



**MINUTES OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, NOVEMBER 1, 2022 AT 6:30 PM**

Members Present: *Chair Gibson, Lindner, Loesche and Guebard*

Other Municipal Officials Present: *Community Development Director Ruth Mayday,
Senior Planner Tom Blanchard, Planning Technician Guss Espolt*

Audience: *There were no members of the public present.*

- 1. CALL TO ORDER** - *Chair Gibson called the meeting to order at 6:30 p.m.*
- 2. ROLL CALL** - *Emmett Absent, Lindner Present, Loesche Present, Guebard Absent, Gibson present.*
- 3. PUBLIC COMMENT** – *No public comment.*

4. INTRODUCTIONS

- A.** *Introduction of new Commission Member, Matthew Guebard and new Advisory Member, Dan Biggins. Advisory member Dan Biggins was not present.*

5. MINUTES

A. Approval of minutes

Discuss, consider and act upon the minutes from the meeting held on Oct. 4, 2022.

Motion by Lindner, second by Loesche to: *Approve the Oct. 4, 2022, minutes with clarifications from Commissioner Lindner to specify appropriate quality control specifications within the bids and to forward that on to Council for consideration.*

Approved: 4-0 Aye

Commissioner	Aye/Nay
Chair Gibson	Aye
Commissioner Emmett	Absent
Commissioner Lindner	Aye
Commissioner Loesche	Aye
Commissioner Guebard	Aye

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Historic Preservation Ordinance

Community Development Director Ruth Mayday presented proposals from two consultants to draft the Town's Historic Preservation Ordinance. The Commission agreed that the proposal from Froke Urban Planning was more in line with the project budget and scale and may be more responsive as they are a smaller, local firm from Phoenix. The other consultant was Urbana Preservation & Planning, located in San Diego, California and their bid was four times greater than the Froke bid. A committee composed of the Commission and Town staff will recommend the consultant. Once the consultant is selected, a 'Notice to Proceed' will be issued to the consultant to begin work. The ordinance will only cover commercial properties within the Historic District. Once the ordinance is adopted, the ordinance may be amended to include other historic structures within the Historic District.

B. Historic Photo Display Update

Discussion of historic photo display in the Clubhouse.

Once the Commission selects which photos will be displayed, Public Works Director Cory Franek will coordinate where the historic photos will be placed on the walls of the Club House.

C. SWOT Analysis

Discussion of Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis.

Chair Gibson presented a SWOT analysis as follows:

- *STRENGTHS: Town Council, staff and resident support, Arizona Copper Museum relationship, Historic Society Museum & Volunteers, downtown business alliance, Commission member engagement.*
- *WEAKNESS: Weak Vice Chair position, young relationship with staff, staff time is limited, HPC ordinance not in force.*
- *OPPORTUNITIES: HPC 'old business' bandstand, new park, grant for new signage, HPC ordinance for historic district, expansion of ordinance into residential and industrial, Verde Canyon Railroad, Design Review Board, Rails to Trails program, Yavapai Nation Historian. Historic 89A ROW improvements, Taawaki Inn.*
- *THREATS: Outside developers, competition for grants, Cottonwood & Jerome attractions, Emerald Ash Borer climate change restrictions, energy costs, demolition by neglect.*

7. FUTURE AGENDA ITEMS

Historic Preservation Commission proposed the following items to be placed on a future agenda. This item is for discussion only. As follows:

- A. Broadway Road improvements update - CIP 2023*
- B. Taawaki Inn update.*
- C. Newstand update. Redesign of entry doors and construction timeline.*
- D. Invite Yavapai Nation Historian to a meeting. Member Guebard is the point of contact.*

8. ADJOURNMENT – Chair Gibson adjourned the meeting without objection at 7:13 p.m.

DocuSigned by:

Terry Gibson

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Chairperson Terry Gibson
Historic Preservation Commission

DocuSigned by:

Ruth Mayday

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Community Development Director Ruth Mayday