



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
 (928) 634-7943
 www.jerome.az.gov

MINUTES

REGULAR MEETING OF THE JEROME TOWN COUNCIL COUNCIL CHAMBERS, JEROME TOWN HALL 600 CLARK STREET, JEROME, ARIZONA TUESDAY, AUGUST 9, 2022, AT 7:00 P.M.

ITEM #1: 7:00 (0:04)	<p>CALL TO ORDER/ROLL CALL</p> <p>Mayor/Chairperson to call meeting to order. <i>Mayor Jack Dillenberg called the meeting to order at 7:00 p.m.</i></p> <p>Town Clerk to call and record the roll. <i>Town Manager/Clerk Brett Klein called the roll. Present were Mayor Dillenberg, Vice Mayor Alex Barber, and Council members Sage Harvey and Jane Moore.</i></p> <p><i>Staff present included Mr. Klein, Finance Manager Melanie Atkin, Zoning Administrator Will Blodgett, and Deputy Town Clerk Kristen Muenz.</i></p> <p><i>It was agreed that the order of the agenda items would be changed to accommodate those present. Items #1, #2, #3, #4, and #5 were addressed first, followed by Item #9G, and #9C. Then items #6, #7, #8A, #8B, #8C, #9A, #9B, #9D, #9E, #9F, #10, and #11 were addressed. The Items are presented here in the order they were itemized on the original agenda.</i></p>																																			
ITEM #2: 7:01 (1:06)	<p>FINANCIAL REPORTS</p> <p>Financial reports for July 2022</p> <p><i>Ms. Harvey requested that the financial reports be printed in landscape form because portrait form is too hard to read. Ms. Barber added that the invoices should also be printed in landscape form.</i></p> <p>Motion to approve July 2022 Financial Reports</p> <table border="1" data-bbox="410 1102 1354 1199"> <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>X</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>X</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN	BARBER		X	X				DILLENBERG			X				HARVEY	X		X				MOORE			X			
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ITEM #3: 7:02 (2:07)	<p>STAFF AND COUNCIL REPORTS</p> <p>Reports by the Town Manager/Clerk, Deputy Town Clerk, Utilities Clerk, Accounting Clerk, Public Works Department, Building Inspector, Library, Municipal Court, Police Chief, Fire Chief, and Council members.</p> <p><i>Ms. Moore asked for the status on negotiating the credit card processing fees.</i></p> <p><i>Mr. Klein responded that the processor has done a rate review at our request. The Town should be realizing a savings of at least \$1,500 a month, possibly up to \$24,000 in a year. The processor explained that, if you don't have a rate review every so often, fees progressively increase over time. Mr. Klein said that he is going to get some other quotations to see how competitive the current rates are.</i></p> <p><i>Ms. Harvey thanked Mr. Klein for the update.</i></p> <p><i>Ms. Barber congratulated Candace Gallagher, who recently retired after working for the Town for 13 years. She also congratulated John McDonald for 16 years of service, and Public Works Director Martin Boland for 5 years of service. There was a round of applause.</i></p> <p>Motion to approve August 2022 Staff and Council Reports</p> <table border="1" data-bbox="410 1560 1354 1661"> <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>X</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>X</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN	BARBER		X	X				DILLENBERG			X				HARVEY	X		X				MOORE			X			
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ITEM #4: 7:05 (4:55)	<p>ZONING ADMINISTRATOR'S REPORT/PLANNING & ZONING AND DESIGN REVIEW BOARD MINUTES</p> <p>Minutes are provided for the information of Council and do not require action.</p> <p><i>Mr. Blodgett read his report, explaining the results of recent DRB and P&Z meetings. He said that he has continued working on his interpretation of the Zoning Ordinance for the STR analysis and will be putting energy back into the Design Review guidelines.</i></p> <p><i>Ms. Barber asked Ms. Harvey how many times you can be absent from a DRB or P&Z regular meeting before you have voluntarily stepped down.</i></p> <p><i>Ms. Harvey replied that the Ordinance states that if you are absent from 4 consecutive meetings, you are vacating your seat and are off the board.</i></p>																																			

