



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CLARKDALE
TUESDAY, MAY 9, 2023, AT 6:00 PM**

(To watch the full video of the meeting, please visit www.clarkdale.az.gov – agendas & minutes)

Members Present: Mayor Prud'homme-Bauer, Vice Mayor Debbie Hunseder, and Council Members, Lisa O'Neill, Marney Babbitt-Pierce, and Laura Jones

Other Municipal Officials Present: Susan Guthrie, Town Manager; Charity Brooks, Town Clerk; Ruth Mayday, Assistant Town Manager; Joni Westcott, Parks and Recreation Manager; Julie Goucher, Finance Director; Randy Taylor, Police Chief

Zoom: Three members of the public present.

Audience: Approximately twenty members of the public were present.

1. CALL TO ORDER - *Mayor Prud'homme-Bauer called the meeting to order at 6 p.m.*

2. ROLL CALL - *All members present.*

3. PUBLIC COMMENT - *No public comment.*

4. REPORTS

A. Current Events – (submitted electronically)

A brief summary of current events. The Council will not propose, discuss, deliberate, or take legal action on any matter in the summary. Reports submitted electronically:

- Mayor's Report
- Vice-Mayor's Report
- Councilmembers' Reports

B. Organizational Reports – (submitted electronically)

Reports regarding regional organizations submitted electronically:

- CAT – Cottonwood Area Transit – *No meeting.*
- VVTPO – Verde Valley Transportation Planning Organization – *Upcoming meeting later this month.*
- NACOG - Northern Arizona Council of Governments – *Minutes shared*

electronically.

- NAMWUA - Northern Arizona Municipal Water Users Association – *Meeting held. Discussed utilities leadership forum.*
- TPAC – Transportation Policy Advisory Council – *Upcoming meeting tomorrow.*
- VFLC – Verde Front Leadership Council – *Information shared electronically.*
- Greater AZ Mayor’s Organizational Report – *No meeting.*
- Sustaining Flows Committee – *No meeting.*
- Yavapai Communities for Young Children – *Upcoming meeting on Thursday.*

C. Finance Report (*submitted with Council packet*)

List of specific expenditures made by the Town during the previous month and a monthly summary report.

5. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the Town Council at a work session or during New Business discussion. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

A. Approval of Minutes

Consider and act upon the draft minutes from the regular meeting held on April 25, 2023.

B. Community Oriented Policing Services (COPS) Hiring Program Grant

Consider and act upon a request by staff to ratify the Police Department's application for an Office of Community Oriented Policing Services (COPS) Hiring Program Grant from the Department of Justice.

C. Mountain Gate Well

Consider and act upon the dedication of the Mountain Gate Well to the Town of Clarkdale.

D. APS Easement for the Clarkdale Memorial Clubhouse

Consider and act upon the APS Utility Easements required for the placement of a new electrical pole to serve the Clarkdale Memorial Clubhouse Building.

Action: Approve consent agenda items A thru D as written:

Motion: Vice Mayor Hunseder

Second: Council Member Babbitt-Pierce

Vote: Approved 5-0

Voting Member	Aye/Nay
Mayor Robyn Prud’homme-Bauer	Aye

Vice Mayor Debbie Hunseder	Aye
Council Member Lisa O'Neill	Aye
Council Member Marney Babbitt-Pierce	Aye
Council Member Laura Jones	Aye

6. NEW BUSINESS

A. Caballero Park Improvement Project Contract Award

Discuss, consider and act upon a request by staff to approve the Contractor Contract with Arizona Recreation Design, Inc. for the Caballero Park Improvement project.

Action: Approve the Contractor Contract with Arizona Recreation Design, Inc for Caballero Park Improvements project and authorize the Town Manager to sign off on all change orders as needed, not to exceed the approved budget for the project:

Motion: Council Member Babbitt-Pierce

Second: Council Member Jones

Vote: Approved 5-0

Voting Member	Aye/Nay
Mayor Robyn Prud'homme-Bauer	Aye
Vice Mayor Debbie Hunseder	Aye
Council Member Lisa O'Neill	Aye
Council Member Marney Babbitt-Pierce	Aye
Council Member Laura Jones	Aye

B. Broadway Street Improvements - Phase II

Discuss, consider and act upon a proposed contract with Ardurra for the design of Broadway Street Improvements, Phase II.

