



**MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CLARKDALE
TUESDAY, NOVEMBER 8, 2022 AT 6:00 PM**

Members Present: Mayor Prud'homme-Bauer and Council Members Debbie Hunseder, Bill Regner (via Zoom), Lisa O'Neill and Marney Babbitt-Pierce

Other Municipal Officials Present: Susan Guthrie, Town Manager; Charity Brooks, Town Clerk; Ruth Mayday, Community Development Director; Randy Taylor, Police Chief; Joni Westcott, Parks and Recreation Manager; Chell Smart, Public Information Officer

Audience: Approximately 11 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** – *Public comment received from Clarkdale residents Fred Tupkielewicz and Em Short. Both individuals reside in Lamplighter Village. Both residents stated that their properties are getting flooded out with every hard rain due to run-off from the cemetery. In the past there was a berm that prevented the water from flowing into Lamplighter Village, but 75% of the berm was removed due to flooding in cemetery. Although both residents reside within a 55+ manufactured home community, they own their homes and the land and are responsible for any damage or repairs to their property. Mr. Tupkielewicz and Ms. Short state that they have several solutions they would like to offer to the Town. Mayor Prud'homme-Bauer states that Council will direct Public Works staff to look into the matter and find a solution.*

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' Report

B. Organizational Reports – (*submitted electronically*)

Reports regarding regional organizations submitted electronically

- CAT – Cottonwood Area Transit
- VTPO – Verde Valley Transportation Planning Organization
- NACOG - Northern Arizona Council of Governments
- NAMWUA - Northern Arizona Municipal Water Users Association
- VVREO – LRSPC - Verde Valley Regional Economic Organization's Long Range Strategic Plan
- TPAC – Transportation Policy Advisory Council
- VFLC – Verde Front Leadership Council
- Greater AZ Mayor's Organizational Report

C. Claims (*submitted with Council packet*)

List of specific expenditures made by the Town during the previous month.

Town Manager Susan Guthrie states that the current budget is included with Council packet. Revenues are being closely monitored due to the drastic decline in building permits. There are big projects pending, so that could change. Currently, the revenue loss is being somewhat offset by dramatic interest income on investments.

D. Special Event Liquor License Recommendation

Special event liquor license issued to St. Thomas Episcopal Church for a chili cook-off on Nov. 5, 2022.

5. EMPLOYEE RECOGNITIONS

A. Recognition of employees

Town Manager Susan Guthrie recognized Town Clerk Charity Brooks for organizing a successful Shred-a-thon and Parks and Recreation Manager Joni Westcott and Recreation Specialist Chell Smart for extremely fun and successful Halloween event.

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 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 Council meeting held on Oct. 25, 2022.

B. Selna-Mongini Park Lease Agreement

Consider and act upon the Selna-Mongini Park Lease Agreement.

Action: Approve consent agenda items A and B as written:

Motion: Council Member Babbitt-Pierce

Second: Vice Mayor Hunseder

Vote: Approved 5-0

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. NEW BUSINESS

A. PRESENTATION - Arizona Office of Tourism Grant Marketing Uses

Town Council heard a presentation from Heather Hermen, owner of Front Burner Media, regarding the uses of the Visit Arizona Initiative (VAI) marketing grant from the Arizona Office of Tourism (AOT) in partnership with Williams to promote: Two Arizona Train Towns.

B. PUBLIC HEARING - Short-Term Rentals (STR) and Vacation Rentals in Clarkdale

Community Development Director Ruth Mayday gave a short presentation and Town Council held a public hearing to take comment on proposed Ordinance #419, regulating Short-Term Rentals (STR) and Vacation Rentals in Clarkdale.

