

### Minutes of a Special Meeting of the Common Council of the Town of Clarkdale Held on Tuesday, July 26, 2005.

A Special meeting of the Common Council of the Town of Clarkdale was held on Tuesday, July 26, 2005 at 6:00 p.m. in the Clarkdale-Jerome School Library, 1615 Main Street, Clarkdale, Arizona.

**Town Council:**

Mayor	Doug Von Gausig
Vice Mayor	Jerry Wiley
Councilmember	Frank Sa
	Patricia Williams
	Tim Wills

**Town Staff:**

Town Manager	Gayle Mabery
Town Clerk	Joyce Driscoll
Town Attorney	Robert Pecharich
Com. Dev. Director	Steven Brown
Public Works Manager	Steven Burroughs
Finance Director	Carlton Woodruff
Police Chief	Pat Haynie

Others in Attendance: Coleen Gilbo, Angela DeWelles, Ellie Bauer, Robyn Prudhomme-Bauer, Curt Bohall, Brian Nicoll and Ben Buhr.

**CALL TO ORDER** - Mayor Von Gausig called the meeting to order at 6:07 p.m. and noted that all members were present.

**PUBLIC COMMENT** - *Ellie Bauer*, 1201 Main Street, stated she would like the proclamation for National Night Out pulled from the consent Agenda.

**CONSENT AGENDA**

Councilmember Sa pulled Item C. Councilmember Wills moved to approve Items A, B, and D. Councilmember Williams seconded and the motion passed unanimously.

Item C - Councilmember Sa asked if there were other bids. Town Manager Mabery stated that there were no bids because it is not required under the procurement policy. Councilmember Sa noted an addition error in the rates. Vice-Mayor Wiley moved to approve Item C with the understanding that staff will determine the correct contract amount.

Councilmember Wills seconded and the motion passed unanimously.

- A. **Resolution** - Approval of a resolution making an appointment to the Municipal Property Corporation Board of Directors.
- B. **Agreement** - Approval of the 2005-2006 Intergovernmental Agreement between the Clarkdale-Jerome School District and the Town of Clarkdale for mechanical repair services.
- C. **Agreement** - Approval of the agreement between the Town of Clarkdale and URS Corporation (URS Grenier Woodward Clyde Master) for groundwater monitoring services.
- D. **Proclamation** - Adoption of a proclamation naming August 2, 2005 as National Night Out in the Town of Clarkdale.

**PUBLIC HEARING - A hearing to receive public input, per Truth in Taxation requirements, regarding the proposed property tax revenue increase fiscal year 2005-2006.**

Town Manager Mabery noted that former Finance Director Coleen Gilbo was in attendance and welcomed new Finance Director Carlton Woodruff. She stated that when the legislation was passed regarding property taxes, the premise was to ensure that the public had an opportunity to recognize that while their tax rate may not be increasing, the amount of actual taxes paid would increase if their property valuation increases. She noted that the rate is decreasing but the total tax income to the Town is anticipated to increase due to increasing valuations of property. She stated that a notice was published and a press release would be issued. There were no comments from the public.

**PUBLIC HEARING - A hearing to receive public input regarding the final budget for fiscal year 2005-2006.**

Town Manager Mabery stated state statutes require a

hearing. This is the end point of the budget process and most of the work has already been done. The preliminary budget, which set the expenditure limits, was adopted in June. There were no comments from the public.

**RESOLUTION #1156 - Consideration of a resolution acknowledging that, as a result of the proposed primary tax levy, property tax collections will increase in the 2005-2006 fiscal year.**

Vice-Mayor Wiley moved to approve Resolution #1156, acknowledging that, as a result of the proposed primary tax levy, property tax collections in the Town of Clarkdale will increase in the 2005-2006 fiscal year. Councilmember Williams seconded. Town Manager Mabery noted that in years past the Town did not pass a resolution, as it is not required by the state. There was a roll call vote, as follows:

Councilmember Wills, Aye

Councilmember Sa, Aye

Mayor Von Gausig, Aye

Vice-Mayor Wiley, Aye

Councilmember Williams, Aye

The motion passed unanimously.

**RESOLUTION #1157 - Consideration of a resolution adopting the final budget for fiscal year 2005-2006.**

Councilmember Sa moved to approve Resolution #1157, adopting the final budget for fiscal year 2005-2006. Vice-Mayor Wiley seconded and the motion passed unanimously.

