

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

A Regular meeting of the Common Council of the Town of Clarkdale was held on Tuesday, December 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
DeputyTown Clerk	Janet Perry
Town Attorney	Anna Young
Com. Dev. Director	Sherry Bailey
Public Works Director	Steven Burroughs
Grants Administrator	Pam Ravenwood
Finance Director	Carlton Woodruff
Building Official	Mike Baker
Fire Chief	Jerry Doerksen
Police Chief	Pat Haynie

Others in Attendance: Robyn Prud'homme-Bauer, Charlie Scully, Ellie Bauer, Brian Nicoll, Doug and Renee Longfellow, Barb Nielsen, Terry Ritzer, Patrick Gorman, Margaret Keener, Anke Pitrella, Camile Severson, Anita MacFarlane, Tice Supplee, Marsha Foutz, Darrel Macey, John Reid, Brandan Wilson, Kathy Davis, Max Castillo, Richard Spudich, Peggy Chaikin and Curt Bohall.

AGENDA ITEM: CALL TO ORDER - Mayor Von Gausig called the meeting to order at 6:05 p.m. and noted that all Council members were present.

AGENDA ITEM: PUBLIC COMMENT -

Ellie Bauer, 1201 Main Street, wished everyone happy holidays. She stated she neglected to request a Proclamation for a change over with Made in Clarkdale handling. She also stated that the Chamber of Commerce received a grant from the Arizona Department of Tourism and thanked

everyone involved in applying. By the end of January 2006, she hopes to have a list from the Council describing important factors about Clarkdale to be considered for the funded copper plaques that would hang from the street lamp poles on Main Street. She is planning to contact the Yavapai Nation and board and commission members for their input.

Marsha Foutz, 313 Main Street, thanked everyone for the success of Made in Clarkdale. There is a Creek running for the last several months in what has been a dry wash. She asked the name of the creek because there are concerns and she would like to be able to identify it.

AGENDA ITEM: INFORMATIONAL REPORTS-

MAYOR'S REPORT - A report from the Mayor on current events. Mayor Von Gausig stated the following:

1. He worked on new water agreement with Cottonwood and hopes for a signed document in the next two weeks.
2. He attended the Arizona Corporation Commission hearing in Phoenix on December 6th where the members approved the dissolution of Cottonwood Water Works and the transfer of assets to the City of Cottonwood and the Town of Clarkdale.
3. He attended numerous water acquisition related and Highway 260 meetings.

TOWN MANAGER'S REPORT - A report from the Town Manager on current events.

Town Manager Mabery invited Chief Haynie to introduce his new officer. Chief Haynie stated **Daniel Andre** grew up mostly in Clarkdale, and then sacrificed his personal finances and family time to attend the 17 week police academy. There Daniel placed 6th in his class academically, but received the highest honor by the votes of his fellow academy attendees as the exemplary person to serve as a

police officer. Mayor Von Gausig thanked and praised Officer Andre.

NACOG - A report regarding the Northern Arizona Council of Governments. Vice-Mayor Wiley had no report.

NAMWUA - A report regarding the Northern Arizona Municipal Water Users Association. Mayor Von Gausig had no report.

WAC - A report regarding the Yavapai County Water Advisory Committee. Mayor Von Gausig stated they discussed Title II advisement.

CATS - A report regarding the Cottonwood Area Transit System. Councilmember Williams had no report.

COCOPAI - A report regarding the Coconino Yavapai Resource Conservation District. Councilmember Williams stated the 11/21 meeting was well attended. Camp Verde Councilman Ron Smith gave a report on his town's progress and development. They discussed a trails partnership for a comprehensive system. Clarkdale is offering counsel on Camp Verde's water company acquisition.

VVLPI - A report regarding the Verde Valley Land Preservation Institute. Councilmember Williams stated they saw presentations on grant management and open space.

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 approved with one motion. Any items may be removed for discussion at the request of any Council Member.

Councilmember Williams pulled Items F and H. Vice-Mayor Wiley pulled Item B.

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

Item B- Vice-Mayor Wiley stated he is intent on protecting the town's money. He asked what the Verde Valley Employee Benefit expense is and stated that employees may need to start sharing more of the health insurance costs. He noted that the

Arizona State Retirement expenses are very high. We need to keep in mind all expenses for managing the future of the Town of Clarkdale.

