

Minutes of a Special Meeting of the Common Council of the Town of Clarkdale held on Tuesday, the 28th of February, 2006

A Special meeting of the Common Council of the Town of Clarkdale was held on Tuesday, February 28, 2006 at 6:00 a.m. in the Men’s Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

Town Council:

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

Town Staff:

Town Manager	Gayle Mabery
Deputy Town Clerk	Janet Perry
Town Clerk	Joyce Driscoll
Com.Dev.Director	Sherry Bailey
PublicWorks Director	Steven Burroughs
Finance Director	Carlton Woodruff
Police Chief	Pat Haynie
Police Sergeant	Troy Smith

Others in Attendance: Curtiss Bohall, Felix Rocha, Ellie Bauer, Sarah Del Seronde, Paul Stoll, Thomas McArthur, Drake Meinke, Reynold Radoccia.

AGENDA ITEM: CALL TO ORDER - The meeting was called to order at 6:08 p.m. by Mayor Von Gausig noting that all Council Members were present except for Council Member Wills.

AGENDA ITEM: PUBLIC COMMENT –

Drake Meinke, 849 Main Street - referenced the 66 unit townhome/condominium development going in across the street from Town Hall. It will be a massive 3 story high structure visible to all residents, in the midst of and overlooking numerous National Historic Register buildings in town. While he does not object to town growth in general, he does object to this project for a number of reasons. He recommends that an Impact Study be done on allowing 3 story buildings, especially in the heart of town. Clarkdale has a vivid connection to history

and modern monoliths such as the intended building are detrimental to a historic town. There was a recent grant awarded in Clarkdale which was won only because the town had something historically significant to present. With allowing this type of building, we will lessen our ability to secure future, similar grants in the future.

Mayor Von Gausig stated that he thought the Design Review Board has requested a redesign of the building in mention and recommended that it might be more appropriate to take this up with that Board.

Reynold Radoccia, 1550 Abbey Road South - his concern is the density of building going on and, as an architect and long-time resident, finds it disturbing. He tried for slope and grade ordinances when he sat on Council in the past. Now he hears requests and responses that we have no tools to control this. There have been opportunities for many years to control grading. The land referred to by Mr. Meinke is a good example. Looking at the Mountain Gate development recently, he saw a 50 foot cut where the Chaikin’s had lived. The whole border of the cut is unaesthetic. He feels no one is watching what is happening. Some towns are restricted to cuts of no more than 3 feet. If a cut up to 50 feet is allowed, that means there is massive greed. Council is responsible for this, and the Planning Commission needs direction.

Regarding water issues, the town keeps allowing maximum density. There are methods to control that which are not being used. A local man he spoke to who lives near the Mountain Gate development said the new pump was running non-stop for months. This man’s own pump now has dropped 200 feet. Why is there no talk of moratoriums for building permits? As soon as the homes up Scenic Drive go on-line, what will happen? When will slope ordinances be put in place? Prior attempts to adopt that were defeated twice. So much of Clarkdale is topographically challenged. We can’t just let developers come in and flatten it. He recalled wanting to declare a moratorium

previously on building permits. If the cuts are restricted, a small percentage of the real estate will be lost, but so what? It's only a loss to the developers. As an architect, he's offended by this type of planning.

Mayor Von Gausig noted that Council is working on slope ordinances now. He anticipates having them ready in the near future. Regarding moratoriums, those are only a temporary solution.

At 6:20 p.m. Mayor Von Gausig welcomed Council Member Wills to the Council table.

Ellie Bauer, 1201 Main Street – gave a short update on the Main Street signage project. She distributed a list of suggested images to Council. There has been a lot of input from many in the town. This is a big, time consuming project. There are 22 banners planned, but they hope for total of 24.

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.

Mayor Von Gausig pulled Item A. Council Member Sa pulled Item B.

Vice Mayor Wiley moved to approve Items C and D. Council Member Wills seconded and the motion passed unanimously.

Item A – Mayor Von Gausig had originally requested this item be under Consent Agenda but, after speaking with Police Chief Haynie and Police Sergeant Smith about the item, he felt there were many interesting facts worthy of Council's attention and wanted to allow their discussion of that. Prior questions he raised include: is there a problem in Clarkdale now with internet crimes; is there a need for probable cause; what about entrapment; how much time will Sergeant Smith be spending on the project; what is the resource allocation; why wasn't broader jurisdiction taking more of the load?

Police Chief Haynie stated that, in simple terms, the internet was being used more and more in criminal

acts. The proposed Memorandum of Understanding (MOU) would give the Police Department the tools to be better trained on that issue and stay more involved. The computer they would get from participating would be totally dedicated to the program and, because it would not have any other use in the department, it could be used as evidence in prosecuting internet crimes. Sergeant Smith is being trained and will be focusing on the internet crimes. It is estimated that will require a minimum of 4 hours per week of his time, maybe less once training is complete. Most people are familiar with identity theft which is also an internet crime. By having the new equipment and training they will be better able to pursue these things. This MOU has no requirement to continue in the program, but he would like them to stay involved for 2 years. He believes this will pay off in the long run.

