

**Minutes of a Regular Meeting of the Common Council of the Town of Clarkdale
Held on Tuesday, March 22, 2022, at 3 p.m.**

A Regular Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, March 22, 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 3:07 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
Parks & Recreation Manager	Joni Westcott

PUBLIC COMMENT – *Public comment from Jeff Keck:*

My name is Jeff Keck. My wife, Rebecca, and I live at 2221 GerrySue Drive, Clarkdale, AZ 86324.

I requested to speak with you today about an item that is not on this meeting’s agenda....yet.

611 Black Hills Drive is a 4.65-acre parcel that is located adjacent to and just west of Yavapai College. This parcel is currently owned by CRZ, LLC.

The land use designation in the General Plan for this parcel is very low density residential, with a maximum density of one dwelling unit per acre. The zoning for this parcel is R1-L which is, again, one single family home per acre.

However, residents within a very limited radius of this parcel received a letter on March 3, 2022, from K & I Homes, LLC stating that they had already filed a request with the Town of Clarkdale for a General Plan Amendment from very low density residential to high residential, and a simultaneous request for a zoning map change from R1-L to R3, which is multiple family residential.

The purpose of this change is to construct a 74-unit apartment complex, thereby increasing the density nearly fifteen times what is currently allowed. This is unacceptable to us.

The community surrounding the parcel is nearly unanimous to their opposition to this change. How do I know? Because we have been here before.

In October 2020, a 72-unit apartment project was proposed by Creekside 110, LLC. A zoom meeting was held on Oct. 10, 2020, at which time over fifty members of the neighborhood voiced strong opposition. At the end of the zoom meeting, the developer indicated he would no longer pursue the project.

Now, just in the weeks since we received the letter, our email group has increased over seventy participants, we have collected over 130 signatures opposing the project, and there appears to be intense interest in the neighborhood meeting called by the developer.

This meeting is to be held tomorrow, March 23 at 6 p.m. in the Community Room, building M, at Yavapai College. I would invite the Town Council to attend as well to see for yourselves the level of opposition.

Here's the bottom line – no one wants to see a two or three-story apartment house outside their door where there was once virgin desert. But this is not merely a case of 'not in my backyard.' Becky and I lived in Clarkdale from 1980 to 1987. Although we moved to Tempe then, we always wanted to return home to Clarkdale and finally got the chance to do so when we retired.

We are not against progress. But in our opinion, changing the general plan and zoning to negatively alter the neighborhood just to benefit a single developer is not progress. It's exploitation.

Perhaps we will see you at tomorrow's meeting. Thank you for this time.

3. REPORTS

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

4. 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 March 8, 2022.

B. Liquor License – Series 07 Beer and Wine Bar – Smelter Town

Consider and act upon an application for a Series 07 (Beer and Wine Bar) License submitted by Rebecca Peggy Backus for the sale of beer and wine at Smelter Town Brewery LLC, located at 921 Main Street, Clarkdale.

C. Resolution #1662 – Making an Appointment to the Planning Commission

Consider and act upon Resolution #1662, appointing one member to the Planning Commission of the Town of Clarkdale.

D. Resolution #1663 – Making Appointments to the Parks and Recreation Commission

Consider and act upon Resolution #1663, appointing two members to the Parks and Recreation Commission of the Town of Clarkdale.

E. Resolution #1664 – Making an Appointment to the Design Review Board

Consider and act upon Resolution #1664, appointing one member to the Design Review Board of the Town of Clarkdale.

F. NACOG Section 208 Water Quality Management Plan

Consider and act upon approving a letter of support for the preparation of a Verde River Watershed focused update or addendum to the NACOG Section 208 Water Quality Management Plan.

G. Town Code Amendments – Chapter 9 - Health and Sanitation

Consider and act upon Ordinance #415, amending Town Code Chapter 9 – Health and Sanitation, by adding a new section 9.1.5 – Continuous Service, and amending subsection 9.2.1(B) – Brush, and article 9.3.1 – Hauling Refuse.

Action: Accept Consent Agenda Items A thru G as written:

Motion: Council Member Babbitt-Pierce

Second: Vice Mayor Hunseder

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

5. NEW BUSINESS**1. RESOLUTION #1665 - RAISE FEDERAL INFRASTRUCTURE PLANNING GRANT**

Discuss, consider, and act upon Resolution #1665, authorizing the Town Manager to apply for a RAISE Federal Infrastructure Planning Grant to further study and design additional access points into the Bitter Creek industrial area that includes local businesses, homes, and the railroad.

