



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CLARKDALE
TUESDAY, JULY 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, Deputy Town Manager; Scott Ellis, Community Development Director; Chell Smart, Finance Director; Brittany Earles, Finance Director; Angela Benevides, Human Resources Director; Virginia Smith, Public Works Director; Josh Tomerlin, Utilities Director; Dorie Blair, Public Works Administrative Supervisor; and Sean Guth, Police Sergeant

Zoom: No members of the public were present.

Audience: Approximately one member 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.*

Mayor Prud'homme-Bauer introduced the new Public Works Administrative Supervisor, Dorie Blair.

3. CALL TO THE PUBLIC

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:

- VVTPO – Verde Valley Transportation Planning Organization
Working on a Verde Valley Master Transportation Plan

- NACOG - Northern Arizona Council of Governments
Met on June 25. CDBG funds were approved.
- NAMWUA - Northern Arizona Municipal Water Users Association
Next meeting on July 17.
- TPAC – Transportation Policy Advisory Council
July meeting was cancelled.
- VFLC – Verde Front Leadership Council
Next meeting on July 29.
- Sustaining Flows Council
Looking at effluent and how it is being used.
- Yavapai Communities for Young Children
Last year of funding from First Things First.
- Vulnerable Road Users SHSP Emphasis Area Team
Work has been completed. The group will no longer meet.
- NACOG Community Action Board (CAB)
Next meeting is in August.
- Yavapai County Water Resource/Open Space Committee
Working on a resolution regarding discharge.

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 June 23, 2026.

B. Resolution No. 1765 - Making an Appointment to the Municipal Property Corporation

Consider and act upon Resolution No. 1765, making an appointment to the Municipal Property Corporation.

C. 10-12 Lounge Liquor License Application - Series 06 - Bar

Consider and act upon an application submitted by Michael Kaffer Jr. on behalf of the 10-12 Lounge for a Series 06 Bar License.

Action: Approve consent agenda items A thru C as presented:

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

6. NEW BUSINESS

A. PUBLIC HEARING - Ordinance No. 457, A General Plan Text Amendment, Chapter 3 - Circulation Element

The Town Council will hold a public hearing to take public comments on Ordinance No. 457, a General Plan text amendment to Chapter 3 - Circulation Element, related to Road Cross-Sections.

The Town Council held a public hearing to take public comments on Ordinance No. 457: A General Plan Text Amendment to Chapter 3.

There were no public comments.

B. Ordinance No. 457 - A General Plan Text Amendment, Chapter 3 - Circulation Element

Discuss, consider and act upon Ordinance No. 457, a General Plan text amendment to Chapter 3 - Circulation Element, related to Road Cross-Sections. Attachments included with item 6a.

Action: Approve Ordinance No. 457, a General Plan text amendment to Chapter 3 - Circulation Element, related to Road Cross-Sections as presented and authorize the Mayor, Town Attorney and Town Clerk 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

C. PUBLIC HEARING - Ordinance No. 458, A General Plan Text Amendment to Chapter 2 - Land Use Element

The Town Council will hold a public hearing to take public comment on Ordinance No. 458,

A General Plan Text Amendment to Chapter 2 - Land Use Element, including amendments to Section 2.2 Zoning Districts, Section 2.3 Land Use Designations with the addition of Subsection 2.3.1 Interpretation of Legacy Commercial Designations, and the addition of a Cross-Reference Note to the Future Land Use Map.

The Town Council held a public hearing to take public comments on Ordinance No. 458: A General Plan Text Amendment to Chapter 2.

There were no public comments.

D. Ordinance No. 458 - A General Plan Text Amendment to Chapter 2 - Land Use Element

Discuss, consider and act upon Ordinance No. 458: A General Plan Text Amendment to Chapter 2 - Land Use Element, including amendments to Section 2.2 Zoning Districts, Section 2.3 Land Use Designations with the addition of Subsection 2.3.1 Interpretation of Legacy Commercial Designations, and the addition of a Cross-Reference Note to the Future Land Use Map. Attachments included with item 6c.

Action: Approve Ordinance No. 458: A General Plan Text Amendment to Chapter 2 - Land Use Element, including amendments to Section 2.2 Zoning Districts, Section 2.3 Land Use Designations with the addition of Subsection 2.3.1 Interpretation of Legacy Commercial Designations, and the addition of a Cross-Reference Note to the Future Land Use Map as presented and authorize the Mayor, Town Attorney and Town Clerk 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

E. PUBLIC HEARING - Ordinance No. 460, Text Amendments to Article 17-8, Historic Preservation Commission of the Town Code

The Town Council will hold a public hearing to take public comments on Ordinance No. 460, text amendments to Article 17-8, Historic Preservation Commission of the Town Code.