Councilmember Sa asked about expense #52279 on page 5 to Bell Com. He also asked about expense #52293. Town Manager Mabery stated #52293 was for Police Sgt. Chris Wiley to attend a class. Another big expense was reimbursement to Chief Haynie for Police Department remodel expenses, which he had paid personally. She asked Finance Director Woodruff to check out #52547 and advise the Council.

Vice-Mayor Wiley moved to approve Item B. Councilmember Williams seconded and the motion passed unanimously.

Item F - Councilmember Williams noted the staff report stated Willdan has a good track record withstanding court challenges. She asked why they are being challenged in litigation. Interim Community Development Director Bailey stated she probably miswrote the staff report. In fact they have never had a legal challenge. If there were to be one, it would probably come from by a developer. Town Manager Mabery noted that studies for impact fees need to provide statutory background so financial studies are thorough. Interim Community Development Director Bailey stated that all studies are run through the Arizona attorney before being finalized and that she had checked seven references personally.

David Gue, the Clarkdale Project Manager at Willdan, explained the process and intent of scheduled meetings and the proposal process. Anything unusual would definitely be brought before the Council.

Councilmember Williams moved to approve Item F. Vice-Mayor Wiley seconded and the motion passed unanimously.

Item H - Councilmember Williams stated she went to look at the house that is to be demolished. She noted it is in close quarters and wondered who is responsible if something happens to neighboring structures?

Fire Chief Doerksen stated that it is all controlled.

The Fire Department has done this type of exercise numerous times. Multiple departments will be involved and the burn will be completely controlled. The Fire Department is responsible. It is a high risk situation, but very necessary training. He clarified where the house sits in the drawing.

Vice-Mayor Wiley moved to approve Item H. Councilmember Wills seconded and the motion passed unanimously.

- A) **Approval of Minutes of the Common Council** - Approval of the minutes of the Regular Meeting held November 8, 2005 and the Special Meeting held November 15, 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 - November 16, 2005
Design Review Board - November 9, 2005
Heritage Conservancy Board - Nov. 16, 2005
Library Advisory Board - November 3, 2005
Parks and Recreation Comm. - Oct.25, 2005
Planning Commission - November 14, 2005
- D) **Reports** - Approval of written Reports from Town Departments and Other Agencies *
Building Permit - October and November 2005
Fire Department & Mutual Aid Responses - November 2005
Magistrate Court - October 2005
Police Department- November 2005
Cottonwood Area Transit System (CATS) Operations- October 2005
Verde Valley Humane Society - October and November, 2005,
- E) **Agreement** - Approval of an agreement with Sedona Recycles, Inc. for recycling services in the Town of Clarkdale.
- F) **Impact Fee Study** - Adoption of contract with Willdan for Impact Fee Study.
- G) **Waiver of Fee Request** - Approval of a request by Operation Graduation to waive fees for the use of a Town facility.

H) **Waiver of Fee Request** - Approval of a request by Henry C. Sanchez to waive fees for demolition at 581 Siesta Street in Clarkdale.

Without objection, Mayor Von Gausig moved Item 11, a water system resolution, after the presentation.

AGENDA ITEM: PRESENTATION - A presentation by Phelps Dodge Corporation on the tailings reclamation project.

Barb Nielsen, Project Manager with Phelps Dodge, stated they were here to give an overview of the project. They will also hold an open house on the 14th from 7-9 pm in the Ladies Lounge to address questions and concerns of residents. She introduced *Joe Brunner*, *Terry Ritzel* is the Resource Operations Manager, *Wallace Muney* is the Engineering Project Manager, *Angie Harmon* is in Community Development, *Doug Sorrels* is the Site Manager and *Patrick Gorman* is the Design Engineer of VRS Corporation.

Mr. Gorman stated he has worked on the project for four years. The soil cap will be simply placing soil over the tailings. The design will be grading the surface, improvements to the dam and taking it to a three to one sloped surface. One of the total design considerations is the Tuzigoot view. Two feet of cap is planned on 120 acres, but it might extend beyond. They will revegetate with scattered seed and straw. All seed mix will be the same and the area will be tested for compatibility. Drainage off the cap will be improved. The cap functions by absorbing atmospheric moisture and then losing it naturally. The two foot cap estimated depth is figured by taking in the annualized temperatures and rainfall for 10-25 years. The goal is for this to be a non-irrigated surface. Water will be channeled to the river through sediment. He will be available tomorrow night at the public meeting.

