

Minutes of a Regular Meeting of the Common Council of the Town of Clarkdale Held on Tuesday, September 13, 2005.

A Regular meeting of the Common Council of the Town of Clarkdale was held on Tuesday, September 13, 2005 at 6:00 p.m. in the Men’s Lounge of the Clark Memorial Clubhouse, 19 North Ninth 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	Rob Pecharich
Town Attorney	Anna Young
Com. Dev. Director	Steven Brown
Public Works Manager	Steven Burroughs
Police Chief	Pat Haynie

Others in Attendance: Robyn Prud’homme-Bauer, Ellie Bauer, Curt Bohall, Dennis Branaman, Jane Moore, Jim Crawford, Maryann Spear, Gary Hansen, Luise Scott, David Ellesen, Gerald Maser, Larry and Louise Annen, Anke Pitrella, Nick DeAngelo, David Mann, Steven and Rose Lipinski, Kenton Jones, Mike and Kerri Bluff, Keith and Catherine Givens, Rosemary Coleman, Steve and Andy Kuntz, Mark Randall Kyle Spenser, Ms. Perkins, Mr. Murphy and Marsha Foutz.

AGENDA ITEM: CALL TO ORDER - Mayor Von Gausig called the meeting to order at 6:02 p.m. and noted that all of the Council members were present.

AGENDA ITEM: PUBLIC COMMENT - None.

AGENDA ITEM: INFORMATIONAL REPORTS-

MAYOR’S REPORT - Mayor Von Gausig reported the following:

1. He attended a WAC meeting.
2. He attended a water company acquisition work group meeting by conference call and

another in person. He spoke to the Arizona Corporation Commission to encourage their timely consideration of the town’s application. They stated it was on the fast track and would take 60 days from the time the submission was received by ACC. He also met with Chuck Garrison and Dan Lueder of Cottonwood.

3. He attended the ADOT Highway 260 meetings and met with the Camp Verde Planning Commission about Highway 260.
4. He went to Rick Renzi’s coffee.
5. He did a ride along with a police officer.

TOWN MANAGER’S REPORT - Town Manager Mabery congratulated Steven Burroughs, who has been promoted to Public Works Director. She stated that almost all town staff has moved into their new offices except the police, who are moving next week. Staff added a message to the agendas asking that electronic devices be turned off. Clarkdale has joined efforts with the Clarkdale-Jerome school to gather supplies for hurricane victims now in Arizona and stressed that new clothing was requested.

NACOG – A report regarding the Northern Arizona Council of Governments. Vice-Mayor Wiley stated that Clarkdale is in line for CDBG funding of \$433,000. The town also received \$819,000 for the 89A roundabout and \$338,000 in 2008 for the Broadway extension.

NAMWUA – A report regarding the Northern Arizona Municipal Water Users Association - No report.

WAC – A report regarding the Yavapai County Water Advisory Committee - Mayor Von Gausig stated there have been two primary accomplishments. First, they voted to encourage grant funding to study particles that end up in ground water. Second, a Senate bill established a rural water study committee, but the result is that no water legislation is being entertained until the

committee gives its report to the legislature in 2006. Representatives O'Halleran, Mason and Fann are on the committee. They decided to develop a sub-committee regarding the Ruskin land trade.

CATS - A report regarding the Cottonwood Area Transit System - No report.

COCOPAI - A report regarding the Coconino Yavapai Resource Conservation District - Councilmember Williams reported that they had a short business meeting and a strategic planning session.

VVLPI - A report regarding the Verde Valley Land Preservation I - Councilmember Williams stated they are discussing possible conservation easements in Camp Verde and a presentation VVLPI is making presentations to the councils in the Verde Valley.

AGENDA ITEM: CONSENT AGENDA - The consent agenda portion of the agenda is a means of expediting routine matters that must be acted on by the Council. All items are approved with one motion. Any items may be removed for discussion at the request of any Council Member.

Councilmember Sa pulled Item A. Vice-Mayor Wiley moved to approve Items B, C, D, E, F and G. Councilmember Williams seconded and the motion passed unanimously.

