



TOWN OF JEROME

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

MINUTES

SPECIAL MEETING OF THE JEROME TOWN COUNCIL JEROME TOWN COUNCIL CHAMBERS JEROME TOWN HALL - 600 CLARK STREET MONDAY, NOVEMBER 21, 2022, AT 6:00 P.M.

<p>ITEM #1: 6:01 (0:01)</p>	<p>CALL TO ORDER/ROLL CALL Mayor/Chairperson to call meeting to order. <i>Mayor Alex Barber called the meeting to order at 6:01 p.m.</i> Roll by Town Clerk. <i>Town Manager Clerk Brett Klein called the roll. Present were Mayor Barber, Vice Mayor Jane Moore, Councilmember Jack Dillenberg, Councilmember Sage Harvey, and Councilmember Sonia Sheffield. Staff present included Mr. Klein.</i></p>
<p>ITEM #2: 6:01 (0:44)</p>	<p>COUNCIL GOAL SETTING SESSION Council will review staff goals, projects and initiatives. Council will discuss their individual and collective priority projects, and provide an overall prioritization of projects and initiatives to direct the Town's limited resources toward in advance of upcoming budget planning. <i>Mayor Barber said we would be discussing individual and collective projects and asked Mr. Klein to introduce the topic.</i> <i>Mr. Klein said that goal setting can be accomplished in many ways. To spur conversation, he had department heads write out their needs and knew some elected officials would have items to add to the list. He felt it most appropriate to discuss any items not on the list that anyone would like to mention first. Then, either individually or collectively, rank them in importance. He also mentioned the town attorney would be able to join the meeting later for the executive session portion if needed.</i> <i>Ms. Barber asked her fellow councilmembers if they had any items to add.</i> <i>Councilmember Sheffield said she felt overwhelmed by the number of items on the list and couldn't think of anything to add.</i> <i>Mr. Klein said that often, items will come up during the discussions.</i> <i>Councilmember Harvey said that she had questions on several of the items.</i> <i>Ms. Barber said that Ms. Harvey also had an item to add.</i> <i>Ms. Sheffield asked about the trash truck, and Mr. Klein explained that it had already been budgeted for and would be purchased soon.</i> <i>Vice Mayor Moore said she has questions about what some of the items were for and whether they had already been budgeted, such as the fingerprint machine and P25 radios. She wasn't sure if we had talked about the Fire Station Roof yet either and asked if all this was new.</i> <i>Mr. Klein answered yes, the rubber roof has been discussed but was not yet in the budget. None of the public safety items are budgeted for either.</i> <i>Ms. Harvey asked, why not? If our department heads feel like they need these things, why did they not ask for them during the budget meetings?</i> <i>Mr. Klein explained that every year there would be new needs; these were new needs they have identified that would be forthcoming over the next few years. So, they will be coming with those as part of the budget talks; this meeting is a precursor to those talks.</i> <i>Ms. Moore said she would put those as low to moderate priority.</i> <i>Ms. Harvey said she would like to know what are the new P25 compliant radios?</i> <i>Mr. Klein explained that our current communications are still operational, but the new system falls under FCC guidelines for interoperability and is more up to date version. He gave the example of our outdated streetlights which can no longer be serviced because they aren't made anymore.</i> <i>Ms. Moore asked about affordable housing safety item on the list and asked if it was something about fire.</i> <i>Mr. Klein explained that it was specifically about fire safety for affordable housing provided by the town. He said it would be for the house on Holly and potentially for other units as needed.</i> <i>Ms. Harvey said, for clarification, you are asking for one more unit other than Holly.</i> <i>Ms. Moore suggested that housing prices may be coming down. She said that perhaps we should group all the Hotel Jerome items under one item as a top priority, including having someone to manage the project. She also said, if we can get the heating and cooling where it needs to be downstairs, we could add an apartment down there because there is a lot of room.</i></p>