Mayor Von Gausig voiced concern about Sergeant Smith, making sure he spent an appropriate amount of time on the program for the risk involved.

Police Chief Haynie stated that they will use a logging system to track the amount of time spent. Their experience so far showed these were usually interstate situations that required trade-offs of various jurisdictions.

Council Member Sa asked if this program will help in tracking sex offenders.

Police Chief Haynie stated that, while this will assist in the education of that issue, anyone can get information about sex offenders on the internet now. Reports received can be generated from many avenues such as a parent, someone on this side, someone in a chat room, or from many avenues. Their handling will not compromise a victim's safety.

Sergeant Smith described giving a presentation on internet crimes to a local computer club recently as a part of community outreach. The attendants were shocked to learn the seriousness of the information he had and found it very useful. The department currently does not have the computer that would be used on the program.

Vice Mayor Wiley moved to approve Item A and Council Member Sa seconded. The motion passed unanimously.

Item B – Council Member Sa heard comments on this prior to the meeting about losing Court Clerk Contreras. He was disturbed by learning that she was leaving the Town’s employment. Was her salary reflected on the range table?

Town Manager Mabery stated that the Court Clerk’s salary was within the range of salaries shown. But, it should be understood that Court Clerk Contreras’ new position was a move to Administrative level, so this was not a similar comparison. If comparing the salary range of Cottonwood’s Court Clerk to Clarkdale’s, they are very close with Clarkdale’s being slightly higher.

Council Member Sa asked why the Town Clerk position in the range table was not salaried.

Town Manager Mabery stated that was because the current position was combined with Administrative Services Director. When those positions split as planned in the future, the Town Clerk position will go back to being noted as salaried.

Council Member Sa moved to approve Item B and Vice Mayor seconded the motion. The motion passed unanimously.

A) Memorandum of Understanding – Approval of a Memorandum of Understanding allowing the Clarkdale Police Department to become a member of the Internet Crimes Against Children Task Force (ICAC).

B) Resolution – Approval of a Resolution adopting a range placement table for employee salary ranges.

C) Resolution – Approval of a Resolution appointing NAMWUA Representatives from the Town of Clarkdale.

D) Ordinance – Adoption of an Ordinance amending Section 2-1-4 “Vacancies in Council” of the Town Code providing that deliberations regarding Council appointments for vacant Council seats be held in Public Session.

AGENDA ITEM: REQUEST FOR REDUCED

FEE – Discussion, consideration and possible action regarding a request made by the Yavapai College Zaki Gordon Film Institute for a reduced fee for a Town facility.

Town Clerk Driscoll explained that the Zaki Gordon Film Institute has been working with the Old Town Players recently about building sets for productions.

Their arrangement was for the institute to have their sets displayed in the auditorium as art during the Old Town Players events. Then, the sets would be used in the making of their short film. On February 10, 2006 staff met with Zaki Gordon Film Institute and gave them permission for construction of sets to be done outside the clubhouse, and then they could be moved in to the auditorium, with no charge for use of the premises. Then, when Old Town Players completed their own event, on March 3 the institute would occupy the auditorium for the next 17 days for the making of their film production which would be subject to normal facility use fees. On February 22 staff was asked about the possibility of a reduced fee for use of the auditorium those 17 days and informed the institute that particular consideration needed to go before Council. Staff feels that, in light of the concessions already given, along with the information provided by the institute about the project, a reduced fee was not warranted.

Town Manager Mabery added that each year \$10,000 is projected as clubhouse building rental income. That amount has not been met for years. The Town tries to stay competitive with the user fees charged for the facility and expenses continue to rise.

Sarah Del Seronde spoke representing the Zaki Gordon Film Institute as a line producer making the following points:

There are 10 students from all over the Verde Valley in the institute. They attend the institute to learn how to tell stories and they learn self expression. They seek to make alliances and make films in this area. Students use many means to raise funds to finance their filmmaking. This is a project sponsored by Eastman Kodak that allows the students to use 35mm film and is a complete leap

from their normal use of digital. They chose to use their own sets seeking to learn as much as possible from the project. This is a complete student initiative. In-kind donations have brought them this far. They found the Clarkdale auditorium to be the best location and want to develop a close working relationship with the Town. They feel Clarkdale is an authentic historic town which is something that can't be built on a set. In the future they would like to utilize artists from Old Town Players. They understood the arrangement made with Town staff about use of the facilities for set building, display and then rental of the auditorium. They have abided by all rules for use of the building so far and respect the historic nature of building. They have been contacted by Red Rock News and were featured in a front page article. There is certain to be more press coverage. On March 6, 2006 the class will travel out of town to learn about use of the 35mm equipment. They will return on March 12 with production to begin on March 13, ending on March 18 with a wrap-up on March 21. Given this schedule, they will only actually be on the clubhouse premises for little of the 17 day rental period. They feel a reduction in fees is warranted.