Item A - Councilmember Sa asked for clarification of a motion that failed in the September 9th minutes. He requested adding a sentence stating that staff was directed to bring the ordinance back to the Council.

Councilmember Sa moved to approve Item A with the change. Vice-Mayor Wiley seconded and the motion passed unanimously.

- A) **Approval of Minutes of the Common Council** - Approval of the minutes of the Regular Meeting held August 9, 2005 and the Special Meeting held August 23, 2005.
- B) **Claims** - List of specific expenditures made by the Town during the previous month.
- C) **Board and Commission Minutes** - Acknowledgement of receipt of minutes and draft minutes of the previous month's Board and Commission Meetings.

- Board of Adjustment - August 24, 2005.
- Design Review Board - July 27 and August 10, 2005.
- Heritage Conservancy Board - August 17, 2005.
- Library Advisory Board - August 4, 2005.
- Planning Commission - August 15, 2005.

- D) **Reports** - Approval of written Reports from Town Departments and Other Agencies
 - Building Permit Report - August 2005.
 - Fire Department Report and Mutual Aid Responses Report - August 2005.
 - Magistrate Court Report - July 2005.
 - Police Department Report - August 2005.
 - Cottonwood Area Transit System (CATS) Operations Report - June 2005.
 - Verde Valley Humane Society - August 2005.
- E) **Agreement** - Approval of an intergovernmental agreement with Verde valley Fire District for Fire Department Administrative Services.
- F) **Authorization** - Authorization to pay \$10,651 claim to Fann Contracting, Inc.
- G) **Special Event Liquor License** - Approval of a Special Event Liquor License and the closure of a portion of 10th Street for a Clarkdale Chamber of Commerce block Party to be held October 8, 2005.

AGENDA ITEM: AWARD - Presentation of Governor's Rural Development award recognizing the Town of Clarkdale's participation in the Stewards of Public Lands projects.

Mayor Von Gausig stated he was proud of Police Chief Haynie for his dedication to the program.

Police Chief Haynie gave a history of the problems of Allen Springs Road. Clarkdale annexed the area sometime ago and he was not in favor of that because of the problems with drugs, etc. He got called out when someone took his car out there to ride a bike and had a car full of bullet holes when he got back. He contacted the forest service and Diane Joens. He noted that this has been one of the most

rewarding projects he has done. Signs have been erected with the phone numbers of the police. In 2003 a group started cleaning up Allen Springs Road and has now also cleaned up other areas, removing 110 tons of trash from 33,000 acres. This has made an impact on the area. The town is cooperative and staff and council members have assisted. He is starting to see people using those areas for recreation again. The cost to the town has been only for diesel fuel and gasoline. He stated he is not after awards and that many people have contributed to this effort.

Mayor Von Gausig stated that this project succeeded because of the dedication of Chief Haynie, Diane Joens and many others.

AGENDA ITEM: WASTEWATER TREATMENT PLANT DESIGN – Acknowledgement of bond being posted by Mountain Gate and authorization for staff to proceed with wastewater treatment plant design.

Community Development Director Brown introduced Chris Simco, a Stantec consultant. Town Manager Mabery stated that, in the strategic planning meeting, proceeding with the design was a high priority and they have been waiting for Mountain Gate assurances before proceeding. Technical changes to the original 1996 plans will be necessary.

Chris Simco discussed using the 1996 plans, which were at 90% completion. However, there were differences in what the effluent would be used for and changes in the Arizona Administrative Code requirements. Therefore the plans are not viable to use. Phelps Dodge plant was going to discharge to the golf course. For that us they would not need to remove phosphorus and nitrates. Different reuses are now being considered as well as recharge the Verde River tributaries, which requires the removal of phosphorus and nitrates. The Arizona Administration Code has changed the setback requirements for wastewater treatment plants. Plants that do not meet the setback would have to implement noise and odor controls. He stated that the new plant location meets the setback from the river. The current plant will be decommissioned. He

noted that the new plant will have a completely different process and will be required to have aesthetic controls. Since 1998, there have been higher standards for disinfection and new technologies resulting in better ways of doing things. He noted the many options available to dispose of treated sludge. He noted that design and permitting should take nine months to one year and construction eighteen months.

