

Minutes of a Regular Meeting of the Common Council of the Town of Clarkdale Held on Tuesday, July 10, 2007

A Regular meeting of the Common Council of the Town of Clarkdale was held on Tuesday, July 10, 2007 at 6:00 p.m. in Room M137 at Yavapai College, 601 Black Hills Drive, Clarkdale, Arizona.

Town Council:

- Mayor Doug Von Gausig
- Vice Mayor Jerry Wiley
- Councilmember Frank Sa
- Patricia Williams
- Curtiss Bohall

Town Staff:

- Acting Town Manager Steve Burroughs
- Town Attorney Rob Pecharich
- Acting Comm. Dev. Dir. Normalinda Zuniga
- Deputy Town Clerk Walt Good
- Finance Director Carlton Woodruff
- Police Chief Pat Haynie
- Assistant to Town Manager Janet Perry
- Building Official Mike Baker
- Water Utilities Manager Patsy Olsen
- Water Utilities Admin Asst Ellen Yates
- Town Hall Admin. Asst. Margie Hardie

Others in attendance: Robyn Prud'homme-Bauer, Ellie Bauer, Fire Chief Don Eberle, Drake Meinke, Carol Johnson, Becky O'Banion, Phil Terbell, Ray Perry, Charles Yates, Sandy Boothe, MuniFinancial's Marshall Eyerman and Quenelle Quertaraso.

AGENDA ITEM: CALL TO ORDER - Mayor Von Gausig called the meeting to order at 6:00 p.m. and noted that all Council members were present.

AGENDA ITEM: PUBLIC COMMENT –

Building Official Mike Baker presented **Janet Perry**, Assistant to the Town Manager, with an ACE award for her part in making the 50 year anniversary of the town's incorporation and the 4th of July festivities successful..

Public Works Director Steve Burroughs introduced **Patsy Olsen** as the new Public Works Water Manager and **Ellen Yates** as her new Administrative Assistant.

Ellie Bauer, Clarkdale, also thanked Assistant to the Town Manager Janet Perry for her work on the 50th anniversary. She distributed copies of a brochure titled *Going Native: Landscaping for an Arizona Mountain Desert*, compliments of the Clarkdale Chamber of Commerce.

AGENDA ITEM: INFORMATIONAL REPORTS-

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

1. Verde Valley communities should coordinate contributions to non-profit organizations.
2. There is a need for affordable housing in Cottonwood and Clarkdale and transportation for those working in Sedona.
3. The proposed Arizona Envirozeum involves Peck's Lake and the Clark Mansion in a partnership with the Nature Conservancy.
4. A USGS presentation on pumping the Big Chino show no definite proof of hurting the Verde River.
5. Trust for Public Land in in touch with Freeport McMaron about the possibility of TPL purchasing the land around Peck's Lake previously owned by Phelps Dodge.
6. Discussed legalities of impact fees.
7. Twice as many people attended the 4th of July activities than usual. Congratulations to Dawn Norman and Janet Perry for organizing it.
8. At the Kiwanis meeting, he discussed the threat to the Verde River and solutions to water, growth and development issues.
9. The CB5 event in the park held positive youth activities. He was impressed by the talent show.
10. He drove along First and Second South

Streets regarding complaints to Building Official Baker. He also checked the Highlands Subdivision about a complaint.

- 11. The future of the five year plan for I-17 between Flagstaff and Phoenix is to be discussed at meetings in Munds Park and Flagstaff.

TOWN MANAGER’S REPORT – A report from the Town Manager on current events. No report.

NACOG - A report regarding the Northern Arizona Council of Governments. Vice Mayor Wiley reported they approved two percent wage increases in the budget and reelected their Executive Board members (Ron Bottman as representative and Phil Tovrea as private individual).

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 reported discussion about the Appraisal Level Study putting the Verde River situation in focus. Mark Holmes presented plan to pump the Big Chino. The plan includes virtually no outside watering.

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

COCOPAI – A report regarding the Coconino Yavapai Resource Conservation District. No report.

VVLPI – A report regarding the Verde Valley Land Preservation Institute. No report.

VERDE RIVER BASIN PARTNERSHIP – No report.

VVTPO - A report regarding Verde Valley Transportation Planning Organization. No report.

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.

Items B, D and E were pulled for discussion.
Councilmember Sa moved to approve Items A, C

and F. Vice Mayor Wiley seconded and the motion passed unanimously.

Item B – Councilmember Sa questioned the museum grant funds, Chase Bank details and he stated the town could hire its own engineer with the amount that had been paid to Willdan. It was noted the Fire District was on its own beginning July 1st. There will be one payment to the District for the Town. Mohave Educational Services was a payment for streets general contracts for various services.

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

Item D – Councilmember Sa questioned the CIP report being missing. Public Works Director Burroughs noted that it will be in the next regular packet.

Councilmember Sa moved to approve Item D. Councilmember Bohall seconded and the motion passed unanimously.

Item E – Councilmember Bohall requested the dates for elections be changed to 2008.

Councilmember Bohall moved to approve Item E with the change to year 2008. Councilmember Sa seconded and the motion passed unanimously.

A. Approval of Minutes of the Common Council
Approval of the minutes of the Regular Meeting held 6/12/07 and the Special Meetings held 6/25/07 and 6/26/07.

