



**NOTICE OF A SPECIAL MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CLARKDALE
THURSDAY, FEBRUARY 19, 2026 AT 5:00 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://us02web.zoom.us/j/83670001370>

Meeting ID: 836 7000 1370

Unless otherwise stated, the public will have physical access to the meeting place 15 minutes prior to the meeting start time.

Town of Clarkdale Vision

The Town of Clarkdale capitalizes on our unique history, proximity to the Verde River, and small-town charm. We cultivate an environment where residents and businesses can thrive.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN to the members of the Common Council of the Town of Clarkdale and to the general public that the Town of Clarkdale Town Council will hold a Special Meeting open to the public on Thursday, February 19, 2026, at 5:00 PM in a hybrid meeting via Zoom Video Conference or in person at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. Members of the Clarkdale Common Council will attend either in person or by telephone, video or internet conferencing. Pursuant to A.R.S. §38-431.03, the Council may vote to recess the meeting and move into Executive Session on any item, which will be held immediately after the vote and will not be open to the public. Upon completion of Executive Session, the Council may resume the meeting, open to the public, to address the remaining items on the agenda.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at www.clarkdale.az.gov and the Town Clerk's Office.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

The Town Council invites the public to provide comments at this time. Members of the Town Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, 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 comments on a specific agenda item are asked to complete a brief form and submit it to the Clerk or liaison during the meeting. Each speaker is asked to limit their comments to three minutes unless a different amount of time is noted on the agenda or is determined by the Presiding Officer or by a majority vote of the Council, Commission or Committee.

4. NEW BUSINESS

A. PUBLIC HEARING - 2026 Community Development Block Grant (CDBG) Program

The Council will hold a public hearing to take public comment and solicit public input and project ideas as well as take Staff ideas for proposed projects for the 2026 Community Development Block Grant (CDBG) program.

5. ADJOURNMENT

Values

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

COPPER

Customer focused

Open, transparent and equitable

Preserving our history, charm, and environment

Planning for a sustainable future

Economic and social resiliency

Resourceful and innovative

Mission

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

Agenda Item: **PUBLIC HEARING - 2026 Community Development Block Grant (CDBG) Program**
The Council will hold a public hearing to take public comment and solicit public input and project ideas as well as take Staff ideas for proposed projects for the 2026 Community Development Block Grant (CDBG) program.

Staff Contact: D.K. Green, Grants Manager/Assistant to the Town Manager

Meeting Date: February 19, 2026

Strategic Goal: This agenda item supports the following Clarkdale Strategic Goal Area:

- Goal Area 1 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.
- Goal Area 2 - Enhance the quality and availability of parks, recreation and cultural opportunities.

Background: The Town of Clarkdale currently realizes a three-year rotation for Community Development Block Grant (CDBG) funding administered by the Arizona Department of Housing (ADOH). CDBG is a federal program through the U.S. Department of Housing and Urban Development that supports housing and community development projects primarily benefiting low and moderate-income (LMI) residents. Funds are allocated to the state based on population and poverty formulas, with planning and technical assistance provided regionally by the Northern Arizona Council of Governments (NACOG).

Clarkdale last received CDBG funding in the 2022/2023 cycle, and the funds were used to revitalize Caballero Park in the Patio Park neighborhood. The Town is scheduled to apply for CDBG again during the 2026 funding cycle. The Town's estimated allocation for this cycle is \$312,472 (+/- 5-10%).

CDBG Requirements & Criteria (1 of 3 criteria must be met):

- At least 51% of the persons who benefit from the project must be low to moderate income (LMI);
- The project must aid in the prevention or elimination of slums or blight; or

- The project must solve an urgent health/safety hazard.

Certain areas in Clarkdale may require confidential neighborhood income surveys to determine LMI status. Such was the case in 2022. These surveys will be done by mail and/or door-to-door as needed.

Public Participation:

Public participation is a required and essential component of the CDBG process. Two public hearings must be held. The first hearing is intended to solicit public input and discuss community needs and potential project options. The second hearing is held for Council to select a specific project and adopt a resolution authorizing submission of the grant application to NACOG and ADOH.

First Public Hearing Discussion Items:

ADOH recommends the following topics be addressed during the first public hearing:

- An overview of CDBG national objectives and eligible activities.
- Announcement of the estimated CDBG funding available.
- Discussion by Town staff regarding potential projects and community needs to be addressed with CDBG funds.
- Public input regarding potential projects and community needs to be funded with CDBG funds.

To be eligible for selection, a proposed project must be identified during this first public hearing.

Next Steps and Timeline:

Following the first hearing, one additional meeting will be held on April 14, 2026, to select a final project. The completed CDBG application must be submitted to NACOG by June 5, 2026. Once approved by NACOG, the application will then be submitted to ADOH by August 1, 2026. ADOH confirmation of funding should be received by approximately Jan. 1, 2027.

Budget Impact:

1. The Town of Clarkdale is anticipated to receive approximately **\$312,472 (+/- 5-10%)** in CDBG funds for the 2026 funding cycle. These funds **do not require Town General Fund resources** for project costs. Administrative expenses will be paid from the grant within allowable limits, and any associated staff time will be absorbed within existing resources. Acceptance of the grant is not expected to create ongoing operational or maintenance costs beyond normal service levels. Overall, the CDBG program represents a **positive fiscal impact**, allowing the Town to address eligible community development needs without increasing local taxes or long-term financial obligations.

2. The Town is always looking for funding ideas to fund the projects important to Clarkdale. One example is State Special Projects (SSP) funds. If a project discussed in this public hearing is not selected for CDBG funds, it may be selected to be completed via SSP funds or other funding sources or grants in the future.