The Town Council held a public hearing to take public comments on Ordinance No. 460:

Text amendments to Article 17-8, Historic Preservation Commission of the Town Code.

There were no public comments.

F. Ordinance No. 460 - Text Amendments to Article 17-8, Historic Preservation Commission of the Town Code.

Discuss, consider and act upon Ordinance No. 460, Text Amendments to Article 17-8, Historic Preservation Commission of the Town Code. Attachments included with item 6e.

Action: Approve Ordinance No. 460, Text Amendments to Article 17-8, Historic Preservation Commission of the Town Code as presented 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

G. Ordinance No. 462 - Adoption of the Property Tax Levy for the fiscal year ending June 30, 2027.

Discuss, consider and act upon Ordinance 462, establishing the primary property tax levy in the amount of \$.13981 per hundred of assessed valuation (\$1.3981 per thousand of assessed valuation) for the fiscal year ending June 30, 2027.

Action: Approve Ordinance 462, establishing the primary property tax levy in the amount of \$.13981 per hundred of assessed valuation (\$1.3981 per thousand of assessed valuation) for the fiscal year ending June 30, 2027, and authorize the Mayor, Town Attorney and Town Clerk to execute all documents:

Motion: Council Member Babbitt-Pierce

Second: Council Member O'Neill

Vote: Approved 5-0

ROLL CALL VOTE	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

H. Resolution No. 1764 - Updating the Town Fee Schedule - Sanitation, Parks and Community Development

Discuss, consider and act upon Resolution No. 1764, updating the Town Fee Schedule by setting Sanitation, Parks and Community Development rates, amending Resolution No. 1754.

Action: Approve Resolution No. 1764, updating the Town Fee Schedule by setting Sanitation, Parks and Community Development rates, amending Resolution No. 1754 and authorize the Mayor and Town Clerk to execute all documents:

Motion: Council Member Jones

Second: Vice Mayor Hunseder

Vote: Approved 5-0

ROLL CALL VOTE	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

I. 2025-2026 General Plan Annual Report

Discuss, consider, and act upon the 2025-2026 General Plan Annual Report.

Action: Approve the 2025-2026 General Plan Annual Report:

Motion: Vice Mayor Hunseder

Second: Council Member Jones

Vote: Approved 5-0

ROLL CALL VOTE	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

J. Human Resources Policy Updates

Discuss, consider and act upon minor revisions to the Human Resources Policy Manual.

Action: Approve the minor revisions to the Human Resources Policy Manual as presented:

Motion: Council Member Babbitt-Pierce

Second: Council Member O'Neill

Vote: Approved 5-0

ROLL CALL VOTE	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

K. Bitter Creek Bridge Girders

Discuss, consider, and act upon a proposal from Stinger Bridge and Iron in the amount of \$128,129.60 for the Bitter Creek Bridge girders.

Action: Approve the proposal from Stinger Bridge and Iron in the amount of \$128,129.60 for the Bitter Creek Bridge girders and authorize the Town Manager to execute all necessary documents:

Motion: Vice Mayor Hunseder

Second: Council Member Jones

Vote: Approved 5-0

ROLL CALL VOTE	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

L. Professional Services Contract to Provide Town Engineer Services

Discuss, consider and act upon a Professional Services Contract with Ardurra to provide Town Engineer Services.

Action: Approve the selection of Ardurra to provide Town Engineer services for the Town of Clarkdale, and authorize the Town Manager to enter into a contract for services as described in the Request for Qualifications and authorize the Town Manager to execute all necessary documents:

Motion: Council Member Babbitt-Pierce

Second: Vice Mayor Hunseder

Vote: Approved 5-0

ROLL CALL VOTE	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 proposed the following items to be placed on a future agenda:

- Fire District Update
- Organizational Assignments

8. ADJOURNMENT

Action: Motion to Adjourn:

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

Mayor Prud'homme-Bauer adjourned the meeting without objection at 7:06 p.m.

APPROVED:

DocuSigned by:

8929FFEF8DC34438...

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

Date approved by Town Council: July 28, 2026

DocuSigned by:

DB39AF58C12F414...

Charity Brooks, Town Clerk