Councilmember Dillenberg agreed that he liked that idea.
Ms. Harvey said she thought Marty had mentioned, and Ms. Barber said it had been Steve, that we might have to use some of that area for plumbing.
Ms. Moore said it might be big enough for 2 apartments.
Ms. Barber said they might have room for small apartments on the one side.
Ms. Moore said she would like to add something under Planning and Zoning. Our ZO specifies that we identify parking needs for every building and use in the commercial zone. She said most of it is grandfathered and she would like to prioritize identifying parking.
Ms. Harvey said the GIS/GPS that Mr. Blodgett needed was to be used for marking parking spaces so that he can create a parking inventory.
Ms. Moore reiterated that she would like to prioritize identifying the parking needs of each building.
Ms. Barber asked for clarification on how we would designate parking spaces per building.
There was some discussion between Ms. Barber and Ms. Moore about the parking situation and Ms. Barber said she agreed with Ms. Moore that we need a commercial parking inventory.
Mr. Klein said it was an internal goal of Mr. Blodgett's, provided the GIS software is budgeted, to get exact locations for parking spaces.
Ms. Harvey said she believed we had talked about paying for the equipment with contingency funds.
Ms. Moore asked about getting better signage for the 300-level parking area.
Dr. Dillenberg said the Chamber had ideas for signs for speeders and noise makers.
Ms. Barber said she has talked to Ginger from the Chamber about this, and thinks it is something they could do. She said she felt like people do not pay attention to the signs.
There was some more discussion on signage.
Ms. Barber said she would write down that they should partner with the Chamber on town wide QR code and directional signage and see what we can do.
Dr. Dillenberg said he thinks that is great because the more we embrace the Chamber, the more they will be willing to participate.
Ms. Moore asked, what does the records management item consisted of?
Mr. Klein said that we have had several Zoning Administrators in recent history and, every time they left, the records were left in various means of storage, including less than desirable. There is some equipment that needs to be purchased. He explained there may be grant monies available for some items. He also gave a brief description of the fingerprint machine requested by the Police Department along with an estimate of costs. He said we will have better estimates of costs later for budget talks.
Ms. Moore brought up the library window repairs, and Ms. Harvey said that a few of them are cracked.
Mr. Klein explained that the seals are broken, and it is very cold in the library in the winter. They do not want new windows because of the historical nature but have requested repairs.
Ms. Moore commented that could easily be budgeted for with contingency funds. She asked about the items requested for Town Hall.
Ms. Harvey asked to speak on the Town Hall items. She questioned the HVAC item because she said we just spent a large amount on new AC units.
Mr. Klein explained that someone needs to come in to do a cleaning, and there shouldn't be much to that. This item is more about window repair because we have many windows that have issues similar to the library and a lot of energy is escaping. We also need more thermostats in the building; it wouldn't be a large equipment purchase.
Ms. Harvey said that she feels the chimney repair should be a top priority because the chimney is falling apart.
Ms. Barber said she would like to discuss the chimney as well. She remembers Jay Kinsella talking about the historic nature of the chimney and she really hopes we can get someone who cares about the rehabilitation and restoration of it and not just thrash it because it is historic.
Ms. Harvey also wanted to question the lighting improvements.
Mr. Klein explained that just this week, an emergency light fell off the ceiling. He said that staff have noticed a corner of the parking lot is very dark, also other people use the parking lot late into the evening, and we would like to mitigate risk. There is also a need for some interior repair, and he said we would start by getting an electrician in to do an analysis of the lighting.
Ms. Moore said it sounds like a priority and several people suggested calling Brian Echols.
Dr. Dillenberg said he doesn't want us to forget about the bathroom, he feels it is important.
Ms. Harvey agreed it is important and it would be talked about. She said she didn't feel like ballistic glass was a priority. She asked about the key box system.
Mr. Klein explained the key system and the need for more organization of keys and ease of access. He said it isn't a high priority, but it would be something we could try to fit into the next budget.
Ms. Harvey said the next item was paving the parking lot and adding lighting outside, and that is something we have wanted for years so she would like to make that a high priority. She said it is embarrassing to have government functions here and have other government representatives pull into our parking area; it is also rough on vehicles.
Ms. Barber commented that she didn't think we have ever added lighting out there, and it would be nice to have it more lit.
Jerome resident Nancy Robinson wanted to comment on the Public Works report from a previous meeting the mentioned the concrete apron.
Mr. Klein explained that the Director, Marty, had done some grading.