Comments received from the public are as follows:

Michael Lindner (Clarkdale resident) – Mr. Lindner states that this item was addressed at the last Council Meeting but he was unable to attend and was expecting to see more of a presentation at this meeting with more rationale as to why this Ordinance is being proposed. Mr. Lindner states that there hasn't been a lot of publicity about this topic and would appreciate if there was background information in terms of what problem we are trying to solve. Mr. Lindner states that after Jerome passed this Ordinance, there was a newspaper article that was quite negative in terms of the view of vacation rentals and doesn't feel that Clarkdale shares that view. Mr. Lindner views vacation rentals as a positive aspect in Clarkdale and would appreciate better communication between the Council and community.

Ellen Taylor (Clarkdale resident) – Moved to Clarkdale from Sedona because of losing her

neighborhood' to surrounding short-term rentals. Ms. Taylor supports short-term rentals and is also an apartment builder and a landlord with 135 tenants. Ms. Taylor is conscious of liability, exposure for insurance, tenants disturbing nearby neighbors and feels that some short-term rental owners are not aware of these responsibilities.

Ms. Taylor suggests that the Town enforce the bare necessities while keeping the short-term rental safe by conducting building inspections.

We should support this Ordinance because short-term rentals are the way of the future. It allows people to visit in a comfortable manner and see what it's like to live in a really nice town.

Laura Jones (Clarkdale resident) – Ms. Jones is interested in hearing the outcome of the background check research that was mentioned at the last meeting, how it will be practically handled and what the implications are on short-term rentals. Ms. Jones feels that this would be an onerous process and states this process is not currently in place for hotels.

Mayor Prud'homme-Bauer closed the public hearing.

Community Development Director Ruth Mayday provided further information regarding the development of the short-term rental Ordinance, stating that in 2007, the State Legislature changed the laws regulating short-term rentals before local municipalities and Counties could develop their own laws. Jurisdictions have not been permitted to treat short-term rentals any different than any other single-family residential use, leaving municipalities unable to treat them as the businesses that they are.

This new legislation will allow municipalities to manage short-term rentals as businesses and require that they obtain a business license, receive annual inspections and require that they notify the residents surrounding them in the neighborhoods that there will be a short-term rental next door and most importantly require that an emergency contact live nearby that can immediately respond to issues.

Ms. Mayday also included that the background check portion of the Ordinance should be modified or removed in its entirety.

Council Members all agreed that the background check portion of the Ordinance should be removed as it would give a false sense of security to the public as all guests that are staying in short-term rentals are not screened and it would be a cumbersome process to implement.

C. ORDINANCE #419 - Short-Term Rentals (STR) and Vacation Rentals in Clarkdale

Discuss, consider and act upon Ordinance #419 - regulating Short-Term Rentals (STR) and Vacation Rentals in Clarkdale.

Action: Move to adopt the model Ordinance #419 without Section 8-9-10, Background Check required, and with the additional notification language in Section 8-9-6, Neighborhood Notification Required – without the alleys:

Motion: Council Member Babbitt-Pierce

Second: Vice Mayor Hunseder

Vote: Approved 5-0

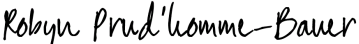
Voting Member	Aye/Nay
Council Member Marney Babbitt-Pierce	Aye
Vice Mayor Debbie Hunseder	Aye
Council Member Lisa O'Neill	Aye
Mayor Robyn Prud'homme-Bauer	Aye
Council Member Bill Regner	Aye

8. FUTURE AGENDA ITEMS

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

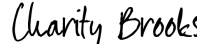
9. ADJOURNMENT - Mayor Prud'homme-Bauer adjourned the meeting without objection at 6:58 p.m.

APPROVED:

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Robyn Prud'homme-Bauer, Mayor

ATTESTED/SUBMITTED:

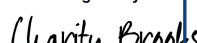
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Charity Brooks, Town Clerk

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 8th day of November 2022. I further certify that meeting was duly called and held and that a quorum was present.

Date approved by City Council: Dec. 13, 2022

DocuSigned by:

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Charity Brooks, Town Clerk

