

Minutes of a Special Meeting of the Common Council of the Town of Clarkdale Held on Tuesday, March 25, 2008

A Special Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, March 25, 2008, at 6:00 PM. 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 Patricia Williams
Councilmember Curtiss Bohall
Councilmember Frank Sa

Board of Adjustment

Chair Anita Simgen
Vice Chair Lee Daniels

Boardmember Larry Conners
Boardmember Robyn Prud'homme-Bauer
Boardmember Richard Dehnert

Design Review Board

Chair Charlie Scully
Vice Chair Marsha Foutz

Boardmember Michelle Hayman
Boardmember Dennis Rhoades

Heritage Conservancy Board – No Quorum

Chair Drake Meinke – Absent
Vice Chair Gerald Wombacher – Absent

Boardmember Maria Tester – Absent
Boardmember Linda McDonough – Absent
Boardmember Jess Valdez – Absent

Library Advisor Board – No Quorum

Chair John Stevenson
Vice Chair Gloria Browne – Absent

Boardmember Mary Sue Hill – Absent
Boardmember Roberta Peterson – Absent
Boardmember Winnie Bohall – Absent
Boardmember Margaret Krznarich – Absent
Boardmember Chris Calderon – Absent

Parks & Recreation Commission

Chair Lynda Zanolli
Vice Chair Maya Radoccia

Commissioner Alice Burroughs
Commissioner Bethany Bezdek
Commissioner Krysta Dehnert

Planning Commission

Chair Amy Bayless
Vice Chair Dave Puzas

Commissioner Bill Regner
Commissioner Jorge Olguin
Commissioner Sarah Voit Vinson - Absent

Town Staff:

Town Manger Gayle Mabery

Assistant Town Manger Janet Perry

Public Works Director Steve Burroughs
Finance Director Carlton Woodruff
Town Clerk Kathy Bainbridge
Interim Utility Director Ron Doba
Building Official Mike Baker
Deputy Town Clerk Walt Good

Community Development Director Sherry Bailey
Police Chief Pat Haynie
Library Manager Charlotte Hawken
P&R Supervisor Dawn Norman
Planner/GIS Guss Espolt
Planner Normalinda Zúñiga

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

PUBLIC COMMENT – Mayor Von Gausig informed the audience that the Council could not reply to comments on items that were not on the posted agenda per state law. The Council is interested in the public’s comments, but may not be able to respond other than to offer clarification or direct staff.

There was no public comment at this time.

ENVISIONING CLARKDALE’S FUTURE – A worksession with Boards and Commissions for a review of the January Council Strategic Planning process and review of the 2008/2009 General Plan update process.

Mayor von Gausig called upon each Board or Commission Chair to state if they had a quorum present and call their meeting to order at 6:07 PM:

Planning Commission, Amy Bayless Chair	quorum present
Board of Adjustment, Anita Simgen Chair	quorum present
Design Review board, Charlie Scully Chair	quorum present
Library Advisory Board, John Stevenson Chair	quorum not present
Parks & Rec Commission, Lynda Zanolli Chair	quorum present
Heritage Conservancy Board	No one present

The Board and Commission members and the public were encouraged to address Council with questions during the worksession. Mayor Von Gausig gave a basic overview of how the Council conducted the Strategic Planning this year and explained that it was a meeting the Town holds annually and usually reviews about six months later. This year Council and Staff Department Heads envisioned the Town of Clarkdale in the year 2020 and those visions were what Council wanted to share and discuss with all the Town’s Boards and Commissions members. The presentation was included in the Council packets and all individuals in attendance were presented a copy of the PowerPoint presentation given by the Mayor.

Discussion on the proposed annexation of the “C” Mountain and other possible areas of future interest of adjoining lands that will protect the Town’s view and water shed sustaining the Town’s “Small Town Atmosphere” were discussed. Annexations will have to have pre-annexation agreements to ensure that new areas have Prop 207 waivers.

Question: Is Prop. 207 being challenged in court? The Mayor answered that Flagstaff is going to be the first State challenge on Prop 207, others are in review.

Question: Will the future owners of annexed lands be required to adhere to pre-annexation agreements or will they be able to litigate under Prop. 207? The Mayor responded that future owners would have to abide by the pre-annexation agreements.

The Mayor also discussed future use of wastewater by direct injection or other means that may be available. Diversity is the key to Clarkdale's future in water, wastewater, economic and housing type/cost availability. Form Based Planning was discussed and explained. The Town now uses Area Base Planning whereas Form Based Planning allows for mixed use in all areas. In theory, Form Based Planning changes the whole Town into a Planned Area Development. The Planning Commission is working on Form Based Planning changes for the Town. Connecting trails, protected open spaces, and undeveloped washes and river areas for native animals and birds so they continue to flourish, could also provide tourist opportunities.

The Town looks forward to an improved industrial development area with a possible new rail spur creating diversified economic opportunities for Clarkdale residents. This will include the extension of Broadway past Miller's Warehouse to Cement Plant Road creating a new industrial road that could open the area to the North of Bitter Creek into a viable economic growth area. The "Boot Strap" efforts being undertaken in the Patio Park area continue to improve conditions in hopes of the area becoming a model of reinvestment and community development. Public and private investments in this neighborhood allow for affordable housing options, which support the diversity of the community, retaining the area as an affordable housing location for Clarkdale residents.

