The development of four historic displays to be viewed in a secured environment in Town or other public facilities.
4. Regarding Section 8, Utilities, the Center would like to begin paying utilities two years after the signing of the lease. The Board agreed to recommend the following wording: Beginning at the end of the initial term of this Lease Agreement, the Center shall reimburse Clarkdale on a monthly basis one half of the cost of natural gas, electricity and water.
5. Since the Board agreed that the issue of what happens to the Center archival items if it disbands belongs in the Center's bylaws and that they would like to see the items remain within Yavapai County, the Board agreed to recommend the addition of a section between Sections 15 and 16, as follows: The Heritage Conservancy Board will review the Center's bylaws before making a recommendation.

TOWN BUDGET - Consideration and prioritization of possible projects, including using the \$1200 Yavapai-Apache Nation donation allotted to the Heritage Conservancy Board town budget. The Board agreed to postpone this item to the next meeting.

CLUBHOUSE POLICY - Consideration of the town's Clubhouse policy. The Board agreed to postpone this item to the next meeting.

FUTURE AGENDA ITEMS - None.

ADJOURNMENT - With no further business, and without objection, the meeting adjourned at 6:50 p.m.

APPROVED:

SUBMITTED:

George Benatz, Chairperson

Charlotte Hawken, Administrative Assistant