

**Minutes of a Regular Session of the Common Council of the Town of Clarkdale  
Held on Tuesday, April 26, 2022, at 3 p.m.**

A Regular Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, April 26, 2022, at 3 p.m. at the Clubhouse at 19 N. Ninth St., in person and via Zoom Video Conference.

**CALL TO ORDER –Mayor Prud’homme-Bauer called the meeting to order at 6:00 p.m.**

Town Council:

|               |                        |
|---------------|------------------------|
| Mayor         | Robyn Prud’homme-Bauer |
| Vice Mayor    | Debbie Hunseder        |
| Councilmember | Bill Regner            |
| Councilmember | Marney Babbitt-Pierce  |
| Councilmember | Lisa O’Neill           |

Town Staff:

|                                |                           |
|--------------------------------|---------------------------|
| Town Manager                   | Susan Guthrie             |
| Police Chief                   | Randy Taylor              |
| Town Clerk                     | Charity Brooks            |
| Human Resources Manager        | Randi Stephens (via zoom) |
| Community Development Director | Ruth Mayday               |
| Building Inspector             | Bob Pipkin                |

*Approximately seven members of the public were present.*

**PUBLIC COMMENT** – *No public comment received.*

**3. INTRODUCTIONS** – *Mayor Prud’homme-Bauer introduced new hires.*

- Calvin Griffin – Public Works Operations Specialist
- Robert (Bob) Pipkin – Community Development Building Inspector

**4. REPORTS** – *Mayor Prud’homme-Bauer stated that all reports were included with the Council packet.*

**A. Departmental Reports** (submitted with Council packet) –  
Summary of written Reports from Town Departments and Other Agencies:

- Building Permit Report
- Magistrate Court Report
- Water and Wastewater Report
- Police Department Report
- CAT/LYNX Transit Report

**B. Special Event Liquor License Recommendation** (submitted with Council Packet) –

- The Clarkdale Foundation

**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 of the Common Council**

Consider and act upon a request to approve the minutes of the Regular Meeting held on April 12, 2022.

**Action: Accept Consent Agenda Item A as written:**

**Motion:** Vice Mayor Hunseder

**Second:** Council Member O'Neill

**Vote:**

| <b>Voting Member</b>                 | <b>Aye/Nay</b> |
|--------------------------------------|----------------|
| Council Member Marney Babbitt-Pierce | Aye            |
| Vice Mayor Debbie Hunseder           | Aye            |
| Council Member Lisa O'Neill          | Aye            |
| Mayor Robyn Prud'homme-Bauer         | Aye            |
| Council Member Bill Regner           | Aye            |

---

**NEW BUSINESS**

**6. PUBLIC HEARING – THE PLATEAU AT CLARKDALE PRELIMINARY CONDOMINIUM PLAT**

Town Council will hold a public hearing to take comment of the proposed Preliminary Condominium Plat (PCP) for the Plateau at Clarkdale multifamily housing development, application number 093160.

*Community Development Director, Ruth Mayday, gave a brief summary of the project and stated that the Design Review Board has approved the project after two meetings.*

*Ms. Mayday explained the design of the condominiums and the fact that they are using a separation of air space as opposed to ground space in addition to providing slides of the floorplans for each level.*

*Council Member Regner confirmed with Ms. Mayday that the complex will consist of condominiums and no apartments. Additionally, Mr. Regner inquired about using existing roads as a means of water drainage and Ms. Mayday confirmed that is a standard practice within communities.*

*The civil project engineer provided information regarding the use of an inverted crown to divert water runoff to the middle of the road to a storm drain.*

**Action: Open the floor for a Public Hearing for the Plateau at Clarkdale Preliminary Condominium Plat:**

**Motion:** Council Member Babbitt-Pierce

**Second:** Vice Mayor Hunseder

**Vote:**

| <b>Voting Member</b>                 | <b>Aye/Nay</b> |
|--------------------------------------|----------------|
| Council Member Marney Babbitt-Pierce | Aye            |
| Vice Mayor Debbie Hunseder           | Aye            |
| Council Member Lisa O'Neill          | Aye            |
| Mayor Robyn Prud'homme-Bauer         | Aye            |
| Council Member Bill Regner           | Aye            |

*Clarkdale resident, Becky Keck, stated that they visit the Clarkdale Post Office regularly and inquired if there would be any changes that would affect the Post Office entrance or accessibility. Ms. Mayday referred to a slide in the presentation, indicating where the entrance to the condominiums will be and stated it has been approved by the Fire Department. Ms. Keck also inquired if there would be steps available to provide an additional exit from the neighborhood. Ms. Mayday confirmed there will be steps available to serve as an additional exit or pedestrian pathway.*

*No further comments were received, and Mayor Prud'homme-Bauer closed the public hearing.*

**7. THE PLATEAU AT CLARKDALE PRELIMINARY CONDOMINIUM PLAT**

Discussion and possible action to approve the Preliminary Condominium Plat for the Plateau at Clarkdale, submitted by Ralph Clemmer on behalf of Plateau Partners LLC, application number 093376.