Ms. Barber said the main thing was correcting the draining situation.
Ms. Robinson asked if the concrete apron overruled the paving.
Mr. Klein explained it was a stopgap, also, the drain needs to be cleaned to help catch the water. We needed to get a better idea of where the water was pooling so that we could add drainage by the retaining wall. The town crew can't do asphalt paving, but they can work on the drainage and concrete apron, then we will budget for paving and lighting.
Ms. Barber said that brings up the retaining wall, which she thought we had put money into the budget to work on.
Ms. Moore agreed that we had.
Ms. Barber asked Mr. Klein if we had an answer from the engineer on the wall, and he said we need a structural engineer.
There was some discussion of retaining walls, costs, and previous budgeted amounts.
Mr. Klein said that when he started, he was told by Candace Gallagher and Public works that we had a lot of projects budgeted, but we kept spinning our wheels. Someone has to champion these projects. He said he doesn't know the history of our engineers, but in the past, he has had to push away his engineers, but here he has to try to get them to come up here to start projects. Our current engineer does not want anything to do with retaining walls and would prefer we use a structural engineer. He said we should rate our retaining walls as a high priority. He also explained some of the financial information that he was working on researching. He said we would like some of these external projects to have closure because funding is not the issue, it is usually a staffing / project champion issue. We have money to pay an engineer, and yet with some of these projects, nothing is happening. He suggested they might consider looking at other engineers to help.
Dr. Dillenberg asked if it was possible to hire an engineer on staff.
Mr. Klein explained that if you hire a general engineer, you will often have to hire out for special projects.
Ms. Harvey said we should bring kitchen improvements up with the next budget. She asked about the chamber's improvements.
Mr. Klein gave a brief overview of the needed upgrades for electronics and basic functionality. He suggested that covering the floors would help with acoustics, and it wouldn't be excessively expensive.
Ms. Barber said the floor is historic schoolroom flooring, and she would rather have it refinished; Ms. Harvey agreed. She said she would rather rehabilitate what we have.
Ms. Robinson asked if they had any extra flooring. She said that she had purchased some gymnasium flooring for a remodel; it was labor intensive. But she agreed that it would be gorgeous if the floor was redone and would rather see the money spent on that. She suggested acoustic paneling instead of carpeting.
Ms. Barber asked how big the monitor would be and Mr. Klein said it would be at least 80 inches.
They discussed moving the picture display on the walls and also the mayor's wish to add a memorial wall for passed Jeromans.
Mr. Klein summarized that refinishing the floor was a priority. He asked for thought on updating the dais.
Ms. Moore suggested getting a cost estimate.
Ms. Barber suggested repainted the current one. She said she feels that, as member of the council, we should put money towards other priorities first. Her number one priority is the water tank on Cleopatra Hill.
Ms. Harvey asked if Mr. Klein was having trouble finding the new shuttle, or if we had not budgeted enough for one.
Mr. Klein said he was able to locate additional funding, so between that and the budgeted amount, we were able to get on the list for a new shuttle through the state contract.
Ms. Harvey asked, what is Doc in a box?
Dr. Dillenberg explained that he has talked about it in the past. There is space upstairs to run a clinic one day a week. He has had some equipment donated and he is working with the hospital to see how they could help.
Ms. Moore said it will take some fixing up, and Dr. Dillenberg agreed that it would, but the space is there. He asked if we could put money aside for it for the future budget year. He said it will be great resource for the local communities.
Ms. Barber asked if people could do Zoom appointments and Dr. Dillenberg answered yes. Ms. Barber then said there is no heart doctor available locally and asked what was happening. If you need help, you have to travel, it is really sad that people cannot get the care they need. She said to Dr. Dillenberg, whatever we can do, we should make it happen.
Dr. Dillenberg said he will make sure it will not be a high cost for us.
Ms. Moore suggested finding a retired nurse who was willing to come up once a week. There was some discussion of who we might contact.
Dr. Dillenberg said that we have the chance, for a little bit of money, to get things started. He believes that is the right direction and he will do everything he can to make it happen.
Ms. Harvey wanted to talk about hiring a financial advisor.
Mr. Klein explained this was intended to help us save money. He gave a brief example of how they might be able to assist with the rate structure, potential costs for the Hotel Jerome project, and other items. He said his intent is to have a couple of advisors and give examples to Council so that you can vet them.
(1:00:05) Ms. Barber said we should listen to what they have to say, especially if, like you said, we can pay them per project and not on salary. She asked, can we get someone willing to do that for us?
Mr. Klein responded that he has had 4 referrals.
Ms. Moore said that she received an email from Mike Krebs asking if we had our wastewater users sorted out. That way, we know how to fairly allocate rates.