Mayor Von Gausig asked about the specific vegetation and the progression of the seed mix.

Mr. Gorman described the initial organic base of native species. This is not considered to be landscaping.

The item was opened to public comment. *Anita MacFarlane*, 505 Morning Road in Sedona, stated

she is very pleased to hear this project is starting. She asked if EPA approval has been received. If no water will be put out, how will seeds be established? She is in favor of native plants.

Barb Nielsen, stated the EPA has limited involvement. This project is under the jurisdiction of ADEQ, which will ultimately give its formal approval. Phelps Dodge has already received the conceptual approval, but due to ADEQ backlogs, the formal approval probably won't happen before the project starts. They have every intention of working up front and in full with all regulatory agencies. Seeding will be considered and planted at a time of year for optimum success.

Tice Supplee, Director of Bird Conservation at Audubon Arizona, stated she is pleased to see the project proceeding with care for drainage patterns and is glad to see Tavasci Marsh being protected as much as possible.

Marsha Foutz, 313 Main Street, stated she lives near the tailings. She has not ever been able to receive information on what is in the tailings. There could be a concern with it being disturbed. Please bring your own water trucks with recycled water for dust abatement on the project., based on those issues being a problem at Mountain Gate. Reseeding needs to be done carefully.

AGENDA ITEM: LIQUOR LICENSE -

Discussion and consideration of a Liquor License Location Transfer for Olive Oil's Pizza to be located at 920 Main Street in Clarkdale.

Camille Severson, lead server at Olive Oils, stated they are moving their beer/wine license from Sedona to Clarkdale. They are very happy to be in Clarkdale and, after a very successful "soft" opening, will be expanding the menu soon.

Vice-Mayor Wiley moved to approve the Liquor License Location Transfer request for Olive Oil's Pizza, subject to the addition of St. Thomas to the application, as a church within a one-mile radius. Councilmember Williams seconded and the motion passed unanimously.

AGENDA ITEM: RESOLUTION - Discussion and possible adoption of a Resolution of the

common Council of the Town of Clarkdale, Arizona, authorizing the completion, execution and delivery of all agreements necessary or appropriate for the financing of costs of acquiring, expanding and improving a water utility system to serve the town and related financing costs, including the delegation to the town manager of certain authority with respect thereto; authorizing the town manager to expend all necessary funds therefore, approving a water system operations and maintenance agreement between the City of Cottonwood and the Town of Clarkdale, approving an intergovernmental agreement between the City of Cottonwood and the Town of Clarkdale for the allocation of certain payment obligations set forth in an Asset Purchase Agreement dated as of August 1, 2005 between the City, the Town, Cottonwood Water Works and the Cottonwood Municipal Property Corporation, and for the temporary free exchange of groundwater resources and declaring an emergency.

Mayor Von Gausig noted this is a resolution that authorizes the Town of Clarkdale to go into the water business. Town Manager Mabery invited the Cottonwood representatives present to speak.

Steve Horton, attorney for the City of Cottonwood, stated he is pleased to report the City of Cottonwood approved similar documents today. The Arizona Corporation Commission has expedited their process for approval. Now it is Clarkdale's turn. Town Manager Mabery explained that the split percentage previously stated is now clarified, as of January 2005, to be the Town of Clarkdale 26% and the City of Cottonwood 74% in meter and usage figures.

Vice-Mayor Wiley moved to approve Resolution #1174, authorizing the completion, execution and delivery of all agreements necessary or appropriate for the financing of costs of acquiring, expanding and improving a water utility system to serve the town and related financing costs, including the delegation to the town manager of certain authority with respect thereto; authorizing the town manager to expend all necessary funds therefore, approving a water system operations and maintenance agreement between the City of Cottonwood and the Town of

Clarkdale, approving an intergovernmental agreement between the City of Cottonwood and the Town of Clarkdale for the allocation of certain payment obligations set forth in an Asset Purchase Agreement dated as of August 1, 2005 between the City, the Town, Cottonwood Water Works and the Cottonwood Municipal Property Corporation, and for the temporary free exchange of groundwater resources and declaring an emergency. Councilmember Wills seconded.

