



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
OF THE TOWN OF CLARKDALE**

TUESDAY, DECEMBER 10, 2024 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: Susan Guthrie, Town Manager; Charity Brooks, Town Clerk; Ruth Mayday, Assistant Town Manager; John Knight, Assistant Community Development Director; Britania Esparza, Associate Planner; Randy Taylor, Police Chief

Zoom: Eight members of the public were present.

Audience: Approximately 30 members of the public were present.

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

2. ROLL CALL - *All members present.*

3. PUBLIC COMMENT

No public comment.

4. APPOINTMENT OF VICE MAYOR

A. Appointment of Vice Mayor for the Town of Clarkdale

The Council will select a member of the Council to serve as Vice Mayor for a four-year term.

Clerk Note: The above language indicating a four-year term is incorrect. The motion below reflects the correct term per Town Code.

Action: Move to retain Debbie Hunseder as Vice Mayor for a two-year term:

Motion: Council Member O'Neill

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

5. 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
Attended meeting. Will forward minutes once received.
- NACOG - Northern Arizona Council of Governments
Meeting last month. Special session on Dec. 16
- NAMWUA - Northern Arizona Municipal Water Users Association
No meeting.
- TPAC – Transportation Policy Advisory Council
November meeting was cancelled. December meeting scheduled for Dec. 12.
- VFLC – Verde Front Leadership Council
Notes coming.
- Sustaining Flows Committee
No meeting.
- Yavapai Communities for Young Children
Meeting in January.
- Cottonwood Airport Noise Working Group
No meeting.
- Vulnerable Road Users SHSP Emphasis Area Team
Initial meeting was held and provided overview of what to expect.

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 regular meeting held on Nov. 12, 2024.

Action: Approve consent agenda item A 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

B. Resolution No. 1721 - Temporarily Amending the Length of Term for Board and Commission Members

Consider and act upon Resolution No. 1721, temporarily amending the length of term for the members of the Design Review Board, Planning Commission and Historic Preservation Commission until a final reorganization of said Boards is final.

Consent agenda item B pulled for further discussion by Council Member Babbitt-Pierce.

Council member Babbitt-Pierce asked for clarification of the terms on the remaining boards and commissions. Town Clerk Charity Brooks stated that interviews for the remaining boards will be conducted in January and appointments are scheduled to go to Council at the second meeting in January. No meetings are scheduled for those boards in January, so there is no need to extend any terms.

Action: Approve consent agenda item B as presented:

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
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7. NEW BUSINESS

A. Resolution #1722 - Cottonwood Municipal Airport

Discuss, consider and act upon Resolution #1722, requesting the Cottonwood City Council take action to address impacts from repetitive flight training affecting Town of Clarkdale residents.

Public Comment:

Mary Lou Rose: *(written statement submitted to Town Clerk to include in official minutes)*
The Town of Clarkdale has a duty to protect residents from known health and environmental hazards. In October 2023, the EPA confirmed that leaded aviation fuel poses significant health risks. Piston-engine aircraft, like the ones flying repetitive patterns over Clarkdale, are the largest source of airborne lead emissions in the U.S., contributing 70% of lead in the air annually. Increased flights mean increased exposure to lead, which impairs brain development in children. Noise pollution adds to the harm, with links to high blood pressure and cardiovascular disease, per the NIH.

Resolution #1722 is a step forward, but I urge you to strengthen it:

- 1. Four planes in the pattern for hours is unacceptable. This creates relentless noise that disrupts life, undermines mental health, and destroys the peace our community once cherished.*
- 2. The resolution mentions but does not demand a return to pre-2022 flight patterns. These changes increased the burden on Clarkdale residents. Restoring higher altitudes and crosswind turns would reduce impacts.*
- 3. A noise study is critical but could take years. The Town should work with Cottonwood for a faster, local study to gather actionable data.*
- 4. Clarkdale should push Cottonwood to adopt a 'fly friendly' agreement per FAA guidelines, avoiding repetitive flights over noise-sensitive areas and revising noise abatement policies to limit planes in the pattern.*

