

A Regular Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, October 12, 2010, at 6:00 PM at Clark Memorial Clubhouse, Men's Lounge, 19 N. Ninth Street, Clarkdale, Arizona.

CALL TO ORDER - Meeting was called to order at 6:00 PM by Mayor Von Gausig.

Town Council:

Mayor Doug Von Gausig

Vice Mayor Richard Dehnert

Councilmember Patricia Williams

Councilmember Curtiss Bohall

Councilmember Bill Regner

Town Staff:

Town Manager Gayle Mabery

Community Development Director Sherry Bailey

Human Resources/Community Services Director Janet Perry

Acting Police Chief Troy Smith

Utilities Director Wayne Debrosky

Public Works Director Steve Burroughs

Town Clerk/Finance Director Kathy Bainbridge

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.

Ellie Bauer, Clarkdale passed out a League of Women Voter Ballot Guide. Made in Clarkdale E-GO Gallery opening October 15<sup>th</sup>.

**INFORMATIONAL REPORTS**

MAYOR'S REPORT – A report from the Mayor on current events.

1. Meeting with Verde River Watershed Association and had discussions regarding the Walton Family Foundation grant funds for assessments of invasive species and the Verde River Greenway Association and their Sustainable Economic Development Initiative Study for the hospitality industry that would improve their water conservation techniques.
2. Met with Robin Boudreau regarding EECEBG Grant for the geothermal completed in the clubhouse.
3. Attended the Project Manager interviews for CSP.
4. Attended the Yavapai County Mayors and Managers meeting hosted by Clarkdale.
5. Attended the Spaghetti Dinner held as a pool fund raiser which cleared \$1,600 held at Main Street Café, who donated staff time and some of food costs.
6. Attended the League of Cities and Towns Officers meeting where they discussed strategic planning for next year, the State deficit, and the raiding of city and town funds.
7. Held a Clarkdale Sustainability Park presentation.

8. Attended the hearing for the Freeport McMoRan APP Aquifer Protection Plan revision permit for the tailings area. The number of monitor wells required will be the major change.
9. Attended the Library remodel reception.
10. Met with Lindsay Bell, the Arizona Legislative candidate and discussed water issues in the Verde Valley.

TOWN MANAGER'S REPORT – A report from the Town Manager on current events.

1. Library grand re-opening Monday, October 11<sup>th</sup>
2. Halloween Event on Sunday, October 31<sup>st</sup>
3. Worksession with General Plan Update and Planning Commission 10/12 and 10/26, 11/9 is public hearing
4. CSP presentation on October 27<sup>th</sup>

CAT/ VVTPO– A report regarding the Cottonwood Area Transit and the Verde Valley Transportation Planning Organization & other transportation affiliations. Councilmember Bohall reported that the VVTPO met and discussed a few special projects coming up. Draft minutes provided.

COCOPAI – A report regarding the Coconino Yavapai Resource Conservation District. Councilmember Williams reported that COCOPAI meets every other month. They are currently having discussions regarding disbanding because there is no coordinator and they are unsure about federal funding continuing. They decided to try and revive the District and plan another meeting next month.

VVLPI – A report regarding the Verde Valley Land Preservation Institute. Councilmember Williams reported the meeting was moved to next week.

NACOG - A report regarding the Northern Arizona Council of Governments. No meeting

NAMWUA - A report regarding the Northern Arizona Municipal Water Users Association. No meeting.

VRBP – A report regarding the Verde River Basin Partnership - Mayor Von Gausig reported that only the Verde River Basin Partnership Coordinating Committee met and the general Partnership will not meet for a few months.

WAC - A report regarding the Yavapai County Water Advisory Committee. Mayor Von Gausig reported that he attended the meeting where updates regarding the Central Highlands Water Management Study were discussed.

VVREO – A report regarding the Verde Valley Regional Economic Organization – Councilmember Regner reported that discussions were underway regarding amending the by-laws so that municipal representatives could be members.

YCL – A report from the Yavapai College Liaison. Councilmember Regner reported that enrollment is up 14% at the Verde Valley campuses and Viticulture courses are at full capacity and moving towards being a certificate/degree class. Dr. Horton has offered the Town the

opportunity to sit down and talk with representatives on ways that the Town and the College can cooperate going forward.

**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. **Approval of Minutes of the Common Council** - Approval of the minutes of the Regular Meeting held September 14, 2010 and Special Meeting held August 31, 2010, September 21, 2010 and September 28, 2010.
- B. **Claims** - List of specific expenditures made by the Town during the previous month. September check log and PPE 9/11/10 and 9/25/10.
- C. **Board and Commission Minutes** – Acknowledgement of receipt of minutes and draft minutes of the previous month’s Board and Commission Meetings.  
Board of Adjustments Cancelled Agenda for September 22, 1010  
Design Review Board minutes of the meeting held September 8, 2010  
Heritage Conservancy Board minutes of the meeting held  
General Plan Update Committee minutes of the meeting held September 20, 2010  
Library Advisory Board Cancelled Agenda for September 2, 2010  
Parks and Recreation Board Cancelled Agenda for September 8, 2010  
Planning Commission minutes of the meeting held September 21, 2010
- D. **Associate Magistrate Independent Contractor Agreement** – Approval of an Independent Contractor Agreement between the Town of Clarkdale and C. Kenneth Ray, II, Esq., for the Town Associate Magistrate position.