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.
Planning Commission - 6/18/07
Board of Adjustments - 6/27/07
Design Review Board - 6/13/07
Library Advisory Board - 4/5/07, 5/3/07 & 6/7/07
Parks and Recreation Board - 6/4/07
Heritage Conservancy Board - 6/20/07

D. Reports – Approval of written Reports from Town Departments and Other Agencies.

- Fire Department Report and Mutual Aid Responses Report – June 2007
- Magistrate Court Report – May 2007
- Building Permit Report – June 2007
- Police Department Report – June 2007
- Cottonwood Area Transit System (CATS) Operational Report - May 2007
- Capital Project Report – June 2007

E. RESOLUTION #1231 FOR ALL-MAIL BALLOT ELECTIONS - Approval of a resolution authorizing the Town Clerk to conduct elections in 2008 as all “mail ballot” elections.

F. FIRE DISTRICT LEASE OF STATION #21
 – Approval of a Lease Agreement between the Town of Clarkdale and the Clarkdale Fire District for portions of the property at 895 1st South Street, Clarkdale, Arizona, generally described as Clarkdale Fire Station #21.

AGENDA ITEM: PUBLIC HEARING IMPACT FEES - Public Hearing on Preliminary Impact Fee Study and Intent to Assess Development Fees for Civic Facilities, Library, Parks, Police, Water and Wastewater.

Marshall Eyerman, MuniFinancial, distributed a document outlining the development impact fee study to the Council. An expected large increase in the population of Clarkdale and inadequate funding for facilities to serve that growth introduces the issue of one-time charges, impact fees, to ensure new development pays its fair share of new infrastructure costs. These fees must meet some legal tests. Facility standards are determined using an existing inventory, system plan, or planned facilities approach. The fees are calculated for six facilities: civic, library, park, police wastewater and water. The study should be reviewed every three years.

Town Attorney Pecharich stated the park fees were high because of the cost of acreage and the costs to maintain. It was noted that a resident who also works in Clarkdale is not counted twice. If a residence requires a 1” water line because of required sprinklers the fee will be for a 5/8” line.

Improvements in level of service cannot be paid with impact fees. Everyone share in the cost of improvements that increase the level of services. The town can credit impact fees to the value of facilities that developments build.

The proposed fees are as follows:

<u>Residential</u>	<u>Single Family</u>	<u>Multi-Family</u>
Civic facilities	2,272	1,792
Library	535	422
Parks	3,580	2,824
Police	<u>493</u>	<u>389</u>
Total	6,880	5,427

<u>Non-Residential</u>	<u>Commercial</u>	<u>Industrial</u>
Civic Facilities	460	329
Police	<u>100</u>	<u>71</u>
Total/1,000 sq. ft.	560	400

<u>Meter Size</u>	<u>Wastewater</u>	<u>Water</u>
5/8 inch	1,785	2,322

Public comment was opened. *Ellie Bauer*, Clarkdale, stated she was opposed to the fees because the residents are not involved in adopting them. Successful fees come from public input. Impact fees make it hard to develop affordable housing. She urged the Council not to pass these fees.

Phil Terbell, Clarkdale, stated that 60% of the parks in Clarkdale didn’t exist in 2006. Moneys will be refunded to a developer if they build parks. It is not fair for residents who will use wells and a septic system to pay impact fees. People should not be charges if water/wastewater services will not be available until the distant future.

Robyn Prudhomme-Bauer, Clarkdale, stated she attended the work session on this topic. The fees will negatively impact business coming to Clarkdale. The current and future business will be affected. Clarkdale will become less affordable. Was there any discussion about proportional impact

fees? Why were they not considered? The process did not encourage community involvement. She requested that the Council not rush the process. Bring in people to ask questions and modify the proposal.

Drake Meinke, Clarkdale, stated that in the past parks were built using grants. He hopes we will continue to get grants instead of using the easy money of impact fees. He asked how we got \$25 per book for the library. Mr. Eyerman stated the cost was based on a national average of \$25-50 per book. They took the lower amount for replacement costs.

Sandy Booth, Clarkdale, stated, as a nearby resident of the Mountain Gate subdivision, she wishes that Clarkdale could charge more than a "fair share" amount. She encouraged the town to lean toward more expensive impact fees. This doesn't include streets. How much would it be if this was included?

Mayor Von Gausig stated it may have been \$3000. Certain new streets will need to be improved. They cut down the number of streets for improvements.

The public hearing was closed.

Town Attorney Pecharich read a letter addressed to Community Development Director Bailey from Verde Valley Professional Center Partners, LLC, as follows:

Re: Notice of intent to Assess Development Fees

We are in receipt of your Notice reflected above. We currently own 20 acres of land at Main and Broadway. We feel that we need to protest the intended fee structure.

We are struggling to understand the charges to be levied, in particular the charge for multiple family dwellingsit is 79% of a single family dwelling ...this seems excessive. Also, why is so much per dwelling being allocated for parks? The amount is nearly twice the amount shown for civic facilities.

Out property was to be developed either single or multiple family dwellings and these development fees look to make it prohibitive to build on this site. In a down residential market, these fees will cause

a hardship in tying to market this property to potential buyers.

Please contact me to discuss this issue.

Respectfully, Allen W. Sands, Member

Mayor Von Gausig stated he would explain this to Mr. Sands with Community Development Director Bailey and Town Manager Mabery.

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

1. Review the Property Maintenance Code
2. Water issues.

AGENDA ITEM: ADJOURNMENT - With no further business before the Council and without objection, the meeting adjourned at 7:32 p.m.

APPROVED:

Doug Von Gausig, Mayor

ATTESTED:

Walt Good, Deputy Town Clerk

SUBMITTED:

Margie Hardie, Admin. Assistant