Councilmember Sa stated he has been back and forth on this from the beginning. After going through all, the percentage per house is higher than the cost of water. At the last meeting he stated he feels it will be financially hard on Clarkdale residents to fund. Service is to come from net revenue, but what if the town can't pay? Price and subsequent rates will be raised. He is not in favor of the Town of Clarkdale getting involved in this deal, due to the costs.

Town Manager Mabery stated that, to address rate setting and payback, the rates take into effect debt service, making sure Clarkdale is paying its way as it goes along. She is very comfortable that the rate structure is adequate to address this issue. Future councils will be monitoring rates. It should be no problem meeting the debt service requirements.

Councilmember Sa stated there is a 20% difference due to installing 5000 new water meters. Was this taken into account initially? Town Manager Mabery stated yes. Councilmember Wills stated that this 20% discrepancy is being absorbed by someone.

Councilmember Sa stated that people with wells are not participating fully. Mayor Von Gausig stated that acquisition of ownership rights far exceed the detrimental effects. If the system is unified, all rates would be higher. Well owners experience substantial costs maintaining their wells. Councilmember Sa stated that if all water users were on the system, the costs would be lower.

Town Manager Mabery stated that due to the emergency clause, there would be a roll call vote.

Deputy Clerk Perry called the roll, as follows: Councilmember Williams - Yes

Vice-Mayor Wiley - Yes
Mayor Von Gausig - Yes
Councilmember Sa - No
Councilmember Wills - Yes
The motion passed four to one, with Councilmember Sa opposing.

AGENDA ITEM: CONDITIONAL USE PERMIT

- Discussion and consideration of a Conditional Use Permit (CUP) request for the placement of a water storage tank in an R-1 Single Family Zoning District; CUP 2006-8, APN 406-27-035, 1720 West Highway 89A.

Interim Community Development Director Bailey presented the item, stating that the request went to the Design Review Board and the board came back with stipulations.

Discussion included the following issues:

1. A property owner had a concern about the function of the new pump disrupting the existing well pump?
2. Brian Nicol, representing Empire, stated they are using a lot of the existing area for the tank and that the majority of it will be within the existing fence line. The steel tank will be lower than the existing tank, at the height that the water level needs to be. The diameter is 88 feet 4 inches. They want to move as fast as possible with the project time schedule. They expect to receive ADEQ permits and approval soon. Construction will probably begin in the next 5-6 weeks, ending by the first of second week of February if all goes well. This tank is for construction use only. The existing holding pond on Mountain Gate property will not be needed and ultimately will be removed. This tank is a permanent structure. Once it is tied into the infrastructure system, ownership will be turned over to the town.
3. The existing tank is in good shape.
4. Trees will be planted to conceal the tank.

Vice-Mayor Wiley moved to approve the request adopting the findings of the Planning Commission

on the following elements:

1. Applicable Regulations: Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, Town of Clarkdale General Plan, other statutes, and any ordinance or policies that may be applicable.
2. Bulk Regulations: The site is adequate in size and topography to accommodate proposed use, population density, building height, lot coverage, setbacks, spaces, landscaping, fences, and parking. That these elements are compatible with the general character of development in the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.
3. Performance: That the location, design and operation characteristics of the proposed use are such that it will have minimal adverse impact on the livability, public health, safety, welfare, or convenience on persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.
4. Traffic Impacts: The provisions for ingress and egress, public streets and traffic circulation are adequate, or can be upgraded through street improvements as a condition of approval.
5. Landscaping: Landscaping, and/or fencing of the proposed development, assures that the site development will be compatible with adjoining areas and with the intent of Town policies.
6. Nuisance: That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire or flood. That the use will not create a nuisance arising from, but not limited to noise, smoke, odors, dust, vibration, signage or illumination.

and with the following stipulations suggested by the Planning Commission:

- a. The construction equipment should access the site off Highway 89A and not through the residential areas.
- b. Any disruption during construction of the existing well pump will meet with immediate procedural action to remedy the problem.
- c. The existing rattlesnake population will be accommodated by taking care not to disturb their colony any more than necessary which should keep them from moving into the adjoining

residential areas.