Councilmember Sa stated he would like a meeting with the Mayor, Town Manager and Public Works Director to discuss this before taking action on this item.

Mayor Von Gausig moved to table this item to the September 27th meeting. Vice-Mayor Wiley seconded and the motion passed unanimously.

AGENDA ITEM: JEROME SUBDIVISION FINAL PLAT - Consideration of Final Plat approval for Jerome Subdivision involving parcel numbers 406-27-034G and 406-27-034H located west of Minerich Road in Clarkdale.

Community Development Director Brown presented the following staff report:

Background:

Jerome Subdivision, involving parcel numbers 406-27-034G and 406-27-034H. These parcels are located west of Minerich Road in Clarkdale and include the Historic Jerome Cemetery. The subdivision creates 3 new parcels of land. This property is owned by the Town of Jerome.

The preliminary plat received Town Council approval in October of 2004. All of the required infrastructure improvements and drainage studies have been reviewed and approved by the town engineer. The town engineer has reviewed the final plat and approved it as submitted. A subdivision development agreement has been negotiated, with approval of the town attorney that calls for the development of the required infrastructure and the assurances that guarantee construction of the infrastructure on a specified time table by the property owners.

Recommendation:

Staff recommends the Town Council approve the final plat for Jerome Subdivision with the stipulation that the

property owners be required to enter into a Subdivision Development Agreement before the recording of the final plat

Jim Binick, Town of Jerome’s engineer from Shephard-Wesnitzer, stated they were creating the subdivision in order to auction off the property. He is in favor of the development agreement.

There was discussion of the re-alignment of Minerich Road for the most efficient use of the property and its being improved to town standards. The Tract 2 open space was clarified. The subdivision creates a nineteen-acre parcel to be auctioned off to a third party. Tract 3 is the cemetery, which will continue to be owned by the Town of Jerome. The third party (buyer) will improve Minerich Road and will be required to post assurances.

Without objection, the item was opened to public comment.

Keri Bluff, representing Mingus Land Company, stated that the Mingus Land Company owns the property to be used for the realignment of the road. She wants to see a clause that will allow the property to revert back to Mingus Land if the subdivision is not developed.

Town Manager Mabery stated she feels that is adequately addressed in the subdivision agreement with timeframes, etc.

Councilmember Sa moved to approve the final plat for Jerome Subdivision with the stipulation that the property owners be required to enter into a Subdivision Development Agreement before the recording of the final plat. Vice-Mayor Wiley seconded and the motion passed unanimously.

AGENDA ITEM: VERDE HIGHLANDS SUBDIVISION PRELIMINARY PLAT

APPROVAL – Consideration of Preliminary Plat approval for the Verde Highlands Subdivision, a 240-lot subdivision near the intersection of Scenic Drive and Hwy 89A.

Community Development Director Brown presented the following staff report:

Background:

Verde Highlands, LLC, has applied for Preliminary Plat Approval for the Verde Highlands subdivision (formerly Cliff Rose). This project has previously obtained approval for a Planned Area Development (PAD) from the Town Council. The Preliminary Plat, which is for 240 lots, provides for the retention of the flood plains of Mescal Wash and the North Fork Mescal Wash in their natural state, and no building envelopes are proposed in either. The applicants have platted three parks in the project, and would like the Town to participate in their maintenance, and perhaps accept dedication.

The plat as designed incorporates a network of trails providing access to all areas of the subdivision, and to many of the adjacent neighborhoods. The applicants have entered into a Development Agreement with the Town to provide a 3,000 square foot community building that will be improved by the applicants and dedicated to the Town for their use.

The Preliminary Plat as presented is in significant conformance with the approved Final Development Plan for the PAD.