Ms. Harvey said she had some questions on the Public Works items, first, the water line to state park. What is needed there?

Ms. Moore said she thought there was a grant from the state for the park and we were going to contribute to that. Ms. Harvey asked, are they on our water system and is it repairs that are needed.

Ms. Moore said, yes. That was a huge project, and she thinks we talked about contributing \$20,000.

Mr. Klein said he would talk to the PW Director and get some clarification.

Ms. Harvey brought up the bathrooms. She said we have budgeted for them, and she would really like to see them be prioritized. Other than major leaks that have to be dealt with, we should be building the public restrooms. The board members discussed the delays to the bathroom project and agreed they were needed.

Ms. Harvey said there was an issue with the current public bathroom for people with accessibility problems, and the new bathrooms will be much more centrally located. She said we all intended to have them done by October and we need to get them done.

Mr. Klein said the new contractor had come in with an estimate that was less than the previous amount by the volunteer who had backed out. He said the new contractor was Elite Concrete, and they built the wall in the art park.

Ms. Barber thanked Mr. Klein for the clarification.

Ms. Harvey asked to talk about the paving and drainage improvements for the sliding jail parking area. She said paving was not a priority, but didn't we just do drainage improvement?

Mr. Klein said we did, but more work is needed related to the inclinometer and drainage, hopefully allowing us to avoid more movement. He said we are seeking state assistance and grants for that.

Ms. Harvey asked how people felt about paving that area. There was discussion as to which areas were being considered for pavement.

Mr. Klein said that Fire Chief Rusty Blair was championing the project. The board members said that they do not remember discussing this project, and Mr. Klein said Chief Blair would need to come to the budget talks to explain.

Dr. Dillenberg talked about prioritizing repairs on Holly and East roads.

Ms. Harvey asked about the engineering item for the Center Street project.

Mr. Klein explained that it was almost finished a few years ago but it is an ongoing project that has grant funding. He said the engineering portion is the last step that needs to be done and then it will be time to go out for bid.

Ms. Harvey said we will discuss paving the Middle Park during the next budget talks because it was not included for this budget.

Ms. Sheffield said that if we do pave it, it would be nice to be sure that water does not collect in it like the area across from the Connor.

Ms. Harvey said that there wasn't enough angle for the drain to function and Ms. Barber agreed that we want to be sure the drainage works.

Ms. Harvey asked if the Verde Central Syphon line was the same as the Mescal Canyon Syphon line, to which Ms. Moore said, no.

Ms. Barber said it is the line that is on hot soil, and we need to do it.

Ms. Harvey stated that it should be a number one priority.

Ms. Moore agreed and said we would need to contact the mining company.

Dr. Dillenberg said he didn't think they would have an issue and Ms. Moore said she is hoping they will want to help.

Ms. Harvey asked if another culvert was needed on Dundee for the drainage project.

Mr. Klein confirmed that one more culvert was needed to help capture the flow and stop erosion.

Ms. Moore asked where it was needed, and Mr. Klein gave a brief description of the area.