Action: Approve contract with Ardurra Engineering and authorize the Town Manager to execute all necessary documents:

Motion: Vice Mayor Hunseder

Second: Council Member O'Neill

Vote: Approved 5-0

Voting Member	Aye/Nay
Mayor Robyn Prud'homme-Bauer	Aye

Vice Mayor Debbie Hunseder	Aye
Council Member Lisa O'Neill	Aye
Council Member Marney Babbitt-Pierce	Aye
Council Member Laura Jones	Aye

C. Historic Bandstand Demolition and Replication Proposal

Discuss, consider and act upon the proposal submitted by Woodruff Construction for the demolition and replication process for the historic bandstand in Town Park.

Assistant Town Manager Ruth Mayday presented a PowerPoint to Council, highlighting the timeline of the bandstand renovation, with meetings that began as far back as Oct. 7, 2021. The direction provided by the Historic Preservation Commission at the Oct. 7 meeting was for staff to retain a historic architect and structural engineer to evaluate the bandstand and determine the amount of damage and assess the structure.

Staff contracted with Bill Otwell out of Prescott and Frost Structural Engineers out of Flagstaff assess the bandstand. The final reports were submitted to Council on March 24, 2022.

In November 2022, the Town issued Requests for Proposals (RFQ's) to allow contractors to bid on the rehabilitation of the bandstand. Only one bid was received in the amount of \$216,775. A value engineered bid was requested and came in at a cost of \$192,902. It is later clarified in the conversation that neither of these amounts include necessary electrical or the installation of the required ADA ramp. Both bids were denied by Council at their meeting on Feb. 14, 2023.

Town staff met with Gordian and Woodruff (contractor) at the site of the bandstand to discuss replication options. Woodruff submitted a bid in the amount of \$149,826 to completely rebuild the structure plus (including electrical) an additional \$59,023 to add an ADA access ramp.

Ms. Mayday shows a photo of the original bandstand, believed to have been taken around 1919. The bandstand has also been moved within the park and is not in its original location.

In 2004, the bandstand underwent a rigorous renovation, replacing more than 80% of the structure. Specific elements were not replaced and kept original, such as the damaged rafter tails. Photos in the PowerPoint highlight the extensive termite damage and how little of the original bandstand was saved during the 2004 renovation.

In 2011, the bandstand endured another rehabilitation to repair the stairs, rim joists, rotting posts, and decking that was repaired with street signs.

Ms. Mayday presents photos of the current condition of the bandstand, highlighting the turnbuckle and cable system under the floor to keep the structure from twisting due to lack of proper support and bracketing. There is inconsistent framing, that is shifting load

to non-load bearing walls; posts are in direct contact with the earth, causing rot in the wood from the inside out. There are split and cracking boards, loose hinges, and decaying posts that are not in alignment.

The cost to rehabilitate the bandstand, to include the required ADA component is \$251,925. (This does NOT include electrical work.)

The cost to demolish and reproduce the bandstand (with electrical and ADA) is \$208,849.

Mayor Prud'homme-Bauer accepted the following public comments:

Drake Meinke - Clarkdale resident that recommends restoration. He points out that the report from Bill Otwell indicated the structure is restorable. The bandstand is the #2 listed landmark in the Town of Clarkdale according to the National Historic Registry.

Jason Benatz – Clarkdale resident. Here 18 years ago discussing the same thing. Doesn't want to see the costs incurred by anyone. What are we going to do if we spend hundreds of thousands of dollars on the gazebo and don't maintain it? Who's responsible for the maintenance? Believes there must be cheaper, more inexpensive options for restoration. Suggests an electric wheelchair lift as opposed to the ramp.

Michael Lindner – States the following:

- The bandstand was not completely replaced but underwent extensive renovation in 2004.
- The earliest photo of the bandstand on record is from 1917, when it was sitting in a different location, and facing a different direction, in The Plaza (now referred to as The Park).
- Clarkdale Realty was the previous owner of The Park, and the Town did not take ownership until the mid-1970's.

Mr. Lindner requests that Council table the item and obtain other bids for renovation to compare apples to apples.

George Benatz – Clarkdale resident. Requests that cedar is used for the repairs as opposed to pine. Pine will not last. Suggests an electric wheelchair lift rather than a ramp. Asks Council to revisit the item and come together as a community to solve the problem.