Agency Comments Received:

Cottonwood Water Works:

The following comments were received from Cottonwood Water Works, the water provider in the area where this subdivision is proposed:

1. It appears that Mescal Spur will be realigned where it intersects with Old Jerome Highway. This will conflict with an existing 8” main that appears to cross lots 3, 173, 172, 171, 193 and 194.
2. We are in the process of developing a well site, in what is defined as open space existing, between Verde Highlands and Black Hills II. The proposed primary natural hiking trail needs to be placed so as not to be a security or safety concern for users of this trail or the well site.
3. The development report for Verde Highlands discusses culinary water issues, section D. This section alludes to the understanding that the well currently being developed onsite will somehow provide the water necessary for this development. At present, there is no storage capacity or water dedicated for this development as noted by the lack of a service availability agreement.

Town Engineer:

The Town Engineer has completed an initial review of the plans for The Verde Highlands Subdivision Preliminary Plat, Phase II Drainage Study, landscape Plans, and Traffic Impact Analysis, and have provided comments and forwarded to the applicant red-lined plans for correction. The applicants have made the required corrections and the Town Engineer has approved the preliminary plat as submitted.

Fire Marshall:

The Fire Marshall has commented that "These documents appear to conform to applicable standards and the request has been approved by this office."

Yavapai County Flood Control District:

Yavapai County Flood Control District has reviewed the Phase II Drainage Report for the Highlands and has commented "The District will support the approval of this Preliminary Drainage Report as long as all other drainage regulations established by the Town of Clarkdale are met, including the need for detention basins."

Sewer Service:

The applicants have made a commitment through their development agreement to provide approximately \$2,000,000 to help the Town to increase the design capacity of the new wastewater treatment plant from the current plan for 400,000 gallons/day to 600,000 gallons/day to accommodate their flows. They will be making that contribution within twenty (20) days of the approval of their Final Plat. The Town estimates that it will take between 3 to 3 ½ years to complete design and construction of the new plant, and have capacity available for the Highlands.

The applicants have recognized that they have basically two options for the provision of sewer service to their project until the new plant is operational.

1. The applicants could construct and dedicate a temporary package plant on their site, which would be maintained by the Town. This option would require the applicants to seek their own Aquifer Protection Permit (APP) from the Department of Environmental Quality (DEQ), and would take some time accomplish.

2. As an alternative, the Town has been working with the City of Cottonwood and the applicants on the terms of an agreement that would allow the Highlands to deliver their wastewater to the City of Cottonwood's treatment plant for a limited time (5 years maximum). There would actually be two agreements that would be necessary to make this possible. The first would be between the Town of Clarkdale and the City of Cottonwood, and the second would be between the Town of Clarkdale and the applicants. Besides a time limitation, several other terms are being considered.

- a. The total capacity to be delivered to the City of Cottonwood plant would not exceed 85,000 gallons/day, which would include 240 residences and approximately 11 acres of commercial land.
- b. The applicants would be required to pay in advance, the total connection fees for all 240 homes at Cottonwood's current connection fee of \$1,500 per home. The connection fees could then be rebated to the applicants when they disconnect, on a prorated basis of 20% per year. That is to say that were they to disconnect in the first year, they would receive a rebate of 80% of their connection fees on deposit, 60% after the second year, and so on.
- c. The Town of Clarkdale would collect their usual User Fees and forward to the City of Cottonwood their user fee, which at present is \$16.75 per month. The difference between the Town's User Fees and the City's would be retained by the Town as an administrative fee.
- d. The developer agrees that they will design and construct the lines, pump stations and all other appurtenances necessary to effect a connection to the Town's wastewater treatment plant to be timed with the construction of the Hwy 89A improvements during 2006 and 2007.