Ms. Harvey asked if we wanted to discuss the cemetery area or if Mr. Blodgett was still working on the survey of the area.

Mr. Klein said the inventory was in the works and the next step would be to get an appraisal of a fair market price before soliciting proposals for purchase.

(1:15:05) Dr. Dillenberg said that Rusty and his crew did a nice job of cleaning it up.

Ms. Moore commented that land isn't selling well right now.

Ms. Barber asked for clarification on the drainage pipe on Gulch or Allen Springs Road. She said that road becomes a river when it rains hard.

Ms. Moore said the ditch by her driveway stops the water from going all the way down the road.

Ms. Barber explained some of the drainage issues on the Gulch Road and surrounding areas. She said it is such a problem in Jerome that we need to be sticklers about engineering when someone builds a new house. Referring to the roadway and infrastructure improvements list, she said "we need all of this."

Dr. Dillenberg said we could discuss them at the next budget meeting.

Ms. Harvey said they should be our highest priority.

Ms. Moore said we should look at adding a new water tank.

Mr. Klein explained that the first step to adding a new tank is having a feasibility study. Ginger, from the Jerome Chamber of Commerce knows someone who can help write a grant application for the study.

Ms. Harvey said that Ginger is doing an awesome job as the new president of the Chamber of Commerce.

Ms. Barber asked for a recap of the water tank repair and Mr. Klein confirmed that we are on the list, but they will not be able to get to us until Spring.

Ms. Harvey asked if the expand shop item meant the town yard workshop.

Mr. Klein said that, yes, and it shouldn't involve much funding. There is space available that isn't being used. Dr. Dillenberg asked Mayor Barber and Mr. Klein if we should have a conversation with the mining representative. There was some discussion of contact with the representative.

The cantilevered sidewalk was brought up and there was some discussion of the issues related to trying to repair it. Ms. Barber said she had asked for fencing so that people and small dogs can't fall through.

Ms. Moore said that the regulator on County Road should go under infrastructure because it was important.

Mr. Klein brought up the Community Garden, which has some money put aside for a shed.

Ms. Harvey said the project had been stalled because of the exit of John Knight. There was some discussion as to a location for a shed and who to contact to head up the project.

Ms. Barber suggested a sprinkler system for irrigation and Ms. Harvey suggested a drip system.

Ms. Sheffield described the watering issues she had observed while she was in the garden. She feels that encouraging participation would be better than dismantling it, but it is hard for people to find the time.

Ms. Harvey said she was willing to work with Mimi Romberger if she was interested. There was some discussion of adding trees or possibly other plants.

Ms. Barber suggested spreading some native seeds in the garden.

The conversation then switched, and Mr. Klein explained that later, Bill Sims would be explaining the process of opening bids or trade.

Ms. Barber said, before we finish with item number 2, let's circle back to our guest.

Ms. Moore asked for a synopsis of what we talked about to make sure we are clear.

Mr. Klein offered to go over the main discussion points. He said Hotel Jerome was listed as a high priority, and he spoke briefly on options for moving the project forward.

(1:37:55) Ms. Moore gave some history on attempts by herself and others to move the project along in the past. She said she was told by the state agency that the town could not retain the building and operate it as apartments. She said she was not comfortable with selling the Hotel Jerome.

Ms. Barber asked if the state would still have the same opinion.

Ms. Moore said that, with the lack of affordable housing, perhaps things had changed. She described a proposal in the past from someone who was willing to manage the building in exchange for an apartment.

Dr. Dillenberg said that, with the way the market was, there are people out there that would be willing to do it and take part of this public/private partnership.

Ms. Harvey said that there are several property management companies in the Verde Valley that we could utilize.

Ms. Moore added that, long before the affordable housing situation, they were told that it wasn't right to compete with private landlords.

Dr. Dillenberg said it's a different world now.

Ms. Barber agreed that times had changed.

Nancy Robinson suggested they could reach out to universities that have architectural programs.

Ms. Barber thanked her for the suggestions.

Mr. Klein said that he is trying to utilize some services from Yavapai College for things such as drainage project studies, but for construction and project oversight, we would need to hire a private contractor.

