



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, NOVEMBER 8, 2022, AT 7:00 P.M.

<p>ITEM #1: 7:01 (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 7:01 p.m.</i> 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, Councilmembers Sage Harvey, Jane Moore, and Sonia Sheffield.</i> <i>Staff present included Town Manager Brett Klein, Magistrate Angela Bradshaw Napper, Zoning Administrator Will Blodgett, Finance Manager Melanie Atkin, and Deputy Town Clerk Kristen Muenz.</i></p>																																										
<p>ITEM #2: 7:02 (1:37)</p>	<p>REORGANIZATION Councilmembers-elect will be sworn in by Town Magistrate Angela Bradshaw Napper</p> <p>ITEM 2A: SELECTION OF MAYOR AND VICE MAYOR Council to select the Mayor and Vice Mayor by Nomination and Vote <i>Magistrate Bradshaw Napper administered the oath of office to all councilmembers-elect. After being sworn in, Dr. Dillenberg nominated Alex Barber for Mayor and Jane Moore for Vice Mayor. Councilmember Sage Harvey seconded the motion.</i> <i>Dr. Dillenberg lead Council and all those present in a round of applause for the new Mayor and Vice Mayor. Mayor Barber thanked everyone who attended to show their support.</i></p> <p>Motion to nominate Alex "Christina" Barber as Mayor and Jane Moore as Vice Mayor of Jerome</p> <table border="1" data-bbox="386 1098 1385 1228"> <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>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> <tr> <td>SHEFFIELD</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				DILLENBERG	X		X				HARVEY		X	X				MOORE			X				SHEFFIELD			X			
COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN																																					
BARBER			X																																								
DILLENBERG	X		X																																								
HARVEY		X	X																																								
MOORE			X																																								
SHEFFIELD			X																																								
<p>7:05 (3:54)</p>	<p>ITEM 2B: REMARKS BY MAYOR, VICE MAYOR, AND COUNCILMEMBERS</p> <p><i>Mayor Barber thanked everyone who elected her. She said she was happy to be on Council again; it is a lot of hard work, but she appreciates her hometown and will continue to work for what is best for Jerome's future and its infrastructure. Ms. Barber said it is a hard-working council and she felt lucky to have each member sitting beside her that evening. She welcomed Sonia Sheffield to her first elected term.</i> <i>Ms. Sheffield thanked Ms. Barber.</i> <i>Dr. Dillenberg said that one thing you learn is life is a team sport. He expressed hope that some of the officials being elected today recognize that as we on this council recognize it. He said that we work together and have been successful working for Jerome. Dr. Dillenberg said it is an honor and a privilege for each of them to have the opportunity to help Jerome succeed. He thanked everyone who voted for each of them.</i> <i>Vice Mayor Jane Moore thanked everyone for their confidence in her again. Ms. Moore said she would like to encourage all members of the public, if they have any concerns about the town, to please contact herself or anyone on the Council. Judging from the past, everyone on Council welcomes input from the public and it is also nice to see public in attendance. She said she is looking forward to the next couple years and getting things done.</i> <i>Councilmember Sage Harvey said that she will do her best.</i> <i>Councilmember Sonia Sheffield said that, as she is new, she wanted to take the time to make sure that everybody knew that she has sincere intentions of providing good service to Jerome and its residents; promising first and foremost to listen and, "as my mama always said," to think before I speak. Further, she said she is pleased and honored to work with a seasoned Council and is grateful and inspired by the array of strengths and passions; she also has full confidence in town staff. Ms. Sheffield said she looks forward to the challenge of learning and being more accurately informed and aim to think critically about all matters brought before Council to make the best decisions for all of us. She thanked her friends and neighbors for their confidence and support.</i> <i>Ms. Barber thanked Ms. Sheffield and the other Councilmembers and said she would like to follow up on the importance of public participation, which Ms. Moore mentioned. She said, when things come up on the agenda and people have questions and comments, it is nice to have someone that remembers what happened 20 years ago and can point us in that direction. She said that if anyone has better ideas and wants to bring them to table, our town attorney has said we are the most</i></p>																																										

7:09 (8:19)

democratic council that he has served because every time the public holds their hand up to talk, we allow it. Ms. Barber said just because we sit behind this dais, we are not the rulers, it is the whole town. Every one of us as residents need to work hard on a community that we care about to bring it into the future. She thanked everyone for their support and said it is much appreciated.