Recommendation:

The Planning Commission met at their regularly scheduled meeting on the 15th of August, 2005, held a public

hearing, took public comments and voted to recommend that the council approve the preliminary plat for The Verde Highlands Subdivision with the following stipulations:

Prior to approval by the Council of the Preliminary Plat,

1. All redlined comments provided by the Town Engineer must be incorporated and modifications made to the Preliminary Plat, and the town Engineer shall have provided written confirmation that they are satisfied with the revisions before the preliminary plat can be signed and the Highlands subdivision can proceed to technical review. This has been accomplished and the Town Engineer has approved the preliminary plat.
2. The comments made by Cottonwood Water Works shall be addressed, and written confirmation of satisfactory resolution is received by the Town from Cottonwood Water Works. Hydro study will be completed and a letter of serviceability will be obtained before the Technical Review.
3. Prior to consideration of the Preliminary Plat by the Town Council, the applicants shall have modified the Plat to:
 - a. Include trail connections from The Highlands into all neighborhoods that abut the subdivision. This has been accomplished.
 - b. Redraw the rear property lines for all lots along Mescal Wash to match the floodplain line and provide all the lots along Mescal Gulch West with slope easements in the steep slope areas. The applicant is proposing, in place of the stipulation as worded by the Planning Commission, to provide 10 foot slope easements off the back lot lines for all lots where a portion of the lot is in the flood plain.
4. During Technical Review, the applicants shall design their infrastructure to include accommodation of effluent lines to the park areas. When effluent is available, they will effect connections and deliver infrastructure to serve all of the parks that are a part of The Highlands.
5. During the Technical Review phase, and prior to

the submittal of a Final Plat, the applicants shall have either designed and permitted a package plant to handle their wastewater, or have entered into an agreement with the Town of Clarkdale for the temporary connection of their wastewater lines to the City of Cottonwood wastewater treatment plant.

Staff recommends the Town Council approve the preliminary plat for The Verde Highlands Subdivision with the stipulations as recommended by the Planning Commission.

Town Manager Mabery reiterated Cottonwood Water Works' statement that the development of the Mescal well site is intended to service the needs of the existing community. All discussions so far regarding intergovernmental agreements were only done on a staff level and are still very preliminary.

There was discussion of the following issues:

1. Provisions to be made if ADOT project is delayed.
2. Concern that homeowners association be a viable, ongoing entity.
3. Regarding slope easements, staff's recommendation is to redraw lot lines instead of keeping lots larger by including slope easements.

Community Services Director Brown presented the following memo:

We have received comment from Arizona Department of Transportation on the Traffic Impact Assessment conducted for this project, and they have made several comments with regard to how access is provided. Staff would recommend that Council, if they choose to approve the Preliminary Plat include the following stipulations in addition to those previously reported.

- o *During the Technical Review Phase, Highlands, LLC will conduct a Traffic Impact Assessment (TIA) that will focus on the intersection of Scenic Drive and HWY 89A, in accordance with a scope to be provided by ADOT. The Highlands, LLC will make whatever improvements are*

warranted by the Assessment and required by ADOT to handle a full range of turn movements at that intersection.

- *Secondary access shall be provided at the intersection of the extension of Mescal Spur and Hwy 89A, and shall be designed to provide right in and right out movements only.*

Additionally staff feels that further clarification is necessary on stipulation 4 of our staff report. Staff recommends the following language in place of that previously reported.

- *During Technical Review the applicant shall review with the town engineer the feasibility of providing accommodation for effluent lines that could be installed later to allow for the delivery of effluent to the parks that are part of the Highlands.*

Community Development Director Brown also suggested substituting language for stipulation#2 (instead of “before,” substitute “during” the Technical Review).

Discussion continued of the following issues:

4. Effluent delivery to park sites.
5. Clarification of comments received by Cottonwood Water Works.
6. Park sites and effluent consumption.

Community Development Director Brown noted that the Parks and Recreation Commission will be reviewing park site improvements during the Technical Review process.