Councilmember Williams seconded and the motion passed unanimously.

AGENDA ITEM: PUBLIC HEARING - A hearing to receive input from the public regarding possible projects or programs to be funded with federal Community Development Block Grant (CDBG) funds expected to be received by the state in 2006.

Grant Administrator Ravenwood stated that at the last meeting the Council expressed interest in creating a soccer field with a parking lot in the Patio Park area. Therefore she is looking at acquiring property in that area as the first priority. This lot was not to contain restrooms due to maintenance issues.

Town Manager Mabery noted that the public hearing needs to be heard first. Part of the requirements for the CDBG process is to identify the project of the Council's choice, then brought forward through a public hearing process.

Grant Administrator Ravenwood read the CDBG eligible wish list, as follows:

Background:

CDBG, or Community Development Block Grants, is a U.S. Housing and Urban Development (HUD) Small Cities Program that provides funds for housing and community development activities in rural Arizona. The Arizona Department of Housing is the state agency which administers the funds. Northern Arizona Council of Governments (NACOG) administers the planning of annual allocations and provides technical assistance for application preparation for northern Arizona.

The Town of Clarkdale receives CDBG funds on a four-year rotating basis through NACOG. The application process begins with this public hearing.

As you probably recall from the worksession on November 15th, projects must meet certain criteria to be eligible. Primarily, they must benefit low income persons. The Town must demonstrate that whatever the service area is of the project, that there are over 50% low-income households in that area. This is done by extensive door to door surveying by town staff. Survey results must be approved by the Department of Housing and are considered valid for five years. Currently the Town has an

approved survey of the area of town that is served by Town sewer which is still within the 5-year time-frame. Any project in this service area should already meet the low-income threshold. Projects which are for the "removal of architectural barriers" (making facilities accessible to disabled persons) provide benefit to disabled persons, who, according to CDBG are considered low-income, therefore these types of projects do not require a valid survey.

Housing and community development needs identified

Town Staff has listed community development projects that are CDBG eligible:

- Removal of architectural barriers in the Clubhouse (remodeling of restrooms to create ADA toilets, modifying existing entrances with steps to ADA accessible ramps, wheelchair lift onto stage, etc.
- Trail on existing railroad right-of-way in Lower Clarkdale
- Housing rehabilitation
- Restroom/Concession stand building in Mongini Park
- Effluent disposal
- Patio Park curb/gutter and sidewalk
- Broadway curb/gutter and sidewalk
- Handicap curb cuts in needed areas of the Town
- Wastewater interceptor lines
- Curb, gutter and sidewalks in lower Clarkdale
- Curb, gutter and sidewalks in upper Clarkdale
- Program to assist low-income persons with water bills (and/or other town utilities).
- Installation of effluent line to Centerville park for watering
- Installation of effluent line to Mongini park for watering
- Construction of connector street from Broadway to Highway 89a (Centerville connection)
- Addition of sewer manholes in Patio Park
- Bilingual signage in Patio Park
- Curb, gutter and sidewalk on Broadway
- New park serving the Patio Park neighborhood

- Street improvements in the Patio Park neighborhood, including lighting.
- Clean-up event in the Patio Park neighborhood
- Soccer Field serving the Patio Park neighborhood
- Town owned, Low-income housing project in Patio Park neighborhood
- Re-development of areas in Patio Park neighborhood
- Trails
- Revolving loan program (housing)
- Redevelopment of properties
- Cul-de-sac constructed at end of Fiesta/Siesta streets
- Wastewater lift station improvements in Patio Park

The estimated amount of CDBG funds available from both the Regional Account and the State Special Projects Account in FY2006

The Arizona Department of Housing allocates funds to the four rural Arizona Councils of Government using a poverty/population formula. Then, NACOG employs an "Entitlement" process for distribution of funds to the four northern Arizona counties of Apache, Coconino, Navajo, and Yavapai. First, funds are allocated to each county based on a poverty/population formula. Second, the entities in the counties have established a rotation schedule that determines the year in which each city, town, or county will apply for funding.

In round numbers, the funding for 2006 is anticipated to be:

State:	\$10,000,000
NACOG Region:	\$ 2,550,000
Town of Clarkdale	\$ 433,020

Fifteen percent of the State's funds are set-aside for a State Special Projects funding round. State Special Projects funds are competitive and have separate grant cycles.