Mayor Von Gausig noted that, even though the institute would not physically be in the building for the entire 17 day rental period, their sets being there prevent use of the facilities by anyone else.

Sarah Del Seronde stated that, while they were gone the sets could be moved aside.

Council Member Williams stated that she was in the auditorium recently and saw the institute's sets which were very large. Even with the sets moved aside it would be difficult to have another function in the auditorium.

Sarah Del Seronde explained that the students each finance their own expenses for film making. Out of 600 schools selected for this project by Eastman Kodak, this is the first year the Zaki Gordon Film Institute has been selected. Their funding received from Eastman Kodak represents the equivalent of \$70,000.

Vice Mayor Wiley moved to deny the request for a

reduction in fee for use of a Town facility and Council Member Williams seconded. The motion passed unanimously.

AGENDA ITEM: WORKSESSION - A worksession to discuss the Clark Memorial Clubhouse including: current and possible future uses, existing condition and repairs/improvements needed, future changes and improvements and funding.

Public Works Director Burroughs described the repairs/improvements that have been taking place in the clubhouse. His focus has been on addressing the emergency/life threatening/safety issues first including: auditorium has been rewired with emergency exit lights; furnace and gas leaks fixed; sub panel in the basement rewired. The Ladies Lounge has lighting issues. Jeff Simon on Town Crew has extensive electrical background and they are making good use of that. Also making use of Building Inspector Baker's expertise and working on going through buildings to get a good idea of what needs to be done. The electrical issues should be addressed first. A recent Master Plan addressed issues with the bathrooms and handicap access. We have handicap access to the building, but the bathrooms need work.

Vice Mayor Wiley stated that, while the Facilities Master Plan information is good, he would like to get an update. He wants a good handle on what the Town would have to spend to get the building up to date. Years ago he wanted to start an Amenities Fund as a place to put a percentage of reserve funds for uses like the clubhouse updates, trails, playgrounds, etc. While many people are not ecstatic about a lot of things pertaining to the Mountain Gate development, it is exciting how the existence of that development will help turn Clarkdale around. We need to focus on taking care of the future instead of just immediate fixes.

Town Manager Mabery stated that the Capital Improvement Plan (CIP) had determinations for an upcoming 1% of possible funds and Council could look at putting aside a portion to those needs.

This all depends on the future use of the building.

An evaluation on the facilities was done 10/21/01 by Honeywell International, Inc. from an infrastructure perspective. At that time, estimated cost for a “top to bottom” renovation was \$3,000,000.

In response to a question about the Facilities Master Plan being done in stages, Town Manager Mabery explained that it would be ideal to do it all at once. But, if needed, it could be done piece by piece in smaller phases. Also, there is always the potential of grants to consider. But, most applicable grants require 50/50 matching contribution.

Vice Mayor Wiley added that, if a Town fund were started, then at least that would be available for matching funds if such a grant were to come along. As long as each improvement done to the building now is of a permanent nature as opposed to a “patch job”, we are making good progress.

A discussion followed about repairs being done including: the small fire in the Ladies Lounge led to a repair of the problem site as well as uncovering larger problems; a lot of plastic conduit was found with appropriate repairs made; trying to utilize as much of current staff resources in addressing inspection and repair; wiring repairs are being done sometimes using the same channels and sometimes not; there has been new wiring done in the pool showers; a proper solution for the heating/cooling system would be a “split” system.

Council Member Williams noted that there is probably not another building in the nation having the type of character and significance as the clubhouse.

Public Works Director Burroughs stated that, if he can keep chipping away with repairs, and would intend to continue doing so, at least we will continue to make important progress.

Discussion continued including: what would be a significant amount of money that would take care of issues; ADA upgrades will be expensive; getting rid of the evaporative coolers would probably have a positive effect on the functionality of the building; ADA issues can be affected by CDBG grant funds;

how do we do as little damage as possible to the existing bathrooms but also make them ADA compliant and increase capacity; moving the library to the Men’s Lounge could still be an option.

Council Member Williams added that Town residents should be invited to offer thoughts on this. We might consider asking for opinions in a newsletter, then staff can work with that.

Mayor Von Gausig noted that we won’t have money in the near future to address ideas from residents. Asking for that input right now might be premature.

Council Member Sa stated that the money should come first. We could possibly start setting funds aside.

Mayor Von Gausig stated that we will remember this discussion for future Capital Improvement Plan discussions.

AGENDA ITEM: FUTURE AGENDA ITEMS – Listing of items to be placed on a future council agenda.

Town Manager Mabery explained that staff was in the process of preparing a number of items on water related issues.

Council Member Sa asked if there was a time element on a slope ordinance. Town Manager Mabery responded that she would speak to Community Development Director Bailey in more detail on that and address it in an upcoming Weekly Report.

AGENDA ITEM: ADJOURNMENT – With no further business before the Council, and without objection, the meeting was adjourned at 7:45 p.m.

APPROVED:

Doug Von Gausig, Mayor

ATTEST:

Joyce Driscoll, Town Clerk

SUBMIT:

Janet Perry, Deputy Town Clerk