Kyle Spenser, the engineer representing the developer, stated they realize parks and open space must take into account xeroscaping. They have been working with landscape architect Steve Biasini. The trail system plan is different today than what the Planning Commission saw. They have realigned the trails, removed the connection on the Mescal Wash trail near the well site and added a third trail connection to a neighboring area in order to address concerns. They were proposing a concrete trail in the large park, but have changed that to asphalt. That will eliminate expansion joints and provide a

softer surface. They are working with ADOT on acceleration and deceleration lanes that may be replaced with a roundabout later. They have agreed to put a 3000 square foot community building and are emphasizing a typical streetscape. They are currently working on a mass grading plan. He showed a visualization of the Mescal Wash access. He clarified that the developer intends to construct sidewalks on both sides of the street. He displayed the stamped concrete treatment for pedestrian areas.

They are proposing an alleyway for lots 168-194 in the town home section to create a nicer streetscape. The alleyway would be asphalt with rolled curbs. He showed depictions of how the entrance monuments might look and the natural trail treatment with a decomposed granite type surface. He noted the portion of the trail that passes a historic railroad bed where they will place a historic monument. He showed a depiction of what is visualized along Old Jerome Highway, with a meandering sidewalk and landscaping. He noted the wash crossing treatment on Old Jerome Highway where the water went over the street due to blocked culverts. He showed the design that should prevent this in their development. He showed a drawing of park number three.

The Planning Commission discussed pulling back the property lines of lots 38-51, backing to Mescal Wash, out of the 100% flood plain area. He stated the building envelopes are outside the 100 year flood level. They are proposing an inslope easement, where no buildings, fences, walks, etc. of any kind could be installed.

There was discussion of the slope easement vs. moving the property lines. The concern is about flood damage to the lots and the liability issues.

Mr. Spenser noted that several Blackhills homes lie within the 100 year flood plain. He clarified the slope easement and the parties to the easement. Easements would be enforceable by the town.

There was discussion of the Yavapai County flood control review.

Mr. Spenser stated they have looked at pulling lot lines back and felt a hardship because of the loss of square footage of the lots and they feel the

easements as proposed would solve the concerns.

Community Development Director Brown stated he feels that if they moved the property lines on the 13 lots, they would end up with nine lots. It is feasible to enforce the easement and it is workable.

Mr. Spenser discussed the hydrological study.

Councilmember Sa requested information on the heights of the town homes. Mr. Spenser stated the town has a height restriction of 35 feet. He does not have the architectural plans yet. Councilmember Sa expressed concern about the proximity of the homes to one another.

Without objection, the meeting recessed at 9:47 p.m. for ten minutes.

Mr. Spenser stated he does not have information on individual homes. Community Development Director Brown stated nothing has been changed from the town's current height limit.

Vice-Mayor Wiley stated Lots 44-47 and lot 50 should not be buildable due to the flood plain. Mr. Spenser stated Lot 44 is 13,766 square feet and the building envelope is about 70 feet deep. Discussion continued on this topic.

Mayor Von Gausig stated his preference is to move lot lines instead of creating a slope easement. He does not like the town having to enforce the easement. Discussion continued on this topic.

Mr. Spenser stated he feels that in an established neighborhood with natural washes and trails, the neighbors themselves would enforce it.

Councilmember Williams stated that you can't depend on the homeowners association. Discussion continued on this topic.

Town Manager Mabery inquired about shared driveways for lots 1 and 2 since they front on a collector street. Mr. Spenser agreed to that. There was discussion about whether to allow parking on Mescal or Old Jerome Highway to lot 173 because they are collector roads.

Councilmember Wills stated he is in favor of turf in the parks.

Without objection the topic was opened to public

comment, and then closed when there was none.

Mr. Spenser passed out a revised preliminary plat that included redrawn rear property lines for lots along Mescal Wash.

