Doug Von Gausig
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September 16, 2009

To the Clarkdale Town Council and the Citizens of Clarkdale;

Although I cannot attend the special Council meeting on September 17th in person, I want unequivocally to express my feelings about the cancellation of the Forest Preservation IGA.

This IGA was conceived and drafted under the following assumptions and conditions:

1. That the City of Cottonwood's Council was sincere in its desire to see that the U.S. Forest Service lands under consideration for annexation would remain open space in perpetuity, and that this desire had been stated several times in public meetings;
2. That, given the above, the only reason for continuing the annexation was that Cottonwood feared that Clarkdale might annex these same lands, thereby endangering the open space character of the lands;
3. That the US Forest Service as well as other authorities and other communities' experiences indicated that annexation of Forest Service lands actually decreases the likelihood that the land would remain open space;
4. That Cottonwood's City Manager, Doug Bartosh, had been consulted and his input included in the drafting of the IGA;
5. That Clarkdale had no desire to annex these lands, and also wished to see them remain open space in perpetuity;
6. That Clarkdale believed that annexation of these lands increased the likelihood they would some day be developed;
7. That Clarkdale felt that the majority of citizens and stakeholders in the Verde Valley were opposed to these lands being annexed;
8. That the City of Cottonwood could mount a successful annexation drive for these lands, and that if they did so, Clarkdale's quality of life as well as that of the entire Verde Valley would be threatened;
9. That there were qualified property owners other than the Forest Service in the annexation area who might sign Cottonwood's annexation petition, thereby enabling the annexation; and
10. That a valid annexation petition by law must contain the signature of at least one qualified property owner in the annexation area.

The IGA was proposed out of the hope that we could reach an agreement that would remove Cottonwood's fear of a Clarkdale annexation of the same or similar lands, and thereby, remove the threat of development of these same lands. Since the Cottonwood Council has decided not to execute the IGA, but instead to proceed with the annexation, the Clarkdale Council's hope to forge a partnership to preserve these lands as open space has since been dashed.

Subsequent to Cottonwood's decision to annex, the only party reported by the Arizona Department of Revenue to have qualifying property in the annexation area, Qwest, has informed that department that it actually has no property there, and that they would not be signing the annexation petition. It appears that, since the requirements of ARS 9-471, which deals with annexations by municipalities, have therefore not been met, the City of Cottonwood can no longer legally annex these lands.

Given the likelihood that Cottonwood cannot now proceed with the annexation which was the impetus behind the IGA, the very reason for the agreement has been rendered moot. I therefore believe Clarkdale's most practical and responsible course of action is to rescind its approval of the IGA. The rescission will ensure that no unintended consequences of allowing this invalid document to exist will come to pass.

My fervent hope is that the Town of Clarkdale and the City of Cottonwood will now sit down together in a spirit of mutual trust and cooperation that will lead to agreements on future annexations of both communities. These agreements will benefit both the two municipalities as well as the rest of the Verde Valley. Such "boundary agreements" are well established and legally binding tools long used by communities in the United States that desire to assure each other that their future borders are secure and well understood by all parties. These agreements will hopefully incorporate the spirit and intent expressed in the regional land use planning documents agreed upon by all of the Verde Valley's communities.

Sincerely,

Doug Von Gausig
Mayor, Town of Clarkdale

Minutes of a Special Joint Meeting of the Common Council of the Town of Clarkdale, Planning Commission and General Plan Update Committee Held on Thursday, September 17, 2009.

A Special Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, September 29, 2009, at 3:00 PM at Clark Memorial Clubhouse, Men's Lounge, 19 North Ninth Street, Clarkdale, Arizona.

CALL TO ORDER – Clarkdale Town Council at 3:05 PM

Town Council:
Mayor Doug Von Gausig
Vice Mayor Jerry Wiley
Councilmember Patricia Williams
Councilmember Curtiss Bohall
Councilmember Richard Dehnert

Town Staff:
Town Manager Gayle Mabery
Assistant Town Manager Janet Perry
Utility Director Wayne Debrosky
Police Chief Pat Haynie
Planner II Normalinda Zúñiga
Building Inspector Paul Grasso
Deputy Town Clerk Walt Good
Town Clerk/Finance Director Kathy Bainbridge
Community Development Director Sherry Bailey
Public Works Director Steve Burroughs
Community Service Supervisor Dawn Norman
Planner Guss Espolt
Utility Billing Deb LaFrance

CALL TO ORDER – General Plan Update Committee at 3:05 PM

Janet Regner, Chair
Jack Van Wye
David Gordon – Absent
Lisa O'Neill
Lew Dodendorf, Vice Chair
Karen Daniels
Ida deBlanc – Absent
Ruth Wicks

CALL TO ORDER – Planning Commission at 3:05 PM

Dave Puzas, Chair
Amy Bayless – Absent
Bill Regner
Jorge Olguin, Vice Chair
Sarah Vinson

PUBLIC COMMENT – The Town Council invites the public to provide comments at this time. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Persons interested in making a comment on a specific agenda item are asked to complete a brief form and submit it to the Town Clerk during the meeting. Each speaker is asked to limit their comments to five minutes.

No Public Comment

PRESENTATION AND DISCUSSION ON THE CLARKDALE SUSTAINABILITY PARK CONCEPT - Presentation and discussion on the concept of a Clarkdale Sustainability Park.

Mayor Von Gausig reviewed the Clarkdale Sustainability Park (CSP) Concept PowerPoint presentation with the Council, Planning Commission and General Plan Update Committee members present. The Town of Clarkdale came to a remarkable conclusion: the way municipalities would sustain themselves — financially, environmentally, and culturally — was about to change forever. The path to a new sustainable Clarkdale would have to be evolutionary.

The Clarkdale Sustainability Park Concept is an industrial, commercial, and a nature park devoted to sustainable industries and environmental improvement of the community. Each facility will demonstrate energy, water, economic and cultural sustainability with as close to a zero carbon footprint as is possible with today's technology. The Park could produce more energy than the entire Town of Clarkdale consumes and be a net exporter of energy to the grid.

The next steps in the CSP plan will include outreach, education, public input, and road shows to various regional municipal Councils, boards and commissions, legislative and regulatory agencies. Partnerships and relationships with various Verde Valley municipalities and state agencies along with ASU and Yavapai College, need to be forged and strengthened. A feasibility study needs to be completed on the CSP, and a Plasma Converter partner will need to be identified as the anchor tenant. Identification and solicitation of other component facilities and partnerships will have to be made and additional funding for initial operating expenses and staffing will likely come from public/private partnerships, grants and/or bonding.

A review of Pecks Lake area advantages and working with the current land owner, Freeport-McMoRan was discussed along with possible alternate CSP site location.

A video from the Discovery Channel on plasma converters was shown. The use of plasma converters in the communities of Ontario, Canada and in St. Lucie County, Florida showed the plasma converter project feasibility in those communities.

Discussion on the CSP was held with members of the Town of Clarkdale Council, Planning Commission and General Plan Update Committee members along with several public members in attendance.

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

ADJOURNMENT – Planning Commission **at 5:18 PM**

ADJOURNMENT – General Plan Update Committee **at 5:18 PM**

ADJOURNMENT – Clarkdale Town Council **at 5:18 PM**

APPROVED:

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Doug Von Gausig, Mayor

ATTESTED:

_____
Kathy Bainbridge, Town Clerk

SUBMITTED:

_____
Walt Good, Deputy Town Clerk