

**Minutes of a Regular Meeting of the Common Council of the Town of Clarkdale
Held on Tuesday, March 11, 2008**

A Regular meeting of the Common Council of the Town of Clarkdale was held on Tuesday, March 11, 2008, 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 Patricia Williams
Councilmember Curtiss Bohall
Councilmember Frank Sa

Town Staff:

Town Manager Gayle Mabery
Finance Director Carlton Woodruff
Police Chief Pat Haynie
Public Works Director Steve Burroughs

Assistant Town Manager Janet Perry
Town Clerk Kathy Bainbridge
Community Development Director Sherry Bailey
Interim Utility Director Ron Doba

CALL TO ORDER - Mayor Von Gausig called the meeting to order at 6:00 p.m. 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 are 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.

ADOT contacted the Town and requested their agenda item be moved to April so that they would have more time to complete their presentation. Do to the agenda item being cancelled, the Mayor informed the audience that comments on that item would be taken during this portion of the meeting

Frank Hoene was concerned that the street signs were taken down along 89A due to the construction and worried about the sight safety issues with vehicles parking along the sides of the highway as people enter onto the highway.

Langdon Towne was concerned that the street signs were taken down along 89A due to the construction along with requesting a walk path be constructed along 89A.

INFORMATIONAL REPORTS

MAYOR’S REPORT –

1. Met with Virginia Turner and Assistant Town Manager Perry regarding legislative priorities.
2. Attended the Clarkdale Fire District meeting at which Chief Eberle received a plaque from Chairperson Elmer in appreciation of professional expertise and personal efforts for getting the Fire District through its first year and smooth transition.
3. Attended the Hands Across the Border welcoming committee.
4. Attended the Police Department’s neighborhood block party.
5. Attended the Arizona Legislative reception in Phoenix.
6. Met with Tom Schumacher, Dean of Yavapai College, Clarkdale to discuss togetherness on projects.

7. Met with Town Manager Mabery, Community Development Director Bailey, and Public Works Director Burroughs at Freeport McMoRan for a tour in Jerome.
8. Attended a meeting at Bent River Machine.
9. Met with Community Development Director Bailey, Interim Utilities Director Doba and William Schneider at the Laundromat to discuss water conservation ideas.
10. Attended the Verde Valley Intergovernmental Meeting hosted by Clarkdale.
11. Met with Robyn Prud'homme-Bauer regarding economic development.

TOWN MANAGER'S REPORT - Town Manager Mabery informed the Council:

1. Explained that representatives from ADOT had informed the Town earlier in the day that they needed additional time to complete their presentation and would not be attending tonight.
2. An ADOT contact phone number was posted at the Spirit Station for information on the 89A construction.

NACOG - A report regarding Northern Arizona Council of Governments - Met on February 21, 2008 and discussed the Southern Apache County Education for Critical Workforce Needs Project Proposal. The project would develop innovative, market-driven education and training opportunities that create a workforce pipeline that is responsive to industry skill needs.

NAMWUA - A report regarding Northern Arizona Municipal Water Users Association – None

WAC - A report regarding Yavapai County Water Advisory Council – February 20th. Indirect and direct potable reuse water policies in future discussions, legislative updates, annual report.

CAT – A report regarding Cottonwood Area Transit – No meeting

COCOPAI - A report regarding Coconino Yavapai Resource Conservation District – No meeting

VVLPI – A report regarding Verde Valley Land Preservation Institute – Met yesterday, no report will have for next meeting.

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

VERDE RIVER BASIN PARTNERSHIP – Discussed letter set to Governor offering assistance in science for coalition.

