

TOWN OF JEROME

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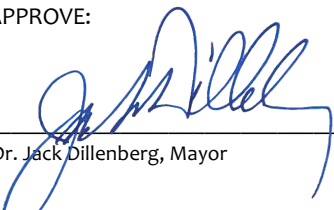
MINUTES

SPECIAL MEETING OF THE JEROME TOWN COUNCIL COUNCIL CHAMBERS, JEROME TOWN HALL, 600 CLARK STREET, JEROME, AZ WEDNESDAY, APRIL 27, 2022 AT 5:30 P.M.

<p>ITEM #1: 5:45 (0:01)</p>	<p>CALL TO ORDER/ROLL CALL Mayor/Chairperson to call meeting to order. <i>Mayor Jack Dillenberg called the meeting to order at 5:45 p.m.</i> Town Clerk to call and record the roll. <i>Town Manager/Clerk Candace Gallagher called the roll. Present were Mayor Jack Dillenberg, Vice Mayor Alex Barber, and Councilmembers Sage Harvey and Jane Moore.</i> <i>Staff present included Town Manager/Clerk Candace Gallagher, Zoning Administrator Will Blodgett, and Deputy Town Clerk Kristen Muenz.</i></p>
<p>ITEM #2: 5:46 (0:50)</p>	<p>HOTEL JEROME DESIGN Council will discuss with Steve Knowlton preferred design elements for the Hotel Jerome. <i>Steve Knowlton was present to discuss with Council their plans for the Hotel Jerome, as he had offered to do some preliminary design work free of charge. Council</i> <i>Mr. Knowlton asked the Council to specify the number of apartments they would like to have on each of the upper floors. He also asked how many full and half bathrooms each apartment should have and whether they preferred full kitchens or efficiency kitchens. He explained that each floor would lose some space after creating hallways and walls and suggested that Council consider a variety of sizes of apartment to cover all bases.</i> <i>Council discussed the options and requested a plan that involved one-, two-, and three-bedroom apartments as well as some studio apartments. They expressed a preference for a full bathroom in each apartment with the possibility of an additional half-bath in some larger apartments.</i> <i>Mr. Knowlton then asked if they had a preference between a full kitchen or efficiency kitchen, keeping in mind that the appliances would be small in an efficiency. He also asked if they would like dishwashers to be included.</i> <i>Vice Mayor Barber commented that having a smaller stove makes it difficult to use normal-sized bakeware. There was some discussion on the inclusion of dishwashers.</i> <i>5:57 (12:15) Mr. Knowlton then questioned whether there would be a washer and dryer in each apartment, on each floor, or shared amongst the entire building.</i> <i>It was discussed and suggested that, if possible, larger apartments should have their own washer and dryer and smaller apartments would have a shared laundry area.</i> <i>Mr. Knowlton asked if Council would prefer the building to be handicapped-accessible.</i> <i>(15:14) Ms. Harvey responded, "yes."</i> <i>Mr. Knowlton then described some of the additional considerations involved to follow ADA guidelines, including doorway and hallway widths. He recommended that a lower floor would be best for accessibility.</i> <i>Zoning Administrator Will Blodgett offered to investigate accessibility requirements for a building of that size.</i> <i>(19:00) Mr. Knowlton said that he had enough information to start the designs for the top floor. He asked Council what they would like to see on the next floors down.</i> <i>Ms. Harvey commented that she would like a combination of one- and two-bedroom apartments.</i> <i>The Council discussed the options of mixing the number of bedrooms per apartment on each floor.</i> <i>Mr. Knowlton advised that more one-bedroom apartments would allow for more units.</i> <i>Councilmember Moore noted the need to consider the number of available parking spaces.</i> <i>(26:50) Mr. Blodgett commented that he was working on an inventory of parking.</i> <i>Mr. Knowlton suggested it would be preferable to choose one-bedroom apartments rather than studio apartments due to the parking requirements.</i></p>

	<p>Vice Mayor Barber thanked Mr. Knowlton for his excellent help.</p> <p>(31:17) Mr. Knowlton said he will need a go-to person while he is away, in addition to Mr. Blodgett, if he needs a measurement, window location, or other technical questions.</p> <p>Ms. Harvey volunteered to help, and it was suggested that Mr. Knowlton could also ask the Town Crew for help with technical questions.</p> <p>Ms. Moore asked if they should consider using space on the lower level and Mr. Knowlton recommended that they concentrate on top floors first.</p> <p>Mr. Knowlton asked that if any scale drawings or floorplans for the building are found, they be sent to him.</p> <p>(37:44) Ms. Moore asked if an elevator company should come out and check the structure.</p> <p>Mr. Knowlton said that yes, at some point they should see if a modern elevator would fit. He also said that because of the way it was built, the structure will be fine even if they remove all the walls except around the elevator shaft.</p> <p>In response to Mr. Knowlton’s comments about needing to remove all the walls, there was some discussion about the previous work to encapsulate lead paint.</p> <p>Ms. Gallagher suggested that A.D.E.Q. be contacted regarding the removal of walls in light of the recent lead paint encapsulation.</p> <p>(43:30) Vice Mayor Barber then suggested they ask U.S.D.A. for funding to replace the rest of the old windows.</p> <p>Ms. Gallagher said that she had checked, and U.S.D.A. has used all it’s funding for the year, but perhaps they could try next year.</p> <p>Mr. Knowlton made some suggestions for getting work done on the old windows. He then thanked everyone for attending the meeting and answering his questions. He commented that it will be advantageous to have a concept to present to an architect because they won’t have to start from the beginning, but they will be able to change it.</p>																																			
<p>ITEM #3:</p>	<p>ADJOURNMENT</p> <p><u>Motion to adjourn at 6:43 p.m.</u></p> <table border="1" data-bbox="435 1245 1442 1354"> <thead> <tr> <th>COUNCILMEMBER</th> <th>MOTION</th> <th>SECOND</th> <th>AYE</th> <th>NAY</th> <th>ABSENT</th> <th>ABSTAIN</th> </tr> </thead> <tbody> <tr> <td>BARBER</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DILLENBERG</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HARVEY</td> <td></td> <td>X</td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td>X</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN	BARBER			X				DILLENBERG			X				HARVEY		X	X				MOORE	X		X			
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APPROVE:



 Dr. Jack Dillenberg, Mayor

Date: 6/14/22

ATTEST:



 Candace B. Gallagher, CMC, Town Manager/Clerk