**PRESENTATION - A presentation of architectural renderings by Empire Companies for the Mountain Gate development.**

Scott Craner, Area Project Manager for Empire Companies, presented architectural renderings for the Mountain Gate development. There were six plans for town homes put together in two, three and four-plexes ranging from 1133 to 2385 square feet with Spanish or Craftsman elevations. There were four plans for cottages ranging from 1600 to 3000 square feet with Spanish or Craftsman elevations. There were four home plans ranging from 1759 to 2869 square feet with Spanish or Craftsman

elevations.

Mayor Von Gausig asked if they have hot water recirculators. Empire stated they would be an option that Empire would plumb for.

Vice-Mayor Wiley verified that water conservation ordinances passed by the Council would apply to these homes.

Councilmember Sa noted that the one story structure does not match anything in Clarkdale and Empire responded that they would be revising it because they felt the same way.

Discussion continued on the floor plans. The Empire representative stated they were trying their best to build on the existing architecture in the town. They want to start building a model at the end of September and plan to have the roundabout complete in November, with a grand opening in December.

Vice-Mayor Wiley verified the plans covered 60% of the lots. Town Manager Mabery noted that locations, etc. would be shown on the final plat submission.

Without objection, this item was opened to the public.

*Ellie Bauer*, 1201 Main Street, questioned where the two-story cottages would be located. It was stated that it would depend on the sales; there are no designated areas. Ms. Bauer stated she felt the developers should pay attention to the location of the two-story homes. She feels the Spanish style is abominable and she would like to see a better job on the architecture, particularly in the cottage area. She noted that the cottages were originally thought of as affordable, starter homes, but 3000 square feet does not sell well and they may want to rethink that.

*Robyn Prud'homme-Bauer*, 1750 Cholla, stated she was disappointed there was not more public in attendance. The meeting was not posted on the Town's website at the same time as usual. She stated the Craftsman plan looked good, but she felt the Spanish architecture was not done well. She is concerned about the affordability, as she wants a diverse community. She does not like the push for

larger homes that overwhelm the lot size.

**WORKSESSION – A worksession to discuss community volunteering.**

Vice-Mayor Wiley stated there are many elderly and widows in the community who need help to get small things done with the increased cost of living. He noted there is a program to deliver books from the library and a program at the high school, but he would like to see a group of volunteers that would be willing to do odd jobs, such as replace fuses or faucet washers, rake leaves, etc. He would like the Town to encourage people to volunteer and make it known to the public.

Discussion included the following issues:

1. Liability concerns.
2. Need to qualify volunteers and persons needing assistance.
3. There may be conflicts with vendors who provide certain services for a fee.
4. National Night Out and other neighborhood events may be a good way for neighbors to connect and help each other.
5. The centralized National Night Out does not draw all neighborhoods.
6. There is a volunteer form with a place for neighborhood contacts.
7. The Town has to be careful when sending people into other people’s homes.
8. Would liability be reduced by just providing a list rather than sending people out?
9. Mention of Meals on Wheels program.
10. Feeling that sometimes the Town gets too tied up in liability issues.
11. There are ways to work out how to get this done.
12. This could happen through an independent community organization.
13. Contacting the Town’s liability provider.
14. Neighborhood Block Watch as a mechanism to bring people together.

15. Funding and staffing for block parties is sometimes a challenge.
16. The Clarkdale Explorers are providing some community services.
17. Inquiring with other communities.
18. Publicizing neighborhood meetings.
19. There is a Granddad’s group who are retired construction people who charge a small fee to do repairs.
20. Block parties should not be the responsibility of the Police Department; rather it should be the obligation of the neighborhood.
21. Putting an article in the newsletter asking for people to relay what types of needs there are and a list of services by the Town and other organizations that are available.
22. The Town should not be promoting particular business that would provide these services.

Councilmember Williams agreed to write an informational article for the newsletter.

**FUTURE AGENDA ITEMS – None.**

**ADJOURNMENT** - With no further business before the Council, and without objection, the meeting adjourned at 7:25 p.m.

**APPROVE:**

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Doug Von Gausig, Mayor

**ATTEST:**

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Joyce Driscoll, Town Clerk

**SUBMIT:**

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Charlotte Hawken, Admin. Assistant