*Developer, Ralph Klemmer, explained the design elements and architectural concepts of the condominiums. Mr. Klemmer also explained that the location for the condominiums was chosen to allow residents the opportunity to walk to their local post office or downtown businesses as opposed to having to drive.*

*Council Member Regner expressed his gratitude and appreciation for the attention to detail regarding the historic elements and for all the efforts exerted in the project. Mr. Regner also confirmed that the developers completed studies to determine the proper water drainage to prevent flooding streets or other potential issues.*

*Council Member O'Neill questioned if the condominiums would turn into short-term rentals. The project developers stated that the Covenants, Conditions & Restrictions (CC&R) will specifically state that the condominiums cannot be bought and used as a short-term rental.*

*Vice Mayor Hunseder echoed the previous comments and expressed appreciation for the hard work put into the process of the development and commended the developers for listening to the public and adapting their plans to fit the needs of the community.*

*Mayor Prud'homme-Bauer echoed the excitement and appreciation of the previous comments.*

**Action: Approve the Preliminary Condominium Plat for the Plateau at Clarkdale, submitted by Ralph Clemmer on behalf of Plateau Partners based up on the following findings of fact and stipulations findings of fact:**

- a. The proposed subdivision conforms to the adopted General Plan goals, objectives, and policies of the Town.
- b. The proposed subdivision, as reviewed and approved, will not be detrimental to the public health, safety, and general welfare.
- c. Environmental concerns conform to adopted standards and have either been addressed or will be addressed prior to approval of the Final Plat.
- d. The design of the proposed subdivision is sensitive to the physical characteristics of the site.
- e. The proposed subdivision is consistent with provisions and intents of Zoning Code requirements applicable to the property.
- f. The proposed subdivision conforms to the improvement standards and design standards set forth in these Regulations and other applicable Town, County, State and Federal regulations.

**AND WITH THE FOLLOWING STIPULATIONS:**

1. That the Final Condominium Plat (Final Plat), when submitted, be in substantial conformance with the Preliminary Condominium Plat (Preliminary Plat) submitted herewith.
2. That the applicant, Plateau Partners LLC, agrees to enter into a Development Agreement with the Town of Clarkdale. Approval of the Development Agreement is a condition precedent to the issuance of building permits.
3. That the developer will provide the Covenants, Codes, and Restrictions (CC& R's), Declaration of Subdivision, and other governing documents to the Town for review and approval as a condition of Final Plat approval.

**Motion:** Council Member O'Neill

**Second:** Vice Mayor Hunseder

**Vote:**

| <b>Voting Member</b>                 | <b>Aye/Nay</b> |
|--------------------------------------|----------------|
| Council Member Marney Babbitt-Pierce | Aye            |
| Vice Mayor Debbie Hunseder           | Aye            |
| Council Member Lisa O'Neill          | Aye            |
| Mayor Robyn Prud'homme-Bauer         | Aye            |
| Council Member Bill Regner           | Aye            |

**8. FIRST AMENDMENT TO THE RE-STATEMENT OF DEVELOPMENT AGREEMENT WITH CROSSROADS AT MINGUS**

Discussion and possible action to approve the First Amendment to the re-statement of Development Agreement – The Crossroads at Mingus.

*Community Development Director, Ruth Mayday, explained the stipulations of the current agreement, advising Council that the current developer was not able to meet the terms of the contract and the first amendment will grant the developer one additional year to meet the terms of the agreement.*

**Action: Approve the First Amendment to the Re-Statement of Development Agreement with Crossroads at Mingus:**

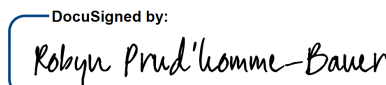
**Motion:** Council Member Babbitt-Pierce

**Second:** Council Member Regner

**Vote:**

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

**7. FUTURE AGENDA ITEMS – No future agenda items proposed.****8. ADJOURNMENT:** *Without objection Mayor Prud'homme-Bauer adjourned the meeting at 3:39 p.m.***APPROVED:**

DocuSigned by:  
  
 8929FEE8DC34438...  
 Robyn Prud'homme-Bauer, Mayor

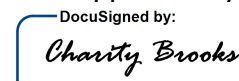
**ATTESTED/SUBMITTED:**

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 26 day of April 2022. I further certify that meeting was duly called and held and that a quorum was present.

Date approved by City Council: May 10, 2022

DocuSigned by:  
  
 DB39AF58C12F414...  
 Charity Brooks, Town Clerk