The Town of Clarkdale is in an economic downturn, as is all areas of the state and country. This is the time for the Council, Boards, and Commissions to review and update our policies and procedures to prepare for future challenges and create a sustainable Clarkdale. Future challenges include dark skies, infrastructure, water, wastewater, sewer, economic development, Town facilities, annexation, transportation, and the updating of the Town General Plan.

Sherry Bailey presented the plan for updating the Town's General Plan along with the timeline. Staff and the Planning Commission are currently reviewing existing elements and identifying areas that need revision. This is four year's earlier than required but with the changes within the Town and the possible future challenges, it is essential that the update process is started. The timeline for the review, setting up of focus groups, public informational/hearing process, and rewrite is through August of 2009, at which time it will be sent to the voters for consideration.

Adjourned at 7:17 PM:

Planning Commission, Amy Bayless Chair	Adjourned
Board of Adjustment, Anita Simgen Chair	Adjourned
Design Review Board, Charlie Scully Chair	Adjourned
Parks & Rec Commission, Lynda Zanolli Chair	Adjourned

Councilmember Sa requested to be excused from the meeting, Mayor excused him.

WORKSESSION ON INDUSTRIAL DEVELOPMENT -Worksession to discuss Industrial Development with presentation by Norela Harrington from SLIM on the Benefits of Industrial and Manufacturing Development to a Community.

Ms. Harrington, representing SLIM, an organization of Specialized Light Industrial and Manufacturing companies, was present at the meeting. Their purpose is to develop a better working relationship with policy makers and staff when it comes to issues that affect industrial development and job production. Ms. Harrington began her Industrial Development/economic presentation with an economics example of what types of groups cost communities the most to serve and what groups provide communities the most in benefits. Manufacturing turns dollars more in the community than most other groups. Every job in manufacturing is often supported by 3 ½ services jobs. Manufacturing pays higher wages that enables those workers to spend more in the community. Studies have shown the decrease in American manufacturing employees but production levels have been constant. Industrial development of the Clarkdale Minerals area will provide the Town with new employment opportunities, larger tax base, possible new rail spur and low environmental impact to the community. Clarkdale already has three phase electrical available for future industrial development because of the old smelter electrical demand, which gives the Town a major point over other areas in the valley. Three phase electricity allows companies to operate more efficiently. Work force development is the primary need in the area.

Vice Mayor Wiley stated that the lack of a larger wastewater treatment plan is a major reason why we do not have new industrial development in the Town.

Mayor Von Gausig thanked Ms. Harrington for her presentation.

PUBLIC HEARING – A Public Hearing to receive public input on the proposed reclaimed water fees of \$2.00 per thousand gallons and the amendment of the Town’s water fees relating to water line taps.

Utilities Director Ron Doba presented Council with an update of how the Town had proceeded on setting fees for reclaimed water and the discussion and direction Council had given pertaining to the water taps.

Mayor Von Gausig opened the meeting for Public Comment.

No Public Comment.

Mayor Von Gausig closed Public Comment.

PURCHASE OF RECLAIMED WATER LOADING STATION SELF LOADING VENDING CARD SYSTEM – Consideration and discussion of bid from WaterProducts.Net, Inc. for a reclaimed water self loading vending card station.

Utilities Director Ron Doba advised Council that per Town Purchasing requirements any consideration over \$10,000.00 requires that it be brought before Council for review. The

Town had requested a bid for the purchase of a reclaimed wastewater self loading vending card system. The new system would replace the current system in which the Town has to send an employee to the reclaimed water site to unlock the valve and fill the customer's truck. With the current economic situation, Staff believes that this is not a required expenditure at this time. Staff recommends Council not approve the bid.

Vice Mayor Wiley moved to reject the \$16,170.84 bid from WaterProducts Net, Inc. for the water self loading vending card system. Seconded by Councilmember Williams. Approved unanimously.

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.

- A. Resolution** – Approval of Resolution # _____ canvassing the results of the March 11, 2008 primary election.
Resolution # 1256
- B. Proclamation – April 2008, As Substance Abuse Awareness Month** – Approval of a Proclamation declaring April 2008, Substance Abuse Awareness Month in the Town of Clarkdale.
- C. 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 May 10, 2008.
- D. Resolution** - Approval of Resolution # _____ replacing Resolution# 1227, setting the fees for the Town of Clarkdale.
Resolution # 1257

Councilmember Williams moved to accept the consent agenda as presented. Vice Mayor Wiley seconded the motion. Approved unanimously.

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

The Mayor would like to see more economic informational presentation to Council.

ADJOURNMENT - With no further business before the Council and without objection the meeting adjourned at 8:07 PM.

APPROVED:

Doug Von Gausig, Mayor

ATTESTED:

Kathy Bainbridge, Town Clerk

SUBMITTED:

Walt Good, Deputy Town Clerk