1. **CONSENT AGENDA** – The consent agenda portions 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. **Approval of Minutes of the Common Council** – Approval of the minutes of the Regular Meeting held 2/12/08 and the Special Meeting held 2/26/08.
 - B. **Claims** – List of specific expenditures made by the Town during the previous month. PPE 2/2/08, PPE 2/16/08, February check and credit card report.
 - C. **Board and Commission Minutes** – Acknowledgement of receipt of minutes and draft minutes of the previous month's Board and Commission Meetings. Planning Commission minutes of the meeting held 2/7/08, 2/28/08

Board of Adjustments minutes of the meeting held 2/27/08
Design Review Board minutes of the meeting held 2/13/08
Library Advisory Board minutes of the meeting held 2/7/08
Heritage Conservancy Board minutes of the meeting held 2/20/08

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

Building Permit Report – February 2008
Capital Project Report – February 2008
Magistrate Court Report – January 2008
Police Department Report – February 2008
Clarkdale Fire District Report and Mutual Aid Responses Report - February 2008

Councilmember Sa pulled consent item E – Financial Services Agreement from the consent agenda.

Councilmember Williams moved to accept items A, B, C, and D of the consent agenda and Councilmember Bohall seconded the motion. Motion passed unanimously.

E. Financial Services Agreement – Approval of a Financial Services Agreement between the Verde River Basin Partnership and the Town of Clarkdale.

Opened to Public Comment:

Mary Gassaway asked when Clarkdale voted to become a Charter member of the Verde River Basin Partnership. Town Manager Mabery will contact her with the answer.
Closed Public Comment.

The Town of Clarkdale is a Charter Member of the Verde River Basin Partnership (VRBP) which operates under Federal Public Law 102-103. The Town is being requested to collect funds for the VRBP, deposit those funds into an account, disburse funds as directed, provide accounting for said funds, and the VRBP will reimburse the Town of Clarkdale for direct expenses incurred in the handling of these funds. The agreement was drafted by Mayor Von Gausig along with Finance Director Woodruff. The draft agreement was approved by the VRBP Attorney along with the Town Attorney.

Motion by Vice Mayor Wiley, second by Councilmember Sa to approve the Financial Services Agreement between the Verde River Basin Partnership and the Town of Clarkdale as proposed. Motion carried unanimously.

NEW BUSINESS

PRESENTATION BY YAVAPAI COUNTY WATER ADVISORY COMMITTEE - Report by John Rasmussen, Yavapai County Water Advisory Committee (WAC) Director on the current and future WAC projects and the WAC in general.

Yavapai County Water Advisory Committee Director John Rasmussen presented a PowerPoint presentation to Council on WAC and the 2007 Annual Report. The Yavapai County Water Advisory Committee is committed to preserving sustainable water resources for future generations while enhancing the economic viability of the County. WAC was created as a vehicle to establish communication and bring regional water management decisions to a local level through consensus. Goals are met by making a scientific determination of the facts,

identifying management strategies and developing the tools necessary to implement the plan. The Committee benefits Clarkdale, along with the other communities in the region, with monthly networking opportunities, shared knowledge of issues, and a better understanding of each community's needs and goals. Current WAC priorities are policy/management, science/information, and education/outreach. Their biggest project is the Central Yavapai Highlands Water Resource Management Study. This study will assess what is known about supplies and demands and how future demands can be dealt with.

Opened for Public Comment.

James Cranford had questions regarding potable reuse and recharge which could go a long way in saving water resources.

Public Comment was closed.

WORKSESSION UPDATE ON 89A PROJECT – A Worksession to update the council on the Highway 89A project by ADOT & S.J.L. Contraction

ADOT requested additional time to prepare their presentation this morning and will be at a meeting in April.

WORKSESSION – A Worksession to discuss and update Council on improvements to Main Street and Broadway Road intersection

Public Works Director Burroughs opened a discussion on the intersection of Main Street and Broadway and the current inherent design problems. The current intersection is constructed with nonconforming road angles that limit sight distance, offer imbalance in travel speeds and unsafe traffic movement. Cross walk delineation is difficult to provide for safe pedestrian travel, to and from upper town, lower town, town park facilities and bus stop stations. Installation of a roundabout in that intersection would eliminate most of the current design problems. A Single lane roundabout, which will be much larger than the Mountain Gate roundabout, and be comparable to the one ADOT is installing on 89A, is being proposed.

The current intersection in 2001 had approximately 4600 ADT, (average daily traffic) and in 2008 this intersection is approaching 6500. With the projected growth of the industrial area it will be approaching 8300 ADT within the next five years. This intersection has surpassed its traffic design capacity.