	<p>Ms. Barber said that, according to the draft minutes, 2 people were absent and she was concerned about people from the boards not showing up. She also noticed that one of the meetings was going to be held via Zoom because someone was not going to be in town, which she felt was a good compromise so that enough members are present to have a quorum. Ms. Harvey pointed out an error in the P&Z drafted minutes, where Mr. Schall was mentioned as the chair instead of Ms. Ready.</p>																																			
<p>ITEM #5: 7:08 (8:22)</p>	<p>APPROVAL OF MINUTES July 12 regular meeting; July 25 special meeting</p> <p>Ms. Harvey wanted to bring attention to the fact that, as written in the drafted minutes for the July 12, 2022, regular meeting, she had questioned the credit card processing fees.</p> <p>Motion to minutes from the July 12, 2022, Regular Meeting and the July 25, 2022, Special Meeting</p> <table border="1" data-bbox="414 520 1356 625"> <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>X</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>X</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN	BARBER		X	X				DILLENBERG			X				HARVEY	X		X				MOORE			X			
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<p>ITEM #6: 7:21 (20:34)</p>	<p>PETITIONS FROM THE PUBLIC</p> <p>Jerome resident Joe Lazaro said his concern is about the water leak in the main tank above the pit. His understanding is that it was an ongoing leak, and his question is how soon will the other tank be repaired so that we can fill it. Secondly, the Allen Springs line, over tailings at the Verde Central line: those tailings are hot and reactive, if you lay an iron or steel pipe on top of them, they corrode. 5 or 6 years ago, Freeport was discussing dealing with those tailings because they were leaching into Deception Gulch. They never followed through with that. My proposal at that point was to get our line, which was a temporary fix that Gary Felix put in because the extension up to Walnut Springs, 3/8th of a mile, was not worth repairing. They put in a bypass there and ran it down the tailings, so it's a very high-pressure line. I request that the Town do an inspection on that at the soonest possible time and determine how corroded that pipe is. Because I know 5 years ago, when they came up and looked at it, there was significant corrosion on that pipe.</p> <p>Dr. Dillenberg thanked Mr. Lazaro for speaking.</p> <p>Ms. Moore said, that although there can be no back-and-forth dialogue during petitions from the public, she would like to say that that was a discussion we had during budget meetings and it has been dealt with.</p>																																			
<p>ITEM #7: 7:23 (22:42)</p>	<p>ORDINANCES AND RESOLUTIONS</p> <p>ITEM #7A: RESOLUTION No. 644; A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF JEROME, ARIZONA, LEVYING UPON THE ASSESSED VALUATION OF PROPERTY WITHIN THE TOWN A CERTAIN SUM OF MONEY FOR FISCAL YEAR 2022-23 TO BE ASSESSED AGAINST THE VALUATION OF REAL PROPERTY FOR PRIMARY TAX PURPOSES.</p> <p>Council may approve the property tax levy for the Town of Jerome for the fiscal year ending June 30, 2023. No increase in the tax levy has been proposed.</p> <p>Dr. Dillenberg read the resolution in title only.</p> <p>Ms. Barber confirmed the levy hasn't been raised from last year and no increase has been proposed.</p> <p>Mr. Klein replied that was correct.</p> <p>Motion to approve Resolution No. 644</p> <table border="1" data-bbox="414 1297 1356 1398"> <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>X</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>X</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN	BARBER		X	X				DILLENBERG			X				HARVEY	X		X				MOORE			X			
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<p>ITEM #8: 7:24 (23:44) 7:25 (25:27)</p>	<p>UNFINISHED BUSINESS</p> <p>ITEM #8A: ANNEXATION</p> <p>Council will continue discussing the process of annexation and consider whether to begin that process and for which areas.</p> <p>Dr. Dillenberg said this will be an ongoing discussion and there is no action needed.</p> <p>Ms. Harvey said staff found the maps of what was discussed previously by councils in the past. There are large maps for viewing and copies in the packets. The maps will help with getting an idea of who owns everything and what we might want to consider, keeping in mind not to overextend ourselves.</p> <p>Dr. Dillenberg asked Ms. Muenz to make the large maps available for viewing. He asked Mr. Klein if he had any follow-up.</p> <p>Mr. Klein responded that Ms. Gallagher, the retired Town Manager, had provided a summary of annexation procedures, and there is a full text version of the manual that the League of Cities and Towns puts out included in the agenda packet.</p> <p>ITEM #8B: MICROBREWERY REGULATIONS</p> <p>Council will continue discussions regarding regulations for microbreweries and may direct staff regarding preparation of an ordinance to amend the Jerome Town Code in that regard.</p> <p>Ms. Harvey explained that we will table Item #8B because there is no further information at this time.</p> <p>Dr. Dillenberg said that it will be tabled to the September meeting.</p>																																			

7:26 (25:47)

ITEM #8C: PAINTING OF CROSSWALK

Council will continue to discuss the possibility of painting a crosswalk in Pride colors.