ITEM 2C: RESOLUTION NO. 648, DESIGNATING SIGNATORIES FOR THE TOWN BANK ACCOUNTS

Council may approve Resolution No. 648, which authorizes signatories of the Town bank accounts
 Ms. Barber explained that this is a resolution that is needed because we will have new signatories.

Motion to approve Resolution No. 648 authorizing Mayor Christina "Alex" Barber and Vice Mayor Jane Moore as new signatories

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

ITEM #3:
7:10 (9:35)

FINANCIAL REPORTS

Financial reports for October 2022

Motion to accept Financial Reports for October 2022

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

ITEM #4:
7:11 (10:34)

STAFF AND COUNCIL REPORTS

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.

Mr. Klein gave a brief update on the public restrooms, saying they were delayed because there was a volunteer working on a proposal, but it did not come to fruition. Now, Elite Concrete, who have done work with the town in the past, will be coming on board within the next week.

Dr. Dillenberg asked Mr. Klein to thank the Police Chief for following up on the restrooms.

Ms. Harvey asked about lack of sponsorship on the agenda.

Mr. Klein said he had discussed it with Ms. Moore, and there was an issue with sponsorship on this agenda due to not knowing the proper titles.

Ms. Harvey asked if they would be back for the next agenda.

Ms. Moore said that she did not know that it was necessary; she had not seen them on any other towns or county's agendas. Unless someone specifically wants their name on the agenda as sponsor, she did not know that it's necessary.

Ms. Barber agreed that while she did not have a problem having her name on the agenda, she did not feel it was necessary unless someone wanted their name on the agenda.

Ms. Harvey said she was just curious as to why it wasn't on there for this agenda.

Ms. Barber asked for the names of the newly hired crew members for Public Works.

Mr. Klein explained that the staff report had come in late but was included in the packet and Ms. Muenz explained that the names were listed at the bottom of the report.

Ms. Harvey read the names aloud: Robert Vega and Shiloh Shebester.

Mr. Klein added that they were both residents of Jerome.

Ms. Moore said that she was happy to see we were going to upgrade the telephones in Town Hall and asked when that would be happening.

Mr. Klein said that we had the phones already and they were being programmed by IT prior to installation.

Ms. Muenz wanted to point out that the new phone system would have individual voicemail and Mr. Klein added that they were within or under budget.

Motion to accept Staff and Council Reports

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

ITEM #5:
7:16 (15:17)

ZONING ADMINISTRATOR'S REPORT/PLANNING & ZONING AND DESIGN REVIEW BOARD MINUTES

Minutes are provided for the information of Council and do not require action.

Zoning Administrator Will Blodgett briefly read his report. He explained that we will be holding a work study session at the next P&Z meeting to discuss the Zoning Ordinance. At the recent DRB meeting, two signs were approved. BOA will be holding the next meeting at end of the month for elections and approval of minutes that have been waiting for several months. He summarized some code enforcement activity involving signs and explained the administrative approval for the roof of the powder-box church which, given its unique construction, he felt was the best possible solution. Mr. Blodgett said he was also working with the town engineer on some lot-line questions which he felt went well. He asked if there were any questions.

Ms. Barber asked, referencing the Vino Zona sign application for a kitchen store, what type of store it would be.
 Mr. Blodgett said the applicant had to come back to apply for a change of use with more information and, at that point, he will review it in more detail.
 Ms. Barber replied that she had not seen more information, so she thought that was the case. She thanked Mr. Blodgett and said that he is doing all the things he needs to, and we are lucky to have him.

ITEM #6:
7:20 (18:54)

APPROVAL OF MINUTES
 September 21st E-Session
This is not an action item.
 October 11th regular meeting

Motion to approve Minutes of the October 11th, 2022, Regular Meeting

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

October 26th special meeting
 Ms. Barber asked that her comments about growth corridors in the October 26th Special Meeting should specifically mention Clarkdale as it was their general plan she had been referencing. She also caught a typo referencing Dr. Dillenberg with the wrong pronoun.
 Ms. Muenz apologized and said she would fix the typos.
 Ms. Moore said that she listened to the recording and that she was misquoted as 'growth areas' when she said 'high-density growth areas'.
 Ms. Muenz apologized for not catching that specific phrase and said she would edit the minutes as recommended.
 Ms. Barber thanked Ms. Muenz for her diligence and said that Council preferred the long-form minutes over abbreviated minutes.