Councilmember Williams moved to accept the Consent Agenda items A-D as prepared by staff. Motion seconded by Councilmember Regner. Motion approved unanimously.

## **NEW BUSINESS**

### **WORKSESSION ON THE AMENDED 2011 CLARKDALE GENERAL PLAN – A worksession for Council review of the draft Amended 2011 General Plan.**

The General Plan Update Committee and the Planning Commission have been working this past year on revising the Clarkdale General Plan adopted in 2002. There were 12 focus groups that addressed numerous issues and made recommendations to the General Plan Update Committee. They took those recommendations, reviewed the existing General Plan chapters, revised those chapters and then developed four additional chapters that have been added to the General Plan. Both the Planning Commission and General Plan Update Committee worked together on the addition of new chapters addressing Community Design, Housing, Economic Vitality and Sustainability.

On October 5, 2010, the General Plan Update Committee and the Planning Commission held a public hearing to gather public comment on the revised General Plan. They have taken all of the public comments from the various meetings that have been held and have incorporated them into this revised General Plan.

There are a lot of changes to review and policy discussions the Council needs to have with the two groups that have worked on the final document. There are action items associated with each policy or set of policies. The approach both groups have taken is asking the question “is this the direction the Town wishes to take” and “is the Town willing to make this policy statement and take the action necessary to accomplish this policy”? That was the test of each revision and the standard the development of the four new chapters was measured against.

Representatives from both groups were present to work through the revised General Plan with the Council. They started with the introduction and worked through the image of Clarkdale that chapter defines and the priorities identified within this chapter. They then went through the General Plan chapter by chapter identifying the concepts, examining the objectives, reviewing the policies, and the action items associated with those policies.

The public hearing before Council will be on the 9<sup>th</sup> of November, with action by the Council to proceed with the Call For Election.

Janet Regner, Chair General Plan Update Committee and Jorge Olguin, Chair Planning Commission stated that their charge was to develop a current General Plan for Clarkdale.

The General Plan is a document of what is needed to make Clarkdale a vibrant sustainable community by addressing eleven topic goals and policies along with action plans for Land Use, Circulation, Open Space, Water Resources, Environmental Planning, Cost of Development, Growth Area, Housing, Community Design, Economic Development, and Sustainability.

1. Land Use: Balance of land uses and guidelines for land use by preserving and enhancing unique aspects and having orderly patterns for growth and development.
2. Circulation: Comprehensive and integrated transportation system, consider alternative modes of transportation, support regional transportation programs.
3. Open Space: Preserve open space and natural assets.
4. Water Resources: Ensure adequate and safe water supply to meet existing and long term needs.
5. Environmental Planning: Ensure a sustainable environment.
6. Cost of Development: Manage fiscal and capital impact from new development by identifying methods to measure impact on existing services, maintaining community development standards for public services and facilities, and ensuring mechanisms adopted are beneficial to development and bear a reasonable relationship to burden imposed on the municipality.

7. Growth Area: Direct and sustain growth in areas that can support a concentration of a variety of uses, are suitable for multimodal transportation, and are suitable for infrastructure expansion and improvement.
8. Housing: Develops options to meet affordable housing needs on a regional basis, maintain and improve existing housing, provide a range of housing types to meet community needs, mitigate or remove governmental constraints to housing production and affordable design, and encourage sustainability and green building in Town ordinances.  
  
Mayor Von Gausig stated that housing needs to be affordable and in a range to meet community needs and that this is one element that can be used to contour Clarkdale. Need to allow enough leeway to allow an adaptive process which encourages housing options.
9. Community Design: Develop community design model parameters for sub-areas by engaging community stakeholders, developing public realm concepts and public street space standards, developing sustainability standards for preservation of local natural features, historic buildings and culturally sensitive areas.
10. Economic Development: Establishes a clear economic strategy to attract and retain enterprises that provide high value, high wage jobs, diversify and grow local economy, anticipate economic future to strengthen economy and help fund vital public services, and partner with educational institutions.
11. Sustainability: Implement process to ensure Clarkdale is a sustainable community by establishing a Sustainability Commission and measure impacts of actions on the sustainability of Clarkdale.

Mayor Von Gausig thanked everyone for all their hard work on the General Plan

Mayor Von Gausig:

Schools and education in economic development need to be integrated into all of this.

Would like passive phrases turned into active phrases.

More emphasis on natural areas as environment - the value of habitat should be consistently treated between the open space chapter and the environmental chapter.

Citations required when citing studies – Sherry has, but did not include in draft.