Ms. Moore said it would be nice to hire someone who was familiar with construction. She asked if anything had happened about a meeting with the waste management companies for the sewer plant.

Mr. Klein replied that Taylor Waste is going to visit, but the timing was up to the person who does the roll-offs. He said we have some time because we want to utilize a local company.

Ms. Moore said she would like to have it done so we know if a staging area is needed.

Ms. Barber agreed it was crucial.

Ms. Harvey asked if we could give them a deadline.

Mr. Klein said the deadline would be prior to design, which would be a couple of months. He asked if there were any other priorities. He continued to give a synopsis of what we discussed thus far.

Ms. Barber asked if we could get an estimate on the GIS equipment from Mr. Blodgett because she feels the parking inventory is important and we should get it underway as soon as possible. She asked if we could hire out some help if Mr. Blodgett was too busy.

Mr. Klein said this might be a good use for college participation and Mr. Blodgett has some costs figures and we have the funds for it.

Ms. Barber commented that she is looking forward to the partnership between Jerome and the Chamber of Commerce. She said, now that we have wrapped up item two, it is time to move on to item number three.

Mr. Klein said he had one more thing to mention; he will put together a summary document for review at the next meeting.

Ms. Harvey responded that will be nice.

Ms. Moore brought up the signage at the parking lot again and there was a brief discussion on signage, both sizes and locations.

Mr. Klein asked, if Marty can find the large sign that was mentioned, should he put it up?

Ms. Harvey said, yes, it was a big white and black-lettered sign. She said that if we just had three signs there right now and they're big enough, that would be helpful.

Ms. Barber said it would be better than the cluster of little signs, and that we can try it.

Ms. Moore said that she still hears complaints about the parking. She also wanted to bring up the road that goes by the Chamber trolley, it is pretty bad, and she wondered if it could be worked on.