Types of activities that may be funded with CDBG funds and the three CDBG national objectives

CDBG can fund a diverse assortment of projects. However, to be eligible for funding, projects must meet at least one of the three national objectives.

- At least 51% of the persons who benefit from the project must be low to moderate income;
- The project must aid in the prevention or elimination of slums or blight; or
- The project must solve an urgent need health hazard.

Historically, most projects will meet the first national objective, benefit to at least 51% low-to-moderate income persons. It should be noted that Congress has designated “target populations” which are considered to meet that criteria.

- Persons who are elderly (age 62 or over)
- Adults with severe disabilities (age 16 or older and unable to perform functional activities or activities of daily living)
- Persons who are homeless
- Abused children
- Battered spouses
- Persons who are illiterate
- Persons living with AIDS
- Migrant farm workers

As mentioned, CDBG can fund a variety of projects, as long as one of the three national objectives is met:

The general categories of eligible activities are:

Public Works and Safety

- Water system and wastewater system improvements
- Road and street improvements, parking facilities
- Flood and drainage improvements
- Fire protection facilities and equipment

Community and Supportive Housing Facilities and Removal of Architectural Barriers

- Parks, playgrounds, and recreational facilities
- Libraries
- Neighborhood facilities (youth center, senior center, social services center)
- Supportive Housing (shelters, halfway houses, group homes, hospitals, nursing homes)

Public Services

- Child care, health care
- Education programs, job training programs
- Services for senior citizens, homeless, counseling
- Will fund labor, supplies, materials, operations and maintenance

Housing

- Housing rehabilitation
- Housing development support
- Home-ownership assistance
- Housing development by eligible sub-recipient

Economic Development

- Assistance to businesses
- Infrastructure improvements, acquisition of land or buildings, construction of building to create permanent, full time jobs

Neighborhood Revitalization and Redevelopment

- Pedestrian malls or walkways
- Historic preservation
- Clearance or demolition
- Commercial or industrial rehabilitation

Planning and Capacity Building

- Comprehensive plans
- Community development plans
- Functional plans
- Policy, planning, and management capacity building

Administration

- General grant administration - Up to 18% of the total grant amount.

Previously funded CDBG programs and projects

<i>Year</i>	<i>Funding Amount</i>	<i>Project(s)</i>
1982	40,726	Street improvements
1983	54,210	Street improvements
1984	99,550	Sewer line replacement
1987	205,000	Fire equipment and construct fire station
1990	170,164	Street improvements
1994	312,584	Wastewater system improvements, removal architectural barriers
1998	347,578	Removal architectural barriers, sewer improvements

2002	400,029	Upgrades to the wastewater treatment plant, senior center freezer
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The Town will complete Disclosure Reports that are available to the public upon request.

Clarkdale’s CDBG complaint and grievance procedure

For complaints and grievances related to the 2006 CDBG cycle, persons should contact:

CDBG Grants Administrator
 Town of Clarkdale
 PO Box 308
 Clarkdale, AZ 86324
 (928) 634-9591
 (928) 634-0407 fax
 800-367-8939 TDD

Other possible projects

The Council during this agenda item should bring up any other possible projects not listed above, even if they may not be eligible under CDBG, since the Town **may not apply for a project that is not discussed at the public hearings.**

Call to the public

The call to the public should give the opportunity for any person to present potential CDBG projects to the public and council for funding consideration. Persons should also be invited to make any other comments or submit any written materials relating to the Town’s housing and community needs, priorities or projects.

Town Manager Mabery noted that the town has a complaint procedure, so any adverse issues can be directed to the Clerk’s office to be addressed.

Mayor Von Gausig opened the public hearing.

Curt Bohall, 721 Third North, stated a high priority on the list is to have restrooms because kids don’t like using Porta-Pottys.

Mayor Von Gausig closed the public hearing

AGENDA ITEM: CDBG FUNDS – A discussion and consideration of projects or programs to be funded with federal Community Development Block Grant (CDBG) funds expected to be received in 2006.

Discussion included the following issues:

1. There is some ADA work still to be done.
2. Recent money awarded to the town was used as part of the street budget.
3. The park in Patio Park is in need of some work.
4. There is a large open area near the slag pile that might be an area for a soccer field.