Dr. Dillenberg said a meeting has been set up with ADOT and we cannot do anything before we have that discussion.

Ms. Barber requested to be notified when that meeting takes place because she would like to be present.

Mr. Klein said that he had spoken to a representative from ADOT and let them know Ms. Barber would like to participate.

ITEM #9:

NEW BUSINESS

7:26 (26:15)

ITEM #9A: AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES – DESIGN OF WASTEWATER TREATMENT PLANT IMPROVEMENTS

Council may approve an agreement with PACE Engineering for the design of wastewater treatment plant improvements, contingent upon USDA concurrence.

Mike Krebs, engineer for Pace, joined the meeting to answer questions that had been brought up by Councilmember Moore.

Dr. Dillenberg commented that this is an exciting opportunity for the town.

Ms. Moore said the agreement represents a grant and loan to upgrade the sewer treatment plant. She then asked about a section of the agreement that mentions a potential lack of data, and how they would deal with a discrepancy in the data.

Mr. Krebs replied that, with the approach they were taking, he does not believe they will have many issues. Mr. Krebs stated that there will be more unknowns as you excavate, but we're not reusing anything, so I don't anticipate problems.

Ms. Moore asked if differing ammonia levels in the treatment process will matter.

Mr. Krebs said they won't matter; the new facility will be able to handle it.

Ms. Moore then asked Mr. Krebs to explain about undisclosed constituents and notifying property owners of intent, including property downstream.

(30:42) Mr. Krebs replied that he does not anticipate finding constituents of concern. The key is to be sure to get what is at the current treatment facility site cleaned out and part of the contractor's scope of work will be to take the filter down and clean it out. Any notifications to adjacent owners would be a team effort, and the engineers will also keep in contact with ADEQ.

Ms. Moore asked about noise concerns from generators or other mechanical devices.

Mr. Krebs said that ADEQ has noise limit requirements for generators on treatment facilities, and this one is small.

Ms. Moore said that it is an important document that they could be agreeing to so she wants to know, if issues come up, can we modify it as we move along.

Mr. Krebs said it may be possible.

Dr. Dillenberg commented that we must work together, and Mr. Krebs agreed a good working relationship is key.

Ms. Moore then asked what is meant by, "accessibility standards?"

Mr. Krebs explained it has to do with handicap access requirements, but it does not apply to this project.

Ms. Moore asked about the technical report Class 1 Survey requirements.

Mr. Krebs explained that, to fulfill USDA requirements, they put together an environmental assessment. They received an exemption, so only a Class 1 survey must be done. They also consult with SHPO and if a Class 1 survey does not cover the scope of the property that must be assessed, a Class 3 survey may be required. We've hired Logan Simpson to do the environmental assessment.

Ms. Moore asked if that assessment includes the cemetery and Mr. Krebs confirmed it did.

(39:50) Zoning Administrator Will Blodgett said that, as an archeologist, he would like to see that documentation. He does not feel that SHPO would give an exemption because we have federal landmark status and there may be human remains located around the cemetery.

Mr. Krebs explained that the exemption wasn't from SHPO. USDA classified the area as category X, pre-disturbed, that's why they want a Class 1 evaluation. He said he would provide Mr. Blodgett with a copy of the Class 1 report.

Ms. Moore asked if we will need sign-offs from adjacent property owners.

Mr. Krebs said they may need approval of easements for the main line. He said we will need to pull information from the County to determine if that's the case. If an easement is necessary, the Town will need to communicate with the owners.

Ms. Moore then pointed out that the appendix mentioned paving the access road, and we have not talked about paving. She asked if that could be changed.

Mr. Krebs said we could strike it. Another approach would be to have it as an add/alternate option, depending on total cost of the project, because they may find that it is beneficial for parts of the road to be paved.