Vice-Mayor Wiley moved to approve the revised preliminary plat as submitted at the meeting for the Verde Highlands Subdivision with the following stipulations, as recommended by the Planning Commission and Community Development Director Brown:

1. The comments made by Cottonwood Water Works shall be addressed, and written confirmation of satisfactory resolution is received by the Town from Cottonwood Water Works. Hydro study will be completed and a letter of serviceability will be obtained during the Technical Review.
2. During Technical Review the applicant shall review with the town engineer the feasibility of providing accommodation for effluent lines that could be installed later to allow for the delivery of effluent to the parks that are part of the Highlands.
3. During the Technical Review phase, and prior to the submittal of a Final Plat, the applicants shall have either designed and permitted a package plant to handle their wastewater, or have entered into an agreement with the Town of Clarkdale for the temporary connection of their wastewater lines to the City of Cottonwood wastewater treatment plant.
4. During the Technical Review Phase, Highlands, LLC will conduct a Traffic Impact Assessment (TIA) that will focus on the intersection of Scenic Drive and Hwy 89A, in accordance with a scope to be provided by ADOT. The Highlands, LLC will make whatever improvements are warranted by the Assessment and required by ADOT to handle a full range of turn movements at that intersection.
5. Secondary access shall be provided at the intersection of the extension of Mescal Spur

and Hwy 89A, and shall be designed to provide right-in and right-out movements only.

Mayor Von Gausig seconded and the motion passed unanimously.

AGENDA ITEM: WORKSESSION – A

worksession to discuss requests for the abandonment of public rights-of-way, including a location in the Paz and Cota subdivision.

Mayor Von Gausig moved to table Item 9 to September 27, 2005. Councilmember Sa seconded and the motion passed unanimously.

AGENDA ITEM: 11TH STREET ROUNDABOUT

- A presentation regarding the roundabout that is being constructed at Eleventh Street and Mountain Gate Drive.

Mr. Murphy, representing Vasco Construction, displayed a drawing of the detour for traffic during the construction of the roundabout. The detour is a paved surface and construction should last 45 days.

Discussion included the following issues:

1. Appreciation for the detour plan being used.
2. The Eleventh Street trail will be reconstructed.
3. Clarification that it is a three-legged roundabout.
4. Measures to slow runaway vehicles coming from Jerome.

AGENDA ITEM: CONDITIONAL USE PERMIT

- Consideration of an application for a Conditional Use Permit to allow the conversion of a residence at 1013 First South Street to real estate office use.

Ms. Perkins, representing the Conlins, noted that buying and selling will be for the family's own portfolio, not to serve outside customers.

It was noted that the CUP does not run with the property, but can be transferred to a new owner.

Discussion included the following issues:

1. A home occupation license does not apply because no one will be living there.
2. The fire sprinkler requirement. Ms. Perkins

stated she understands that the current code requires the sprinkler ordinance to be installed due to the change in use.

Councilmember Williams moved to approve the conditional use permit for 1013 First South with the following stipulations:

1. The applicant shall pave the parking area off of the alley for use by their customers and employees, and provide each space with striping and bumper curbs.
2. Vehicular access to the property is restricted to the alley.
3. Hours of operation are limited to between 6:00 am and 10:00 pm.
4. Applicant shall, prior to occupancy, provide plans that meet with the approval of the Fire Marshall for the installation of fire suppression measures.
5. That the use be a Financial Investment business rather than a Real Estate business.

Vice-Mayor Wiley seconded and the motion passed unanimously.

AGENDA ITEM: DISCUSSION – Discussion and direction to Mayor regarding Resolutions submitted for consideration by the League of Arizona Cities and Towns Resolutions committee.

Mayor Von Gausig stated that, without objection, during the discussion he would use his judgment in identifying those resolutions that the Council would not support. The Council discussed various resolutions.

AGENDA ITEM: STRATEGIC PLANNING –

Discussion and direction to staff regarding scheduling and format of the 2005 Strategic Planning Session.

Town Manager Mabery proposed the meeting be on November 5th, with the same format and facilitator as last year. The Council agreed.

AGENDA ITEM: FUTURE AGENDA ITEMS -

Listing of items to be placed on a future council agenda.

Councilmember Sa requested an item on Main Street speeding.

AGENDA ITEM: ADJOURNMENT - With no further business before the Council, and without objection, the meeting adjourned at 10:10 p.m.

APPROVE:

Doug Von Gausig, Mayor

ATTEST:

Joyce Driscoll, Town Clerk

SUBMIT:

Charlotte Hawken, Admin. Assistant