Grants Administrator Ravenwood read the staff report, as follows:

Background:

At the Council’s November 15th meeting, the council expressed an interest in selecting a project that would benefit the Patio Park area. A group of staff members met, including representatives from the Police Department, Public Works Department, employees who reside in the Patio Park neighborhood, etc. to discuss potential projects.

The following projects were suggested and discussed:

- Addition of sewer manholes
- Bilingual signage
- Warning system on the sewer pump station,
- Curb, gutter and sidewalk on Broadway
- Housing rehabilitation
- Trails
- Revolving loan program (housing)
- Redevelopment of properties
- Cul-de-sac constructed at end of Fiesta/Siesta streets
- Soccer field
- New Park and possible locations
- Street lighting
- Clean-up event

These were prioritized and the following projects were chosen to recommend to the Council:

1. Park with soccer field. The current park is not large enough for soccer, so kids play in the street. It was felt that a lighting, a play structure, a cabana and picnic tables would be priorities after the soccer field for park amenities. It was felt that a large parking lot was also important. There was a strong opinion that the park should not contain restroom facilities due to maintenance and safety issues. There are 2 or 3 larger parcels of land

adjacent to the neighborhood that may be feasible. Having 3 to 5 acres was recommended. It was discussed that the grass could be watered by effluent due to the proximity of the proposed effluent line in the area. The effluent line will also have a trail easement on top of it, so the park could link up to a trail. It was also discussed that it may be possible to use the CDBG funds as a match to apply for a Heritage Funds grant such as was done in Centerville.

There was also some discussion as to what to do with the current park in Patio Park. This does not need to be decided at this meeting, but is something to keep in mind. Some of the options include:

- Converting the property to a parking lot since parking is a major problem in the neighborhood
- Keep it as is.
- Sell the property and use revenue for another project
- Build town-owned low-income apartments on the property

If the council decides to discontinue the property being used for a park, the few pieces of park equipment (slide and swings) could be relocated to the new park site.

2. *Curb, Paving and Street Lighting.* It was felt that ribbon curbing could be added to Fiesta and Siesta Streets to delineate the road edge. This would help the Police manage the double and triple parking on the roadway. It would also dress-up the community and reduce maintenance issues with the roads. This would not require engineering (since the curbing would be level with the street, drainage would not be affected). Some curbing and sidewalks would also be needed to the park location. The Police Department recommends the addition of 2 to 3 light poles in the neighborhood, which is recommended to be included in this street improvements project.
3. *Neighborhood Clean-up.* For a relatively minimal investment (\$10,000 to \$15,000) a large impact could be made with a one-time coordinated clean-up event. The Community Development

Department and the Police Department are interested in doing code enforcement in conjunction with the clean-up. This is similar to what was done in Centerville when CDBG funds were used to do a clean-up event in that neighborhood.

Another potential project discussed by the council at the November 15th meeting was a billing assistance program/fund. Staff recommends that a total \$40,000 of the CDBG funding be allocated for this purpose, with \$20,000 being used each year for the two years of the grant. This program would be designed to assist low-income persons with their water bills.

Staff Recommendation:

Town Staff recommends the following projects be selected for the 2006 CDBG funding cycle:

- New park serving the Patio Park neighborhood
- Street improvements in the Patio Park neighborhood, including lighting.
- Clean-up event in the Patio Park neighborhood
- Water billing assistance program/fund

Town Manager Mabery noted that the Council doesn't need to determine the amounts to go to each priority at this point, just provide general ideas and direction to staff. The final decisions will be made in March 2006.

Discussion included the following issues:

5. Water bill assistance is needed.
6. Sell the present Patio Park park space and buy a larger piece.
7. The staff recommendation should be investigated and developed.
8. Water assistance program should be seen as initial step to help people adapt to rates, not as an ongoing funding source to residents.

Vice-Mayor Wiley moved to have staff investigate the four priorities set forth in the staff report from the top of the list down, in order, as follows:

1. New park serving the Patio Park neighborhood.
2. Street improvements in the Patio Park

- neighborhood, including lighting.
- 3. Clean-up event in the Patio Park neighborhood.
- 4. Water billing assistance program/fund.

Councilmember Wills seconded and the motion passed unanimously.