Ms. Moore then pointed out that North Drive was incorrectly listed as Perkinsville Road, which Mr. Krebs said he would change. She also asked if there would be someone to oversee the project.

Mr. Krebs said that USDA requires a project representative that is an engineer on site. Pace will tell the Town Manager who was chosen, and that person will also put information together for approval by USDA.

Ms. Moore asked if there would be documentation of the project as it progresses, and Mr. Krebs said they will be taking photos and perhaps videos to document the process.

Motion to approve the Agreement for Professional Engineering Services-Design of the WWTP contingent upon

USDA concurrence

COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
BARBER	X		X			
DILLENBERG			X			
HARVEY		X	X			
MOORE			X			

<p>7:52 (52:11)</p>	<p>ITEM #9B DISCUSSION ON TERMS OF POTENTIAL RENTAL AGREEMENT – 655 HOLLY Council may provide direction on the terms of a rental agreement for 655 Holly Avenue. <i>Mr. Klein provided some background information for the benefit of all present. The town purchased property to provide housing for key staff members especially for those that must reside within Town limits. The house will need a lot of work to make it habitable. We have an employee who has a need, based on an hour-long commute, and has the skill set to deal with several of the issues that need to be remedied. Mr. Klein has discussed it with the town attorney, Bill Simms. Mr. Klein stated that the Town must be sure we set a fair, hourly amount for labor. There will also be a “not to exceed,” section in the rental agreement so that Council and the public can be assured there are checks and balances. Also, there was discussion on the amount for rent. He talked to realtors and also Attorney Simms, and they agreed \$1,000 per month for a 1 bedroom house was acceptable. From that \$1,000 there will be a deduction for in-kind labor, and in the first few months that deduction will be considerable, though gradually it will be less. He reminded everyone that soon, some key staff positions will need to be filled and they are required to live in town. He said that he did not want to draft the rental agreement until we have discussed the options.</i> <i>Ms. Harvey asked, if the tenant is not a staff member that must reside within the Town, can we make it month-to-month or a 6-month lease? She said we need to keep it open if something happens and we need a Police Chief sooner than we expect.</i> <i>Mr. Klein responded that it would be appropriate to make it a 6-months lease, with a potential out on the part of the town and lessee. The tenant will also need an out if he finds other suitable housing, so there will be an out for both entities.</i> <i>Mr. Blodgett interjected that, should the town immediately require the addition of a new Fire or Police Captain, he would happily make accommodation for that.</i> <i>Dr. Dillenberg said he is good with moving forward and gave direction to begin drafting the rental agreement.</i> <i>Mr. Klein said he anticipates there being a special meeting soon to consider this item.</i></p>
<p>7:15 (14:45)</p>	<p>ITEM #9C: DISCUSSION AND FUTURE GUIDANCE ON 21 NORTH DRIVE Council will discuss building code violations, the historic significance and possible future action. <i>Fire Chief Rusty Blair was asked about the condition of the house at 21 North Drive. Chief Blair explained that parts of the roof is gone on the back side of the house and over the porch. Chief Blair said that the house is dangerous at this point and should probably be condemned. He said he is an advocate of saving buildings and feels it is important to preserve our history, but that process should have started 15 years ago when it was savable. At this point, we will need an engineer to see if it is safe enough to put on a new roof to preserve it. Another issue is we will need permission to go on the property.</i> <i>Dr. Dillenberg said we would love to restore it because of the history, but the safety factor overrides everything else.</i> <i>Chief Blair said it is a shame that it’s gone this far. There are other structures that could use help to be saved, but he thinks this one is beyond the tipping point.</i> <i>Ms. Harvey thanked Chief Blair for speaking and Ms. Barber agreed that it is sad but thanked the Chief as well.</i> <i>Ms. Moore asked if it would be up to the Building Inspector to request that the owners fence the house off.</i> <i>Chief Blair responded that we probably need to red tag it, which is something he’s had to do in the past with another house. (17:14) Dr. Dillenberg thanked the Chief and said, while they would love to preserve the house, it was just too dangerous.</i> <i>Ms. Moore suggested there could be negotiations with the owner about elements that could be saved.</i> <i>Zoning Administrator Will Blodgett responded that there is limited potential. He and the Building Inspector looked at it, and the building is problematic. It is salvageable but would require significant investment on the part of the owners. It is a tough decision, but he tends to agree that not much is possible without a significant investment.</i> <i>Ms. Moore asked if Mr. Blodgett could speak to SHPO and the owners and see if there are elements that can be saved.</i> <i>Mr. Blodgett said that, if it must go, there is a lot we can do to record it. We have some options.</i> <i>Dr. Dillenberg and Ms. Barber said they will rely on Mr. Blodgett to report back once he has communicated with the owners and SHPO.</i> <i>Mr. Blodgett said that a lot depends on what the property owner is willing to do.</i></p>
<p>7:57 (56:38)</p>	<p>ITEM #9D: RECOGNITION OF RETIRED TOWN MANAGER / CLERK CANDACE GALLAGHER Council will recognize the service of retiring Town Manager / Clerk Candace Gallagher <i>Dr. Dillenberg read a letter to Ms. Gallagher from the Council and Staff, thanking her for her many years of loyal, exceptional, and dedicated service to the town of Jerome, and presented her with a gift certificate. He said that we will also be planning an event to celebrate her retirement.</i> <i>There was a round of applause.</i> <i>Ms. Gallagher thanked Council and said, “when I first set foot in Jerome 13 years ago, I knew it was home. We love you all.”</i></p>
<p>8:09 (59:24)</p>	<p>ITEM #9E: CONSIDERATION OF SPECIAL EVENT PERMIT FOR JEROME INDIE FILM AND MUSIC FESTIVAL ON OCTOBER 1, 2022 (APPLICANT TONI ROSS) Council will consider and may approve a special event permit <i>Applicant Toni Ross was invited to speak. She introduced her associate Taylor Roper. Ms. Ross said we’re the founders of the Jerome Indie Film & Music Festival and we are going into our 9th year. We have asked for the use of some venues and are happy to answer questions.</i> <i>Ms. Barber asked, did this use to be the Jerome and Sedona Festival?</i> <i>Ms. Ross replied, “it has always just been Jerome.”</i> <i>Ms. Barber said that historically, the festival has not been held on town property, it’s been on Historical Society property.</i> <i>Ms. Ross confirmed that last year, they did not ask to use town property, but they did in 2019.</i></p>