Mayor Prud'homme-Bauer explains that the resolution will authorize the Town Manager to apply for the RAISE Federal Infrastructure Grant to further study additional access points into the Bitter Creek Industrial Area that includes local businesses, homes, and the railroad.

Council Member, Bill Regner, further explains that this property is the site of the old smelter, built in 1917 and remained open until 1953. Many of the old buildings made of brick and steel were torn down, salvaging some of the steel and leaving a few remaining buildings.

During the time that the smelter was operational, there was only one way to transport the materials out of the valley, and that was by way of the railroad. Residents and supplies could be brought in via a 105-year-old bridge that could accommodate two lanes at the time. Today, the bridge is now a one-lane bridge and considered functionally obsolete with weight bearing limitations.

This area has power, infrastructure, buildings, and land and is probably the second most underutilized asset in Clarkdale.

Mr. Regner states that should the bridge fail, the residents and businesses in the Bitter Creek area would be compromised and would have very limited, if any, access.

Expanding the access to the Bitter Creek area would expand the supply chain to the area, create jobs and re-invigorate the Clarkdale area.

An extension of Cement Plant Road would provide an alternate access point to Bitter Creek.

The Town of Clarkdale would like to pursue a current infrastructure grant that would further investigate and plan an additional bridge and possible second access point.

Town Manager Susan Guthrie adds that since Clarkdale is considered a rural community, there is not a match required on the grant. Ms. Guthrie also adds that the historic bridge will not be dismantled or taken down and will be utilized as a pedestrian bridge to maintain its historic status.

Ms. Guthrie thanks Council Member Regner for the suggestion of organizing a working group to spearhead this grant project. The group has worked quickly to meet the grant deadline. Mr. Regner adds that the knowledge of the group 'will make your head spin'.

Council Member Babbitt-Pierce is a member of the working group and adds that the Town of Clarkdale is so lucky to have so many talented people working on this project; highlighting that Clarkdale is 'small but mighty' and comes together to get things done.

Action: Approve Resolution #1665 authorizing the Town Manager to apply for a RAISE Federal Infrastructure Planning Grant to further study and design additional access points into the Bitter Creek industrial area that includes local businesses, homes, and the railroad.

Motion: Vice Mayor Hunseder

Second: Council Member O'Neill

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

2. TOWN PARK PLAYGROUND EQUIPMENT REPLACEMENT

Discuss, consider, and act upon the purchase of the playground equipment that the Parks and Recreation Commission selected, using the approved FY 21-22 Capital Improvement Funds and additional funding, when secured.

Parks and Recreation Manager Joni Westcott gave a brief update regarding the need for replacement of the twenty-three-year-old playground equipment for Town Park. The Parks and Recreation Commission discussed the project in detail and created a five-year plan to replace the equipment and ensure that the equipment is ADA accessible.

The Parks and Recreation Commission had two options to choose from for equipment replacement. The commission decided upon the system that most resembled the current equipment.

Ms. Westcott explained that the initial replacement cost of \$75,000 was approved in a previous CIP Budget Plan; however, with the rising cost of materials and labor, the Parks and Recreation Department is seeking an additional \$45,000 to complete the project.

Action: Approve the replacement of the playground equipment at a cost not to exceed \$120,000.

Motion: Council Member Babbitt-Pierce

Second: Vice Mayor Hunseder

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

FUTURE AGENDA ITEMS – *No future agenda items discussed.*

ADJOURNMENT: Without objection Mayor Prud'homme-Bauer adjourned the meeting at 3:48 p.m.

APPROVED:

ATTESTED/SUBMITTED:

DocuSigned by:
Robyn Prud'homme-Bauer
8928FFF8DC34438
Robyn Prud'homme-Bauer, Mayor

DocuSigned by:
Charity Brooks
ECEB3101FE8144B...
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 22 day of March 2022. I further certify that meeting was duly called and held and that a quorum was present.

Date approved by City Council: March 22, 2022

DocuSigned by:
Charity Brooks
ECEB3101FE8144B...
Charity Brooks, Town Clerk

