



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CLARKDALE
TUESDAY, APRIL 14, 2026 AT 6:00 PM**

(To listen to the full audio 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: Lou Andersen, Town Manager; Charity Brooks, Town Clerk; DK Green, Assistant to the Town Manager; Clover Pinion, Senior Planner; Scott Ellis, Community Development Director; Joni Westcott, Parks and Recreation Director; Josh Tomerlin, Utilities Director; Randy Taylor, Police Chief and Stephen Polk, Town Attorney

Zoom: Two members of the public were present.

Audience: Approximately 17 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:

- VTPO – Verde Valley Transportation Planning Organization
Viewed presentations from community partners regarding transportation.
- NACOG - Northern Arizona Council of Governments
Next meeting is on April 23.

- NAMWUA - Northern Arizona Municipal Water Users Association
Next meeting on April 17.
- TPAC – Transportation Policy Advisory Council
April's meeting was cancelled.
- VFLC – Verde Front Leadership Council
Meeting on April 2 regarding refocusing the verde front.
- Sustaining Flows Committee
No meeting.
- Yavapai Communities for Young Children
Quarterly meeting was in March. Focused on selecting new goals.
- Vulnerable Road Users SHSP Emphasis Area Team
Did not attend the meeting due to all-day budget work session.
- NACOG Community Action Board (CAB)
Next meeting is in May.
- Yavapai County Water Resource/Open Space Committee
Focusing on storm water recharge and policy development.

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 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 regular meeting held on March 24, 2026.

B. Joint Defense Agreement with the City of Cottonwood

Consider and act upon a Joint Defense Agreement between the City of Cottonwood and the Town of Clarkdale.

Action: Approve consent agenda items A and B 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

6. NEW BUSINESS

A. Verde River Watershed Report Card

The Council received a presentation from Friends of the Verde River regarding the Watershed Report Card, which will highlight current watershed conditions, recent data, and opportunities for continued collaboration to support water sustainability and river health within the community.

B. PUBLIC HEARING: Conditional Use Permit #250188 - Circle K Gas Station and Convenience Store

The Council will hold a public hearing to take comments on Conditional Use Permit #250188 - Circle K gas station and convenience store.

Senior Planner, Clover Pinion, provided a presentation. Mayor Prud'homme-bauer opened the public hearing to take comments.

Several residents spoke in opposition to the new Circle K regarding potential transient activity, bright lighting, increased noise and the smell of fuel.

Mayor Prud'homme-Bauer closed the public hearing.

C. Conditional Use Permit #250188 – Circle K Gas Station and Convenience Store

Discuss, consider, and act upon Conditional Use Permit #250188 – Circle K gas station and convenience store.

Representatives from Circle K were present and Mayor Prud'homme-Bauer allowed additional questions from residents to include:

- How many full-time and part-time employees? (Representative stated that information is unknown at this time.)*
- What is the estimated revenue? (Representative stated the exact amount is unknown, however this will be a lower volume location.)*
- What other options have been considered for this area? (This has been the only option presented.)*

Action: Approve Conditional Use Permit (CUP) #250188 to construct and operate a Circle K convenience store with fuel sales, in accordance with the stipulations as stated in the staff report, including the additional stipulation to request ADOT to install a flashing beacon at all crosswalks around the roundabout, if possible:

Motion: Council Member O'Neill

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
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D. PUBLIC HEARING: Resolution #1758 - Authorization to Submit Applications and Implement 2026 Community Development Block Grant (CDBG) Project Funding.

The Council will hold the second required public hearing to take comments on Resolution #1758, authorizing staff to submit applications and implement 2026 Community Development Block Grant (CDBG) project funding.

Assistant to the Town Manager, DK Green, presented on this item. Mayor Prud'homme-bauer opened the public hearing to take comments.

Pam Ziltner spoke in favor of Habitat for Humanity.

Mayor Prud'homme-Bauer closed the public hearing.

Council recessed for a break at 7:44 p.m.

Mayor Prud'homme-Bauer resumed the meeting at 7:49 p.m.

E. Resolution #1758 - Authorization to Submit Applications and Implement 2026 Community Development Block Grant (CDBG) Project Funding.

Discuss, consider and act upon Resolution #1758, authorizing staff to submit applications and implement 2026 Community Development Block Grant (CDBG) project funding.

Action: Approve Resolution #1758 authorizing staff to submit applications and implement 2026 Community Development Block Grant (CDBG) funding and rank the eligible projects for selection as follows: 1. Centerville Park Accessibility Improvements. 2. Centerville Fire Flows and Water Improvements. 3. Verde Valley Habitat for Humanity Critical Home Repair Program (CHRP) and authorize the Mayor, Town Attorney and Town Clerk to execute all documents:

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

F. Centerville Road Extension Property Demolition

Discuss, consider and act upon a bid from Environmental Response for \$56,945 and a budget transfer of \$61,000 from CIP contingency to CIP T06 for the demolition and removal of debris and other materials for the Centerville Road extension.

Action: Approve a bid from Environmental Response for \$56,945 and a budget transfer of \$61,000 from CIP contingency to CIP T06 for the demolition and removal of debris and other materials for the Centerville Road extension and authorize the Town Manager to execute all documents:

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

G. Wastewater Treatment Plant Effluent

Discuss, consider, and act upon a grant award from The Nature Conservancy (TNC) for \$26,620 and an Additional Services Agreement from Ardurra for \$51,620 for additional study of the Wastewater Treatment Plant Effluent discharge and suitability for the feasibility of discharging to an ephemeral water body.

Action: Approve a grant award from The Nature Conservancy (TNC) for \$26,620 and an Additional Services Agreement from Ardurra for \$51,620 for additional study of the Wastewater Treatment Plant Effluent discharge and suitability for the feasibility of discharging to an ephemeral water body and authorize the Town Manager to execute all documents:

Motion: Council Member Jones

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
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H. 2026/2027 Council Strategic Plan for the Town of Clarkdale

Discuss, consider and act upon the 2026/2027 Council Strategic Plan for the Town of Clarkdale.

Action: Approve the 2026/2027 Council Strategic Plan for the Town of Clarkdale:

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

7. FUTURE AGENDA ITEMS

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

8. 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 8:29 p.m.

APPROVED:

ATTESTED/SUBMITTED:

DocuSigned by:
Robyn Prud'homme-Bauer
8929EEF8DC34438

DocuSigned by:
Charity Brooks
DB39AF58C12F414...

Robyn Prud'homme-Bauer, Mayor

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 14th day of April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Date approved by Town Council: April 28, 2026

DocuSigned by:
Charity Brooks
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Charity Brooks, Town Clerk