	<p><i>Ms. Barber agreed it was horrid, and if you go down that road and try to come back out, people parking by the wall are causing problems. She said the one side isn't really a road and asked how it had become a road.</i></p> <p><i>Ms. Moore said that there was some parking there. There was some discussion on the roads in that area and the difficulties in parking.</i></p> <p><i>Ms. Harvey suggested sending Mr. Blodgett to investigate the parking situation.</i></p> <p><i>Ms. Barber said that we have done some drainage improvement on that road. We can discuss it further during the next budget talks.</i></p>
<p>ITEM #3: 8:01 (2:00:37)</p>	<p>EXECUTIVE SESSION – CONSIDERATION OF THE POTENTIAL RECEIVING OF BIDS FOR THE POSSIBLE SALE OF TOWN PROPERTY</p> <p>On a public majority vote of the members, Council may enter into executive session in accordance with ARS § 38-431.03(A)(3);(4); and (7)</p> <p><i>Ms. Barber asked if we were going to have the executive session.</i></p> <p><i>Ms. Harvey said that Mr. Klein had said we can cancel. There was discussion on whether or not an executive session was needed, and it was decided that there would be open discussion.</i></p> <p><i>Ms. Barber said that Mr. Klein had offered to explain a little on the bid proposal procedures and asked if there were any questions.</i></p> <p><i>Ms. Harvey asked, in order for us to move forward at all, do we need to get a survey and a property appraisal?</i></p> <p><i>Mr. Klein confirmed that was correct.</i></p> <p><i>Ms. Harvey said that there is already encroachment on the property, it wasn't usable, and she doubts than anyone would outbid the interested party.</i></p> <p><i>Mr. Klein said the area between the building and the public sidewalk was not well maintained and we could put stipulations that he maintains it as well as the retaining wall.</i></p> <p><i>Dr. Dillenberg said he thinks it's a good deal for the town.</i></p> <p><i>Nancy Robinson said there were two manhole covers and an electrical box on that property, she didn't know what they were used for, but wanted to know if the height of the deck would be enough for Public Works to access them.</i></p> <p><i>Mr. Klein asked if they were that close.</i></p> <p><i>Ms. Robinson pointed them out on a map, and said she wanted to bring them to our attention.</i></p> <p><i>Ms. Harvey said we should clarify with Public Works Director, Marty. She thanked Ms. Robinson.</i></p> <p><i>Ms. Barber said the other question is, is this adding more parking restriction?</i></p> <p><i>Ms. Moore said he is taking seating out of where the kitchen is. There was some discussion of the floorplan of the Haunted Hamburger. Ms. Moore said they are planning to add a small apartment and more seating, so that needs to be clarified.</i></p> <p><i>Ms. Harvey and Ms. Barber agreed. Ms. Harvey said that Mr. Blodgett had mentioned at a previous meeting that no additional parking would be needed.</i></p> <p><i>Mr. Klein said that we will get clarification on that. He spoke to Mr. Blodgett about it and, he did not think the applicant was doing the apartment on the new set of plans, but we would need answers to all these questions.</i></p> <p><i>Ms. Harvey said he was going to have an apartment and only add 1 more table with 6 chairs.</i></p> <p><i>Ms. Barber said he had grandfathered parking for Haunted Hamburger and, when he bought the other side, he got the parking and was allowed to expand because of it. Ms. Barber repeated that we need clarification on the plans.</i></p> <p><i>Ms. Moore agreed that she would like it to be perfectly clear. There was some discussion about the various rooms that exist or existed in the building.</i></p> <p><i>Ms. Barber brought up the parking inventory again.</i></p> <p><i>Ms. Moore said she would also like Council to be clear on the encroachment. She said it happened around 2007 or 2008.</i></p> <p><i>Mr. Klein said that he has the documents, and they can be read at Town Hall at any time. He said he has not found any documents related to parking yet, it is all related to encroachment, which is public information.</i></p> <p><i>Ms. Barber said that it had been a restaurant when she was young, and the parking was not a problem until Jerome became so busy. Details on how this is being changed would be nice before doing any surveying. She asked if we should talk to Bill Sims at this point or wait for clarification.</i></p> <p><i>Ms. Robinson asked if the Zoning Administrator had gone inside the building and counted the seats.</i></p> <p><i>Mr. Klein said he and Will Blodgett had been inside recently and he would double-check to see if he had taken any notes.</i></p> <p><i>Ms. Robinson said that the packet presented by Mr. Jurisin at the last meeting showed an apartment upstairs where the kitchen had been, but he also stated, when speaking about his insurance, the insurance company did not want to insure with an apartment in a restaurant.</i></p> <p><i>Ms. Moore suggested that perhaps he decided against it because of the insurance.</i></p> <p><i>Mr. Klein agreed that could be the case, but it was something we would get clarification on.</i></p> <p><i>Ms. Barber mentioned her fear that it could become a vacation rental; she said vacation rentals are crushing this town. She explained that she did not ask him at the meeting because she didn't want to put him on the spot.</i></p> <p><i>Mr. Klein reminded Council that we don't have to sell the property, we can find out what he wants to do first.</i></p> <p><i>Ms. Moore said he could put a nice waiting area inside so that guests don't have to stand outside by the road.</i></p> <p><i>Dr. Dillenberg agree that it's surprising more people don't get hurt on that sidewalk. There was some discussion about the danger of the pedestrians standing on the corner and stepping into the road.</i></p> <p><i>Ms. Moore said that we can ask him to have a waiting area so that people aren't waiting on the sidewalk.</i></p> <p><i>Ms. Barber said that, if we don't feel the need to have an executive session, at this point she feels comfortable adjourning the meeting.</i></p>

ITEM #4:	ADJOURNMENT						
	<i>Motion to adjourn at 8:17 p.m.</i>						
	COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
	BARBER			X			
	DILLENBERG		X	X			
	HARVEY	X		X			
	MOORE			X			
SHEFFIELD			X				

APPROVE:

ATTEST:

Alex Barber
 Alex Barber, Mayor

Brett Klein
 Brett Klein, Town Manager/Clerk

Date: 12/13/2022