To address common arguments:

- 1. "The airport was here first": Parts of Clarkdale predate the airport, and our homes existed before flight patterns changed without our input or a study.*
- 2. "Airspace is like a public road": Public roads are regulated to prevent harm. Vehicles without mufflers or using leaded fuel aren't allowed – planes shouldn't be exempt.*
- 3. "What about the pilot shortage?": A shortage doesn't justify harming residents. Clarkdale wouldn't tolerate a trucking school disrupting Main Street all day with noise and pollution.*

Finally, this issue impacts our most vulnerable populations: children at playgrounds and bus stops, outdoor walkers, all exposed to airborne lead and noise.

I urge you to amend Resolution #1722 to propose stronger solutions.

We've all heard the saying, 'no taxation without representation.' Today, the tax we're paying is in our health and the loss of enjoyment in our homes. Clarkdale residents deserve better.

Leslie Evans: *Thanks to Council for the effort put into this resolution.*

Thomas Catclaw: *Town of Clarkdale has been treated badly by its neighbors. Relentlessness of flight traffic has made living in Clarkdale unbearable.*

Debbie McNelly: *Thanks to everyone for your efforts; however, I am moving out of this community due to the madness of the planes. Noise has interfered with my health, mental health, etc.*

Brian Smith: *I have been greatly involved with trying to find a solution to the air traffic.*

Karla Erickson: *Embry-Riddle University has no compassion for Clarkdale and the City of Cottonwood simply doesn't care.*

Art Alfaro: *My neighbor is selling their house due to the airplane noise. I appreciate all the efforts that the Town of Clarkdale has made thus far.*

Karen Tumar: *Moved to the Town of Clarkdale in December 2022 from Phoenix for the peaceful nature. My home is directly under the flight path. There are 27 flyovers in 15 minutes. Noise level is 75-80 decibels.*

Fennel Blythe: *Thank you for everything you are doing. Moved to the Town of Clarkdale in December 2022. I don't enjoy going outside anymore.*

Action: Approve Resolution #1722, requesting the Cottonwood City Council take action to address impacts from repetitive flight training affecting Clarkdale residents and authorize the Town Manager to make changes as instructed and authorize the Mayor 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

B. Crystal Spring Trail Renaming

Discuss, consider, and act upon a recommendation from the Parks and Recreation Commission to rename the Crystal Spring Trail in the Big Spring Natural Area to 'Big Spring Trail' (Apache translation: Tu Cho Ha Li'i) to honor the area's cultural heritage.

Action: Approve renaming the Crystal Spring Trail in the Big Spring Natural Area to "Big Spring Trail" to honor the area's cultural heritage:

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. Ordinance No. 428 - Making Text Amendments to the Zoning Code

Discuss, consider, and act upon Ordinance No. 428, making text amendments to the Zoning Code, specifically: Section 2-010, Definitions, Section 6-020, Standards for Planned Area Development, Section 11-050, Expiration of Design Review Approval, Section 11-140, Post Approval Activities, Section 11-180, Amendments to the Code, Chapter 12, Subdivision Regulations Section 12-2 Definitions; Section 12-3-050, Dedicated Access, Section 12-4-030, Stage II – Preliminary Plat, Section 12-4-050, Stage IV – Final Plat, Recording and Post Approval, and Section 12-5-060, Significance of Minor Subdivision Plat Approval.

Action: Approve Ordinance No. 428, making text amendments to the Zoning Code, specifically: Section 2-010, Definitions, Section 6-020, Standards for Planned Area Development, Section 11-050, Expiration of Design Review Approval, Section 11-140, Post Approval Activities, Section 11-180, Amendments to the Code, Chapter 12, Subdivision Regulations Section 12-2 Definitions; Section 12-3-050, Dedicated Access, Section 12-4-030, Stage II – Preliminary Plat, Section 12-4-050, Stage IV – Final Plat, Recording and Post Approval, and Section 12-5-060, Significance of Minor Subdivision Plat Approval 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
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D. Ordinance No. 433 - Amending Town Code, Article 6-3: Livestock, Poultry and Fowl

Discuss, consider and act upon Ordinance No. 433, amending the Town Zoning Code by adding subletter 'g' to Subsection 1 of Section 4-010 Accessory Structures to Chapter 4, General Provisions.