Ms. Barber said that we have never had a request like this to use the Council chambers, and she is 100% against using the chambers for this type of event.
 Ms. Moore explained that the chambers have only been used for town sponsored functions.
 Ms. Ross said that she understands.
 Ms. Barber said that she would say yes to the Lower Park, but not the Upper Park or chambers. She said that the Lower Park has parking and would be more cohesive for this type of venue. She asked if the Historic Society was allowing them to use the Bartlett Hotel this time.
 Ms. Ross answered that the Society were allowing them to use the Hotel and Spook Hall this year.
 Ms. Harvey said the Upper Park is already going to be busy with tourists in October. "Absolutely not" to using the chambers. Council chambers should not be used for anything but government.
 Ms. Moore asked if they could utilize the area by the Sliding Jail.
 Ms. Ross said she would like to use the Sliding Jail area. She asked if she could use the Upper Park for discussions, Women in Wine are coming to talk about breaking into the industry. Just chairs and a table for the speaker.
 Ms. Harvey commented that will still be taking the park away from the kids, it is the kid's park.
 There was some discussion about the different areas of the Upper Park. It was suggested that Ms. Ross consider the causeway area to the right side of the park, with tables and benches.
 Ms. Ross agreed the causeway would be great, along with the Lower Park and Sliding Jail areas.
 Mr. Klein added that the applicant would need to provide proof of insurance for the event and provide an updated application with the changes.

Motion to approve the Special Event Permit for Jerome Indie Film and Music Festival on October 1, 2022, allowing access to the Lower Park/Sliding Jail area and the causeway between the Upper Park and horseshoes, contingent upon receiving proof of insurance and proof of Liquor License for the event.

COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
BARBER		X	X			
DILLENBERG			X			
HARVEY	X		X			
MOORE			X			

8:16
(1:06:48)

ITEM #9F: CONSIDERATION OF SPECIAL EVENT PERMIT FOR JEROME CHAMBER OF COMMERCE JEROME ART IN THE PARK PROJECT (APPLICANT JEROME CHAMBER)

Council will consider and may approve a special event permit

Mimi Romberger, representative for the Jerome Chamber of Commerce, asked if there are any questions about the intent of application. She said the Chamber is trying to pivot more to the community and to the artists.
 Dr. Dillenberg commented that it was an exciting change. He reminded everyone that we need to send the Chamber the grant match that we agreed to.
 Ms. Harvey said that she takes issue with putting holes in the grout in the commemorative wall. She said she does not think it's structurally sound enough for that; the Fire Department doesn't even put anything in the wall for the Christmas decorations, it's all hung from rope.
 Ms. Romberger said that she had mentioned to Ginger, the Chamber President, that they might need a secondary plan. We could hang something from above?
 Ms. Harvey explained that ropes are hung from the handrails to attach the holiday signs, so they aren't affecting the wall.
 Ms. Romberger said the art will only be up a certain amount of time, and they will be paying the artists and try to get Jerome Artists involved.
 Ms. Moore asked why there were two dates listed, September 24th and the 25th.
 Ms. Romberger said Saturday, the 24th, would be the set-up day. And Ginger has told her the insurance paperwork has come. She explained that this is the first time for the event, so they may have some issues to work out at first, but they are hoping to start doing it every year.
 Jerome resident, Jera Peterson, said that weekend is the same weekend as the V.W. Jamboree event, which is Thursday through Sunday, and there is also a memorial for Jeanne Moss.
 Ms. Harvey said that the Jamboree is usually done by Sunday morning.

Motion to approve the Special Event Permit for Jerome Chamber of Commerce Jerome Art in the Park Project contingent upon finding an alternative solution to putting holes in the wall grout

COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
BARBER		X	X			
DILLENBERG			X			
HARVEY	X		X			
MOORE			X			

7:09 (9:14)

ITEM #9G: DISCUSSION ON POSSIBLE FUTURE CODE AMENDMENT PERTAINING TO STAGE 1 WATER ALERT STRATEGIES

Council will discuss and may direct Town of Jerome Code Amendments related to Stage 1 Water Strategies

Fire Chief Rusty Blair said the current Stage 1 Water Restrictions do not limit time or amount of use and he would like to tighten the restrictions. Some users are still using as much as 150,000 gallons a month, so he is having issues with water systems at times. He said it would be nice to save water when we go to Stage 1, so we don't get caught behind a curve. The current restrictions only limit watering between 9 a.m. and 5 p.m. and do not have limits on how much can be used. He said that he thinks 2 hours of watering per day seems reasonable. Stage 2 has more stringent restrictions, with days of use, and certain numbers of gallons. He asked Council for their thoughts on water restriction times and amounts.

Ms. Moore asked how he would control, for instance, businesses needing to wash dishes or people wanting to take showers, and how would he limit that.
 Chief Blair responded that they could look at the average use to determine the answer. He said he would like to deter those that abuse the system; 150,000 gallons of watering a month is excessive. We would regulate that by looking at usage per month and fining them if they went over the allotment. He wanted to show them examples so that they could consider it. They could also get more information from Public Works Director Martin Boland, and look at average use for restaurants, households, and yards.
 Dr. Dillenberg said that he would like to get more information and then vote on it at the next meeting.
 Chief Blair said it's hard to do because we don't charge per gallon.
 Ms. Moore explained that we do charge by usage for commercial users. She said that low flow of the springs would be a factor. She figured that there's enough for 20,000 gallons per user a month, based on the total amount of water at the lowest flow.
 Dr. Dillenberg said that is a lot and Ms. Moore replied that it's not a lot for some businesses.
 Chief Blair said that, at low flow, we would be in Stage 2 Water Restrictions, which has different parameters.

Motion to table Item #9G until the September meeting for more information

COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
BARBER	X		X			
DILLENBERG			X			
HARVEY		X	X			
MOORE			X			

8:23
(1:13:09)

ITEM #9h: CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP) TO CONTINUE RESIDENTIAL USE OF 511 SCHOOL STREET

Council will consider and may approve a Conditional Use Permit for 511 School Street for continued residential use
 Zoning Administrator Will Blodgett read his report on 511 School Street.
 Ms. Barber asked about the parking situation.
 Ms. Kaldor, the applicant, said her guests park on the end of her driveway. Ms. Harvey said that she has seen them do this.

