



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CLARKDALE
TUESDAY, JANUARY 13, 2026 AT 6:00 PM**

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; Scott Ellis, Community Development Director; Brittany Earles, Finance Director and Randy Taylor, Police Chief

Zoom: No members of the public were present.

Audience: Approximately two 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

Jeanie Baird – Clarkdale resident. Thanked the staff for providing information in Small Talk and the Weekly Newsletter.

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:

- VVTPO – Verde Valley Transportation Planning Organization
Will be meeting in February and will attend the ADOT listening tour.
- NACOG - Northern Arizona Council of Governments
No meeting.
- NAMWUA - Northern Arizona Municipal Water Users Association
Attended the Technical Advisory Committee meeting.
- TPAC – Transportation Policy Advisory Council

Planning to work with legislators to get rural transportation plan through the House.

- VFLC – Verde Front Leadership Council
First meeting will be Feb. 17, 2026.
- Sustaining Flows Committee
No meeting.
- Yavapai Communities for Young Children
No meeting.
- Vulnerable Road Users SHSP Emphasis Area Team
Met last week and voted on Chair and Vice Chair.
- NACOG Community Action Board (CAB)
No meeting.
- Cottonwood Airport Noise Working Group
Cottonwood City Council determined that they will not renew the Airport Noise Working Group.
- Yavapai County Water Resource/Open Space Committee
Next meeting on Jan. 20, 2026.

5. REPORTS

A. Departmental Reports (submitted with Council packet) – Summary of written reports from Town Departments and other agencies:

- Building Permit Report
- Grants Report
- Human Resources Report
- Magistrate Court Report
- Parks and Recreation Report
- Police Department Report
- Verde Valley Humane Society
- Water and Wastewater Report
- Finance Report

6. 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 a 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 special meeting and the regular meeting held on Dec. 9, 2025.

Action: Approve consent agenda item A as presented:

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

7. NEW BUSINESS

A. 2025 Financial Audit

Discuss, consider and act upon the annual audited financial statements, annual expenditure limitations report, and single audit act report as presented by HintonBurdick CPAs and Advisors.

Action: Approve the annual audited financial statements, annual expenditure limitations report, and single audit act report as presented by HintonBurdick CPAs and Advisors:

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

B. Ordinance No. 447 - Zoning Code Amendment to Chapter 4 - General Provisions

Discuss, consider and act upon on Ordinance No. 447, amending Chapter 4 – General Provisions of the Town Zoning Code, to conform to Senate Bill 1105, which amends Section 36-2804 and 36-2857 of Arizona Revised Statutes relating to medical marijuana.

Action: Approve Ordinance No. 447, amending Chapter 4 – General Provisions of the Town Zoning Code, to conform to Senate Bill 1105, which amends Section 36-2804 and 36-2857 of Arizona Revised Statutes relating to medical marijuana and authorize the Mayor, Town Attorney and Town Clerk to execute all documents:

Motion: Vice Mayor Hunseder

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

- 8. POSSIBLE VOTE TO ENTER EXECUTIVE SESSION - The Council may vote to discuss the following matters in executive session pursuant to A.R.S. § 38-431.03 (A)(3) discussion or consultation for legal advice with the attorney or attorneys of the public body and/or A.R.S. § 38-431.03(A)(7) Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.**

A. Benatz Trail Warehouse

B. Downtown Retail Space

Action: Enter into executive session:

Motion: Council Member Jones

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

9. RESUMPTION OF REGULAR MEETING - Immediately following the executive session, the Council resumed public session at 7:18 p.m.

A. Benatz Trail Warehouse

Discuss, consider and act upon the Benatz Trail Warehouse.

Action: : Pursuant to Arizona Statute 9-402, the Town of Clarkdale will prepare to receive bids on approximately 10,200 square feet of parcel number 400-06-027B.

Motion: Council Member Jones

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

B. Downtown Retail Space

Discuss, consider and act upon downtown retail space.

No action. Proceed as directed in executive session.

10. FUTURE AGENDA ITEMS

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

11. ADJOURNMENT

Action: Motion to Adjourn:

Motion: Council Member Babbitt-Pierce

Second: Vice Mayor Hunseder

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

Mayor Prud'homme-Bauer adjourned the meeting without objection at 7:20 p.m.

APPROVED:

DocuSigned by:

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Robyn Prud'homme-Bauer, Mayor

ATTESTED/SUBMITTED:

DocuSigned by:

DB39AF58C12F414...

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 13th day of January 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Date approved by Town Council: Jan. 27, 2026

DocuSigned by:

DB39AF58C12F414

DS


Charity Brooks, Town Clerk