Ellen Taylor – Clarkdale resident, general contractor and developer. The bandstand is in bad shape. If restored, it must be done correctly. Cannot use pine. Older structures, such as this one, did not have modern supports and were toe-nailed in, causing them to twist and turn.

Mentions Colonial Williamsburg in Virginia. It's the largest living museum and it has 500-700 historic buildings on the property, yet only 88 of them are restored on their original foundations. The rest have been recreated. Plaques are next to many buildings containing photos and information.

Bonnie Lane – Would like to thank the Town Council for taking their time to step up and serve, to make a difference. Our history is our history, and it is not going away. Trusts that the Council will make the right decision.

Toby Payne (via Zoom) – Has been assisting with audio and entertainment events in the park. Suggests that the bandstand be moved back against First South. It would allow

bands to load their equipment more easily. The cost of the sidewalk to the ADA ramp would be nearly eliminated as the sidewalk would no longer be needed. The size of the audience can also increase by nearly one-third by moving the bandstand.

Bill Regner (via Zoom) – Clarkdale resident. Not here to speak. Only to listen. Supports the special story of Clarkdale.

Assistant Town Manager Ruth Mayday clarifies a few items before proceeding with public comment. The base of the structure would be replaced entirely with cedar and would not contain any pine. Staff have been working on this project for the past two years and have looked at multiple options for restoration and repair.

Mayor Prud'homme-Bauer resumed public comment.

Greg Miranda – Clarkdale resident. Structural carpenter by trade and not completely familiar with this project but would love to offer any assistance.

Amanda Arnold – Clarkdale resident. Worked for the Park Service and have seen many historic buildings restored at the Grand Canyon. Would like to see the gazebo restored and not demolished.

After asking if there were any more comments, Mayor Prud'homme-Bauer closed public comment.

Council Member Babbitt-Pierce clarified with Assistant Town Manager Ruth Mayday that a wooden structure that is outside in Arizona will likely only last 15-20 years. Additionally, the ADA requirements state that the structure must be in ADA compliance if more than 50% of the structure is remodeled or replaced. She also includes that this has been a very hard decision to make.

Council Member Laura Jones shares an emotional story of seeing the gazebo for the first time and how it made her want to live in Clarkdale, making this a very difficult decision to make. She also states that after seeing the photos of the underside of the structure, she is mortified that people and bands with equipment are permitted to stand on the gazebo. Public safety needs to be a priority while trying to preserve the history of the Town.

Vice Mayor Debbie Hunseder states that structures don't make memories; it's the people and experiences that make the memories. It's vitally important for the Town to keep those structures safe so that families can continue to make those memories.

Council Member O'Neill states that she was involved in the past two community rehabs of the gazebo. Does not believe that saving it 'as is' is feasible. It is not a safe structure.

Mayor Prud'homme-Bauer appreciates everyone's passion and thoughts on the topic while stressing how difficult it has been to make this decision. The current structure is failing and deteriorating. Was involved in the 2004 remodel and is aware of how much rot was left behind. It's time for the gazebo to stand tall and proud in our Town again.

Action: Move to approve the demolition and rehabilitation contract with Woodruff Construction in the amount of \$155,873.86 and the ADA ramp in the amount of \$59,029 for a total of \$214,902 and authorize the Town Manager to move forward with the agreements and to execute all change orders as needed.

Motion: Council Member Babbitt-Pierce

Second: Council Member O'Neill

Vote: Approved 5-0

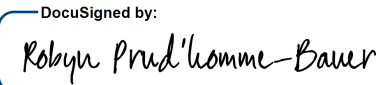
Voting Member	Aye/Nay
Mayor Robyn Prud'homme-Bauer	Aye
Vice Mayor Debbie Hunseder	Aye
Council Member Lisa O'Neill	Aye
Council Member Marney Babbitt-Pierce	Aye
Council Member Laura Jones	Aye

7. FUTURE AGENDA ITEMS

Town Council did not propose items to be placed on a future agenda.

8. ADJOURNMENT - Mayor Prud'homme-Bauer adjourned the meeting without objection at 7:35 p.m.

APPROVED:

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Robyn Prud'homme-Bauer, Mayor

ATTESTED/SUBMITTED:

DocuSigned by:

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Charity Brooks, Town Clerk

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Clarkdale, Arizona held on the 9th day of May 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Date approved by Town Council: June 13, 2023

DS

DocuSigned by:

Charity Brooks

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Charity Brooks, Town Clerk