Motion to table Item #9G until the September meeting for more information

COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			
DILLENBERG			X			
HARVEY		X	X			
MOORE	X		X			

8:25
(1:14:52)

ITEM #9i: DISCUSSION ON POSSIBLE FUTURE TOWN CODE AMENDMENT PERTAINING TO SHORT- TERM RENTAL REGULATIONS (ARTICLE 8-7)

Council will discuss and may direct Town of Jerome Code Amendments related to Short-term Rental Regulations
 Zoning Administrator Will Blodgett explained that the discussion is ongoing and the exciting news is there is a new State law that gives some regulatory responsibilities back to the cities. He said that Councilmember Harvey has put many hours into working on it.
 Dr. Dillenberg commended Ms. Harvey for taking it on, and done an incredible job, putting together potential regulations on behalf of the Jerome that will be in sync with the new State laws that take effect in September. He thanked Mr. Blodgett as well.
 Ms. Barber asked to make a statement. "The census never said this, but we were at about 500 people before S.B. 1350 said we could not regulate vacation rentals. We are down to 417 people; it has almost taken 100 people out of our community."
 Ms. Harvey said that she has almost completed a first draft of the ordinance and wanted to get it in front of Council so they could be ready for the next Council meeting. She wants to get it right for the first reading and would like to see us move quickly to put it in effect as closely as possible to the State laws. "Other than infrastructure, this has been my passion since I got on this dais." She said she has been waiting for a law to give us some regulatory authority. She thanked the legislators.
 Ms. Moore said it is a definitely good start.
 Dr. Dillenberg said we finally have an opportunity to make a difference and we are all in agreement.
 Ms. Barber clarified that we are going to edit Ms. Harvey's draft and do the first reading at the next meeting.

ITEM #10:
8:28
(1:18:10)

TO AND FROM THE COUNCIL

Ms. Barber said Jerome does not rent dune buggy, other towns do. We are a national historic landmark and I think that we should talk about not letting them drive through our municipality. In Colorado, a couple of towns have been successful at regulating them, they must trailer them to go through. I will do some digging and see what I can find about regulating them.
 Ms. Harvey agreed that they are loud.
 Dr. Dillenberg said the issue is we have a state highway, and he doesn't know that we can prohibit people from driving through. He suggested going after the companies that rent them, and telling them if your vehicle is pulled over, you pay the fine.
 Ms. Barber pointed out that they call them off-road vehicles.
 Dr. Dillenberg said I agree with you on the volume, they should be muffled. They drive by my house every day.
 Ms. Moore said if they are licensed to be on the road, we can investigate other avenues and sound is one.
 Ms. Harvey said we had a payment out for signs and asked if they were the signs for Center and Fifth. I would really like those signs up because the cobblestone is getting torn up.
 Ms. Moore asked for an update from the person working on the designs for apartments in Hotel Jerome.
 Ms. Harvey said the only way to contact him is via satellite phone because he is in Alaska.

Ms. Moore would like further discussion about ways to address affordable housing. Also, Ms. Moore inquired about appointing someone to council to fill the vacant spot?
 There was some discussion on the recent election, the results of which are not yet final.
 Ms. Moore would also like to discuss having Vince Randall come to talk about Yavapai Apache Nation history. We did it once before and it would be nice for other people to hear the history.
 Dr. Dillenberg suggested they could perhaps set up a special meeting for that.
 Ms. Moore then asked for an update on the Gila water adjudication.
 Mr. Klein said that he spoke with the attorney earlier in the day and that there are currently no updates.
 Resident Mimi Romberger asked if there were any updates on the bathrooms to be built on Hull Avenue.
 Ms. Harvey replied that they might be delayed a little but will hopefully be done before Christmas.
 Dr. Dillenberg said he would rather they were done before Thanksgiving or Halloween; we can check with Chief Muma and see if something can be done to speed it along.
 There was some discussion of when the project is going to be started and possibly completed.

ITEM #11: ADJOURNMENT

Motion to adjourn at 8:35 p.m.

COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
BARBER		X	X			
DILLENBERG			X			
HARVEY	X		X			
MOORE			X			

APPROVE: 

Dr. Jack Dillenberg, Mayor

ATTEST: 

Brett Klein, Town Manager/Clerk

Date: 9/13/2022