



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 TUESDAY, AUGUST 23, 2022 AT 6:00 P.M.

<div>ITEM #1:</div> <div>6:00 (0:05)</div>	<div>CALL TO ORDER/ROLL CALL</div> <div>Mayor/Chairperson to call meeting to order.</div> <div>Mayor Jack Dillenberg called the meeting to order at 6:00 p.m.</div> <div>Town Clerk to call and record the roll.</div> <div>Town Manager/Clerk Brett Klein called the roll. Present were Mayor Jack Dillenberg, Vice Mayor Alex Barber, Councilmember Sage Harvey, and Councilmember Jane Moore.</div> <div>Staff present included Town Manager/Clerk Brett Klein, Zoning Administrator Will Blodgett, and Deputy Town Clerk Kristen Muenz</div>																																			
<div>ITEM #2:</div> <div>6:01 (0:32)</div>	<div>RESOLUTION #645, A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON AUGUST 2, 2022 (Official Canvass)</div> <div>Council may approve Resolution #645, declaring and adopting the results of the primary election held on August 2, 2022. This Resolution will be provided once election results have been certified.</div> <div>Dr. Dillenberg read Resolution No. 645 in title only.</div> <div>Vice Mayor Barber congratulated her fellow councilmembers and there was a round of applause.</div> <div>Motion to approve Resolution No. 645, Declaring and Adopting the Results of the Primary Election</div> <table><tr><th>COUNCILMEMBER</th><th>MOTION</th><th>SECOND</th><th>AYE</th><th>NAY</th><th>ABSENT</th><th>ABSTAIN</th></tr><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></table>	COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN	BARBER		X	X				DILLENBERG			X				HARVEY	X		X				MOORE			X			
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<div>ITEM #3:</div> <div>6:01 (1:13)</div>	<div>CONSIDERATION OF APPOINTMENT TO FILL A COUNCILMEMBER VACANCY FOR THE UNEXPIRED TERM</div> <div>Council may appoint Sonia Sheffield to fill a Council vacancy for the unexpired term due to the resignation of a former member.</div> <div>Dr. Dillenberg said he would like to make a motion to appoint Sonia Sheffield to fill the council vacancy for the unexpired term due to resignation of former member.</div> <div>The members of Council congratulated Ms. Sheffield.</div> <div>Motion to appoint Sonia Sheffield to fill a Council vacancy for the unexpired term due to the resignation of a former member</div> <table><tr><th>COUNCILMEMBER</th><th>MOTION</th><th>SECOND</th><th>AYE</th><th>NAY</th><th>ABSENT</th><th>ABSTAIN</th></tr><tr><td>BARBER</td><td></td><td></td><td>X</td><td></td><td></td><td></td></tr><tr><td>DILLENBERG</td><td>X</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></td><td></td><td>X</td><td></td><td></td><td></td></tr></table>	COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN	BARBER			X				DILLENBERG	X		X				HARVEY		X	X				MOORE			X			
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<div>ITEM #4:</div> <div>6:02 (2:10)</div>	<div>ADMINISTRATION OF THE OATH OF OFFICE TO THE NEWLY APPOINTED TOWN COUNCIL MEMBER</div> <div>If there is a newly appointed Council member, that member will take and subscribe to the loyalty oath of office.</div> <div>Mr. Klein led Ms. Sheffield in taking and subscribing to the loyalty oath of office.</div> <div>There was a round of applause.</div>																																			
<div>ITEM #5:</div> <div>6:04 (3:45)</div>	<div>CONSIDERATION OF A RESIDENTIAL LEASE AGREEMENT WITH TOWN EMPLOYEE FOR TOWN-OWNED PROPERTY</div>																																			

Council may approve a lease agreement effective August 24, 2022, for Town-owned property at 655 Holly with Town employee Will Blodgett.

Dr. Dillenberg said some members of Council have had a chance to look at the house for the first time. He said we are fortunate to have Will Blodgett to care for the property. He asked if there were any questions.

Ms. Harvey stated that, though there is an exclusion in the Landlord-Tenant Act for renting to employees, she would like to be fair and see that Mr. Blodgett is treated like any other lessee. First, she felt that with right-of-entry to enter the house at any time is not fair. She said that statute 33 says to give 48 hours' notice, which she thinks is fair, so she would like that to be changed. Also, she would prefer that whoever leases the property has the utilities in their name. Then, Ms. Harvey said that under the regular Landlord-Tenant Act, you are to give 5 days' notice in the event of an eviction, not 3. She would rather see 5 to 7 days.