AGENDA ITEM: NOTICE OF INTENT –
Discussion and consideration of adopting a Notice of Intent to Set Water Meter Connection Fees.

Mayor Von Gausig presented the staff report, as follows:

Background: The process to acquire the Clarkdale portion of the Cottonwood Water Works water utility continues to advance. The Town of Clarkdale’s current water rate structure was adopted in August, 2005. That rate structure includes the following Water Meter Connection Fees:

5/8” meter	\$500
1” meter	\$650
1 ½ “ meter	\$850
2” meter	\$1,150

As Council is aware, one of the provisions in the Asset Purchase Agreement for the Cottonwood Water Works System requires that a \$1500 per connection fee be paid to Cottonwood Water Works for a period of the next seven years. After exploring a number of options with our financial advisors, the recommendations that we are receiving now is to increase our Water Meter Connection Fees by the \$1500 for the next seven years, in order to recapture that expense from new connections. If the connection fee is not used to recapture this expense, then the Council would need to adjust rates across the entire user base to cover these fees. Since the fees are only generated due to new connections, staff feels that it is more appropriate to recapture those fees specifically from those applying for the new connections.

If the Council is supportive of adjusting the connection fee to recapture the \$1500 per connection cost, we must go through the utility rate adjustment process, which takes approximately 60 days to complete.

Following are the timelines necessary for adoption of the Municipal Water Meter Connection Fees:

December 8, 2005	Submit report with data supporting the increased fee filed with the Town Clerk
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December 13, 2005	Council Adopts Notice of Intent to Set Water Meter Connection Fees at a Regular Council Meeting
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December 30, 2005	Notice of Intent and Public Hearing Notice published in newspaper (not less than 20 days prior to the public hearing)
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January 24, 2006	Hold Public Hearing and Council Adoption of Water Meter Connection Fees by Resolution
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February 23, 2006	Water Meter Connection Fees for the Clarkdale Municipal Water Utility become effective
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Recommendation: Staff recommends that the Town Council adopt the Notice of Intent to Set Water Meter Connection Fees and instruct staff to publish the Notice of Intent as required and schedule a Public Hearing on the proposed water fees on January 24, 2006.

Staff Contact Person: Town Manager Gayle Mabery

Mayor Von Gausig presented the notice, as follows:

***NOTICE OF INTENT TO INCREASE
WATER METER CONNECTION FEES***

The Town Council of the Town of Clarkdale, Arizona will conduct a Public Hearing on a proposed increase in the Clarkdale Municipal Water Utility Water Meter Connection Fees on Tuesday, January 24, 2006, at 6:00 p.m. in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. 9th Street, Clarkdale, Arizona.

The following fees are proposed to become effective February 23, 2006:

WATER SYSTEM CONNECTION CHARGES

Water Meter Connection Charge:

	<u>Type A Fees:</u>	<u>Type B Fees**:</u>	<u>Total Fee Per Meter:</u>
5/8” meter	\$500.00	\$1,500.00	\$2,000.00
1” meter	\$650.00*	\$1,500.00	\$2,150.00
1 1/2” meter	\$850.00	\$1,500.00	\$2,350.00
2” meter	\$1,150.00	\$1,500.00	\$2,650.00

*Note: A customer required to install a 1” meter solely to service a mandated residential sprinkler system will be charged a 5/8” connection fee.

***Note: Type B Fees to be in effect through February 1, 2013.*

Vice-Mayor Wiley moved to adopt the Notice of Intent to Set Water Meter Connection Fees and instruct staff to publish the Notice of Intent as required and schedule a Public hearing on the proposed water fees on January 24, 2006. Councilmember Williams seconded and the motion passed unanimously.

AGENDA ITEM: FUTURE AGENDA ITEMS -
Listing of items to be placed on a future council agenda. Town Manager Mabery noted that she does not anticipate having agenda items for the December 27th meeting and it may be cancelled. She will keep the council advised.

AGENDA ITEM: ADJOURNMENT - With no further business before the Council, and without objection, the meeting adjourned at 7:13 p.m.

APPROVE:

Doug Von Gausig, Mayor

ATTEST:

Janet Perry, Deputy Town Clerk

SUBMIT:

Charlotte Hawken, Admin. Assistant