Recommendation: Discussion only. No recommendation.

TOWN OF CLARKDALE, ARIZONA

NOTICE OF PUBLIC HEARING REGARDING USE OF CDBG FUNDS

The Town of Clarkdale is expected to receive approximately \$312,472 in FY26 federal CDBG funds from the Arizona Department of Housing Regional Account (RA). CDBG funds must be used to benefit low-income persons and areas, alleviate slum and blight or address urgent need. A public hearing will be held at 5 p.m. Thursday, Feb. 19, 2026, at Clark Memorial Clubhouse Men's Lounge, 19 N. Ninth Street, Clarkdale, Arizona to gather citizen input on the use of the CDBG funds. Examples of possible uses include the following:

- 1) Public infrastructure (e.g., water, wastewater, street improvements);
- 2) Community facilities (e.g., parks, health clinics, libraries, senior or youth centers);
- 3) Housing (e.g., owner-occupied or multi-family rehab, utility connections on private property, new housing constructed by a non-profit); and
- 4) Public services (e.g., paying the salary of an additional staff person to expand a Head Start program, purchasing a van to transport persons with disabilities, equipment and rent to start a new job training program).

For more information about the hearing, grievances, or the CDBG program; or to receive assistance in formulating prospective project ideas for presentation at the hearing contact the following:

D.K. Green, Assistant to the Town Manager
Town of Clarkdale
39 N. Ninth Street
Clarkdale, AZ 86324
928-639-2413
dk.green@clarkdale.az.gov
TTY: 800-367-8939

Persons with disabilities who require special accommodations may contact Charity Brooks, Town Clerk at the above location at least 48 hours before the hearing.

Meeting Information:

Thursday, Feb. 19, 2026
5 p.m.
Clark Memorial Clubhouse Men's Lounge
19 N. Ninth Street, Clarkdale, Arizona 86324

Town of Clarkdale CDBG 2026 Public Hearing



What are CDBG Funds and how can we use them?

- Funds issued through HUD at the federal level and ADOH at the state level.
- CDBG funding allows Clarkdale to invest in community infrastructure and public services that improve quality of life, particularly for underserved residents.
- Projects must meet 1 of 3 strict federal eligibility criteria:
 - **at least 51% of beneficiaries are low-to-moderate income residents**
 - **eliminating slum/blight**
 - **addressing urgent health/safety needs**
- Town staff and public input provided to and approved by Town Council to ensure projects reflect real community needs.

How has Clarkdale recently used CDBG Funds?

In 2022/2023, CDBG funds were used to build the new Caballero Park in the Patio Park neighborhood.

BEFORE



AFTER





**Clarkdale is expected to receive \$312,472
(+/- 5-10%) in CDBG funds in 2026.**

Examples of CDBG Projects Town staff is Exploring:

- Neighborhood Revitalization Plans
- Neighborhood Property Clean-Up and Enhanced Community Connectivity
- Centerville Park Revitalization

Timeline for Clarkdale for CDBG funds in 2026.

- Feb. 19th: First Public Hearing – Staff and Public bring ideas forward.
- Feb. – Apr.: Community Low-Income Surveys underway.
- Feb. – Apr.: Projects reviewed for eligibility and readiness.
- Feb. – Apr.: Staff makes recommendations &/or works with Council to prioritize projects.
- Apr. 14th: Second Public Hearing – Council formally announces prioritized project(s) and passes required resolutions.
- Apr. 24th: Letter of Intent of Project sent to NACOG.
- June 5th: CDBG Application sent to NACOG for approval.
- Aug. 1st: CDBG Application uploaded to ADOH website.
- Jan. 1st: ADOH sends CDBG contract to Clarkdale to begin project.

Neighborhood Revitalization Strategy

- A shared vision for a healthier, safer, and more connected neighborhood
- Supports everyday quality of life
- Builds on what residents' value
- Guides future improvements
- Work together with Town support, resident participation, and community partners

What Needs Attention

- Aging infrastructure/ Support existing homes
- Vacant or distressed properties/Encourage compatible new housing
- Limited walking and biking connections
- Neighborhood cleanups

Calle Medina Clean-Up

Estimated Cost for Demolition
and removal of utilities

\$100,000.

CLARKDALE
The Gem of Arizona





Centerville Park Playground Inspection 2026



Centerville Park Playground Restrooms



Proposed Improvements and Costs

CDBG-Eligible Park Improvements

Playground Replacement – \$150,700

- New equipment similar in scale to existing.
- New wood fiber safety surfacing.

Restroom Upgrades – \$175,000

- ADA-compliant interior remodel.
- New sinks, toilets, baby changing station.
- Auto-locking doors and dog water fountain.
- Additional amenity replacements as funding allows.



CDBG Alignment & Next Steps

Public Process and Eligibility

Strong alignment with CDBG goals:

- Improves public infrastructure.
- Enhances safety and accessibility.
- Serves families, children, and seniors.

If approved by Council:

- **Centerville Subdivision income survey required.**
 - Confirms low- to moderate-income eligibility.
 - Necessary for full CDBG qualification.



Other Potential CBDG-Funded Project Ideas:

- Water or Wastewater Infrastructure Improvements
- Flood and Drainage Improvements
- Road, Street, Sidewalk, Curb & Gutter Infrastructure Improvements
- Town Park Revitalization
- Historic Preservation
- Homeless Facilities
- Demolition of Slum/Blight Areas
- Pavement Preservation
- ADA Mobility Improvements
- Winterization of Infrastructure

Importance of the Income Survey:

- 75% response rate needed.
- Or the Town will not qualify for CDBG funding.
- Please complete and **return the survey by mail.**
- Or, we must go door-to-door.