The Central Yavapai Highlands Water Resource Management Study is not mentioned.

Did not talk about rates - would like to include the water rate structure as a method of conservation.

Grey water section needs to be discussed at a worksession.

Has stylistic items to review with Sherry.

Councilmember Regner:

Would like an education chapter that takes a proactive position with higher education - see ourselves as the home of higher education in Verde Valley

Land Use – No agriculture as a zoning classification. Community Development Director Bailey explained that agriculture is an allowed use instead of limiting an area by zoning.

Historic designation area does not include the area of the smelter. Community

Development Director Bailey explained that the historic area designated on map shows

the historic areas designated by the National Register.

Circulation: Would like a statement regarding connecting areas of Clarkdale and need references to additional roads heading out of Clarkdale in different directions. Community Development Director stated that should be identified in the PARA study which will be attached to the General Plan.

Councilmember Williams: Wondered if Lincoln Street was in PARA study.

Councilmember Bohall is hearing a lot of specific language and is not sure that specific language belongs in a general plan.

Vice Mayor Dehnert likes the tone of the document, but sees action words being used and wondered if this plan will be followed up by updating codes, policies, etc to provide for changes. He also suggested that the Sustainability Commission be populated with current chairs or vice chairs of boards and commissions.

The Planning Commission will have a joint meeting with General Plan Update Committee to review the Council's comments and direction and make the appropriate revisions and clarifications.

**INTERGOVERNMENTAL AGREEMENT AMONG THE STATE OF ARIZONA AND TOWN OF CLARKDALE AND CITY OF COTTONWOOD – Discussion and consideration of an Intergovernmental Agreement (IGA) between the State of Arizona through the Department of Transportation (ADOT) and the Town of Clarkdale and the City of Cottonwood defining their responsibilities in the SR 89A sidewalk project.**

Arizona Department of Transportation (ADOT) is requesting an agreement which defines the responsibilities of the Town of Clarkdale, the City of Cottonwood and the Arizona Department of Transportation for the sidewalk project being constructed on both sides of 89A from the Cement Plant/Clarkdale Parkway roundabout to the Blackhills roundabout in the City of Cottonwood. The project is fully funded through a Federal Closeout Project of Opportunity Funds source of \$1,415,250.00.

Due to the project spanning both the Town of Clarkdale and the City of Cottonwood, both Councils are requested to sign the IGA. Attorneys for both jurisdictions have reviewed and approved the IGA.

The Scope of Work requests that the Town:

- a. Review design plans, specifications (PS&E's) and other such documents and services required for the construction bidding and construction of the Project and provide comments to the State as appropriate.
- b. Be obligated to incur any expenditure should unforeseen conditions or circumstances increase the cost of said work required by a change in the extent of scope of the work requested by the Town. Such changes require the prior approval of the State, and the Town will pay such costs within thirty (30) days of receipt of an invoice from the State.

c. Upon completion of construction, the Town shall provide for, at its own cost, perpetual maintenance of all Project sidewalks, handrails and visual enhancements within its jurisdiction and Project limits. Perpetual maintenance refers to all maintenance, including but is not limited to: minor maintenance such as sweeping and keeping sidewalk areas clear of debris and safe for pedestrians, and major maintenance such as replacement of ramps, handrails or sidewalk areas behind the curb, if damaged.

d. Conduct all maintenance work in a manner to minimize traffic congestion and interference with through-traffic. All traffic control will meet the requirements of the most recent Arizona Department of Transportation's "Uniform Traffic Control Manual".

e. Obtain, per established procedures of the State's Prescott District Permit Office, a valid annual citywide blanket Encroachment Permit for the routine/normal maintenance and emergency maintenance work provided by the Town within the State's rights of way. Agree, that any new construction or installation shall require a separate permit as per the Prescott District's established procedures.

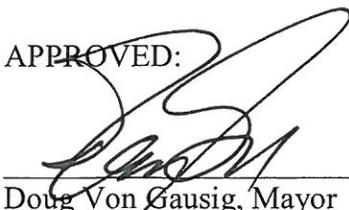
The Council questioned the potential costs for change orders and perpetual maintenance of sidewalks. Public Works Director Burroughs did not think that there would be a lot of change orders and that the Town should be able to handle the sidewalk maintenance without a lot of costs.

Councilmember Bohall moved to approve the Intergovernmental Agreement among the State of Arizona through its Department of Transportation (ADOT) and the Town of Clarkdale and the City of Cottonwood defining their responsibilities in the SR 89A sidewalk project. Motion seconded by Vice Mayor Dehnert. Motion approved unanimously.

**FUTURE AGENDA ITEMS** - Listing of items to be placed on a future council agenda  
Councilmember Bohall's request for a motto on the wall in the Men's Lounge.

**ADJOURNMENT** - Without any further business, the Council adjourned at 8:10 P.M.

APPROVED:



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Doug Von Gausig, Mayor

ATTESTED/SUBMITTED:



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Kathy Bainbridge, Town Clerk