Ms. Barber agreed that a week's notice is better as 3 days isn't much notice.

Ms. Moore said she would like to discuss adding a period of time, perhaps 30 to 60 days, in the event of separation of employment. She felt that might be an adequate amount of time from when the tenant is no longer employed so that they have enough time to vacate.

Ms. Harvey said she would like to see them add at least 60 days because of the difficulty in finding housing.

Ms. Moore agreed with Ms. Harvey on providing advance notification of 48 hours before entering the property.

Mr. Blodgett wished to say that he would absolutely agree to them entering the property, especially for studies to be made with engineering or anything else vital.

Ms. Harvey replied that he would also have the right to approve entry in any situation. Also, any normal lessee should have the right to 48 hours' notice, and she didn't think he should be treated differently.

Ms. Barber pointed out that section 12 of the lease does say 'not less than 2 days' notice.'

Mr. Klein explained that the section on right-of-entry is referring to an emergency.

(11:02) Mr. Klein referenced Exhibit B and said there is a lot of work the town will need to do to make the house habitable. There is a budget to get that work done and Mr. Blodgett will be able to assist with a lot of that work. He pointed out that the town attorney wanted to be sure there was a "not to exceed" amount in the lease.

Ms. Harvey stated that, for the record, there were certain things with the house that she would like dealt with. She said the carpet needs to be cleaned but not replaced as it appears new. She said that the wood floors also appear to be in good condition.

Mr. Blodgett agreed that the floors will not require as much work as Council had initially thought.

Ms. Harvey stated that the bathtub needs to be replaced, as it does not fit properly in the bathroom. She suggested either a smaller tub or a regular shower be installed. Ms. Harvey then asked which set of stairs were going to be replaced.

Mr. Blodgett replied to Ms. Harvey he would be repairing some of the stairs leading up to the front door. Most of the stairs in the house are in better shape than he had initially suspected, so only a few of the stairs would be replaced.

Ms. Harvey also wanted to mention that the ceiling is not asbestos; they had 2 carpenters who looked at the ceiling and said it is fiberboard. Although, there are serious ceiling repairs needed, including replacing the vents which are the incorrect type. Ms. Harvey said she would like to plan to get a safety check on the electrical and the sewer pipe downstairs also needs to be checked. She said Council is planning to buy a stove. She will volunteer her time to service the swamp cooler; it needs pads and a wrap so that it can be covered in winter. She added that the drywall is in good condition, but it has not been taped and textured, and Mr. Harvey would donate his time to help with that.

Mr. Blodgett replied that he is grateful for the help.

Ms. Moore added that the electrical definitely needs to be looked at; the wiring, gas lines, everything on the lower level needs to be checked.

Ms. Barber asked if an electrician had looked at it yet and what he had said.

Mr. Blodgett said it has been a couple of months, but he still has the report. The report notations say that it needed smoke detectors.

Ms. Barber asked Mr. Blodgett to do a follow up with the electrician. She thanked Councilmembers Harvey and Moore for meeting to view the house and for their input and help. She asked Mr. Blodgett if he was happy about the situation.

Mr. Blodgett responded. "I am so excited." He expressed appreciation to everyone on Council.

Ms. Moore said that she would also like to say that this is a brand-new situation for the town. It will be a trial-and-error situation and they will check as things are done to make sure that they are done right.

Ms. Harvey agreed that there would be oversight on the project.

There was some additional discussion about the work needing to be done on the lower level.

Dr. Dillenberg said that people in the neighborhood are excited that the house is going to be improved.

Motion to approve a Residential Lease Agreement with a Town Employee for Town-Owned Property

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

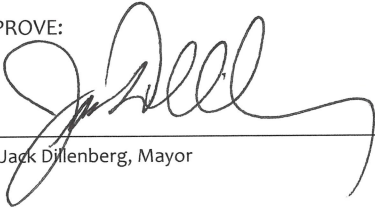
ITEM #6:

ADJOURNMENT

Motion to adjourn at 6:22 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