The funding for the intersection improvements would be coming from the redirection of grant monies the Town will be receiving from NACOG this upcoming fiscal year. Clarkdale Metals has offered to design and construct the Broadway Extension Road with the Town performing the plan review and inspection, which the grant monies were earmarked for.

Redirection of the \$676,000 in grant funds to this intersection has been proposed to Yavapai County and NACOG; both have given verbal support and will provide letters of support to ADOT when the Town is ready to make petition for the fund redirection.

HIGHLANDS SUBDIVISION LETTER OF CREDIT – Discussion and possible action of making a demand on the letter of credit posted for the Highlands Subdivision, in order to complete improvements to Old Jerome Highway.

Town Manager Mabery informed the Council the Town was assured by the developers of The Highlands Subdivision that Old Jerome Highway would be paved beginning mid February. It was last October that the developer had first requested permission to close and reconstruct their portion of Old Jerome Highway, at which time they gave a four week schedule for completion. Old Jerome Highway remains unpaved to date.

To add to the surrounding residents growing frustration, ADOT has started their project on Highway 89A, which has caused a greater traffic flow on the unpaved road adding to an existing dust problem. The developer has not provided dust control on the road and, as a result, the Towns Public Works Department has been running a water truck twice daily to provide a little relief for the residents. The costs for dust control are being billed to the developer.

The developer has provided the Town with a new start date of March 10th to resume the improvements to Old Jerome Highway. If this has occurs, no further action from Council will be needed. If the developer has failed to resume the improvements, staff will ask approval from Council to proceed with the improvements. Funding the improvements of Old Jerome Highway would be required from the Letter of Assurance the Highlands Development posted as part of their Subdivision agreement.

Work started on the road this morning. Equipment for paving is arriving this week and contractors have been paid in advance. No action by the Council was necessary.

Opened to Public Comment.

Arlene Cranford wondered how far they were going to come up onto Mescal Spur with the paving because as you turn off of Old Jerome there is a 90 degree curve and the water pools from one side to the other on Mescal Spur. Public Works Director Burroughs explained that they would be paving around the corner but not all of Mescal Spur right now and the flooding problem should be alleviated.

Public comment was closed.

H.B. 2772 – Update discussion and possible action regarding the Town of Clarkdale’s position on H.B. 2772, a bill introduced in the Arizona State Legislature allowing groundwater transportation from the Verde River Basin to the Coconino Plateau Basin to a City or Town in the Coconino Plateau, with specific provisions.

Mayor Von Gausig reported that House Bill 2772 was Representative Lucy Mason’s proposal to allow the City of Williams to pump from the two wells that they put in which are apparently in the Verde Basin instead of the Coconino Plateau Basin. At the last Special Council meeting a letter was formulated to Representative Mason and to Herb Guenther, Director of Department of Water Resources, about some changes Clarkdale would like to see to the legislation and to the administration of DWR. Since they received that letter, Mr. Guenther has agreed to come up to the Verde Valley and talk to several of the Mayors, along with Ken Edes – Mayor of Williams, and Dennis Wells - City Manager of Williams. Herb Guenther has stated that he will work very hard to get Clarkdale’s suggested points into the legislation or administrative changes in his department, or explain why they could not be done.

Mayor Von Gausig asked if there was anything else the Council wanted him to discuss with Mr. Guenther that was not included in the letter. The Council wants to protect our future and any future innocent mistakes. The Mayor will take Council’s permission to get the best he can get out of negotiations on the issues with Mr. Guenther.

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

None

ADJOURNMENT - With no further business before the Council and without objection the meeting adjourned at 8:02 PM.

APPROVED:

Doug Von Gausig, Mayor

ATTESTED:

Kathy Bainbridge, Town Clerk

SUBMITTED:

Walt Good, Deputy Town Clerk

**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	Community Development Director Sherry Bailey
Finance Director Carlton Woodruff	Police Chief Pat Haynie
Town Clerk Kathy Bainbridge	Library Manager Charlotte Hawken
Interim Utility Director Ron Doba	P&R Supervisor Dawn Norman
Building Official Mike Baker	Planner/GIS Guss Espolt
Deputy Town Clerk Walt Good	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