Action: Approve Ordinance No. 433, amending the Town Code and the Town Zoning Code, updating the definition of backyard fowl, permissible locations, enclosure size, maintenance and care standards, and the non-conforming structures of this section that do not apply to enclosures that were constructed on or before Sept. 14, 2024, as outlined in exhibit A and presented this evening 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

E. Ordinance No. 435 - Permitted Signs

Discuss, consider, and act upon Ordinance No. 435 Text Amendments to the Zoning Code, specifically: Section 7-080, Permitted Signs.

Action: Approve Ordinance No. 435 Text Amendments to the Zoning Code, specifically: Section 7-080, Permitted Signs 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. Resolution No. 1720 Amending Political Sign-Free Zone

Discuss, consider and act upon Resolution No. 1720 amending the Political Sign-Free Zone.

Action: Approve Resolution No. 1720 amending the political sign-free zone 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

G. Ordinance No. 436 - Amending Zoning Ordinance Regarding Accessory Dwelling Units

Discuss, consider and act upon Ordinance No. 436, amending Zoning Ordinance Chapter 2 - Definitions, Chapter 3 - Zoning Districts, and Chapter 4 - General Provisions establishing provisions for Accessory Dwelling Units (ADUs) in zoning districts that allow residential uses.

Action: Approve Ordinance No. 436, amending Zoning Ordinance Chapter 2 - Definitions, Chapter 3 - Zoning Districts, and Chapter 4 - General Provisions establishing provisions for Accessory Dwelling Units (ADUs) in zoning districts that allow residential uses and authorize the Mayor, Town Attorney and Town Clerk to execute all documents:

Motion: Council Member Jones

Second: Council Member O'Neill

Vote: Approved 5-0

Voting Member	Aye/Nay
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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. Ordinance No. 437 - Amending Zoning Ordinance Procedures

Discuss, consider and act upon Ordinance No. 437, amending the Zoning Ordinance Article 13 Enforcement, Amendments, and Penalties, Section 13-020 Procedure for Amendments.

Action: Approve Ordinance No. 437, amending the Zoning Ordinance Article 13 Enforcement, Amendments, and Penalties, Section 13-020 Procedure for Amendments 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

I. Ordinance No. 438 - Text Amendments to Town Code

Discuss, consider and act upon Ordinance No. 438, Text Amendments to Town Code Chapter 17, Boards and Commissions; Article 17-4, Design Review, and 17-5, Planning Commission and amendments to Zoning Ordinance Chapter 4, General Provisions, Article 4-160 Sidewalk Café Permit; Chapter 7, Signs; Chapter 8, Outdoor Lighting Code; Chapter 9 Landscape Design Standards; Chapter 11, Design Review and Site Plan Review.

Action: Approve Ordinance No. 438, Text Amendments to Town Code Chapter 17, Boards and Commissions; Article 17-4, Design Review, and 17-5, Planning Commission and amendments to Zoning Ordinance Chapter 4, General Provisions, Article 4-160 Sidewalk Café Permit; Chapter 7, Signs; Chapter 8, Outdoor Lighting Code; Chapter 9 Landscape Design Standards; Chapter 11, Design Review and Site Plan Review and authorize the Mayor, Town Attorney and Town Clerk to execute all documents:

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

8. FUTURE AGENDA ITEMS

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

9. ADJOURNMENT

Action: Motion to Adjourn:

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

Mayor Prud'homme-Bauer adjourned the meeting without objection at 8:24 p.m.

APPROVED:

DocuSigned by:

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ATTESTED/SUBMITTED:

DocuSigned by:

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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 10th day of December 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Date approved by Town Council: Jan. 28, 2025

DocuSigned by:

Charity Brooks

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Charity Brooks, Town Clerk