Motion to approve Minutes of the October 26th, 2022, Special Meeting with minor adjustments

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

ITEM #7:
7:24 (22:55)

PETITIONS FROM THE PUBLIC
 Jerome resident Nancy Robinson submitted a petition from the Public prior to the meeting and she was invited to speak.
 Ms. Robinson approached the dais and said good evening and congratulations to the mayor.
 Ms. Barber thanked her for attending and said she and Steve were very participatory.
 said I wanted to bring your attention to the dumpster on Main Street. Steve and I have been back since October 2nd and I now have the pleasure of eating breakfast and lunch on our back patio, which is closer to Main Street, and watching town come to life and be busy in the afternoon. Nothing was being used, the dumpster had not been used since I'd been here. Then, two weeks ago, locals have been coming and using it for their home trash. So, I wanted you to be aware because that was not the intention of that dumpster; that was the reason for my petition.
 Ms. Barber commented that if you put it there, people will use it apparently. She asked Mr. Klein to read his statement.
 Mr. Klein explained that local business Pura Vida had suffered storm damage. The dumpster company refused to place a dumpster on an incline, so there was a compromise on where it could go. They were supposed to start using it but there was a delay due to their insurance company, so it should have been gone by now. Mr. Klein said the business is paying for the dumpster and for the parking space that is being used by it, but they are removing it, hopefully the next day. Then it will be brought back again, and they will pay for the parking spaces they utilize. He said we will be monitoring it as much as we can but, ultimately, it's theirs, they are paying for it. So, it's on them to make sure others don't dump because it should be covered, and we will make sure it is and is only there for the time that is necessary.
 Ms. Robinson said thank you.
 Dr. Dillenberg thanked Ms. Robinson for making us aware of the situation.
 Ms. Barber also thanked Ms. Robinson and apologized that she had had to look at it.

ITEM #8: **ORDINANCES AND RESOLUTIONS**

7:26 (25:42)

ITEM #8A: FIRST READING OF ORDINANCE NO. 485, AN ORDINANCE AMENDING ARTICLE 13-9 DROUGHT AND WATER SHORTAGE PREPAREDNESS PLAN, SECTION 13-9-6(D)(1) DEMAND REDUCTION STRATEGY I, OF THE JEROME TOWN CODE.
 Council may conduct the first reading of Ordinance No. 485.
 Mayor Barber read the ordinance in title only. She explained that when we go into water restrictions, we ask that people do not use lot of water. This will add to the outdoor water use restriction, limiting water use to two hours between the hours of 5 and 9 so that you can't water all night. We are also adding another bullet-point under G, limiting gallons used in a 24-hour period with exceptions for restaurants and hotels as they are already paying the commercial rate. This is something that our

	<p><i>Fire Chief has said we should do and, until we get tank fixed on Sunshine Hill, it is something that we need to do. I feel we should go forward with it.</i> <i>Dr. Dillenberg asked if this was the first reading of the ordinance and Ms. Harvey confirmed that it was.</i> <i>Ms. Barber asked if the second reading would take place at the next meeting and Dr. Dillenberg replied that yes, it would.</i></p>
<p>7:28 (27:37)</p>	<p>ITEM #8B: FIRST READING OF ORDINANCE NO. 486, AN ORDINANCE AMENDING ARTICLE 10-3 SPECIAL EVENTS, SECTIONS 10-3-3 SPECIAL EVENT PERMIT APPLICATION AND 10-3-7 EXCEPTIONS OF THE JEROME TOWN CODE Council may conduct the first reading of Ordinance No. 486. <i>Mayor Barber read the ordinance in title only. She asked who had worked on the ordinance amendment.</i> <i>Mr. Klein confirmed that he had, and Ms. Barber asked him to explain it to Council.</i> <i>Mr. Klein explained that this is a relatively new code section for the Town of Jerome, and is new for many other places, as it is becoming very commonplace for others to host their events on public land. Even cities as big as Scottsdale just started Special Events code language, which the Council adopted last year. Along those lines it's impossible to determine every type of special event that will come forth, so there are frequent amendments as things happen especially in the first few years. It's very normal, and as a new and unique special event comes forward and we find issues, and a minor code amendment may be suggested. That's what we have here, a minor code amendment suggested based on a rather massive special event that was held. This resulted in, partly due to current code, many staff hours being taken up, to which our staff can attest. This amendment is to streamline the process to make it more uniform with best practices and to put the burden of the work on the applicant who is benefitting from it. This report also covers the next agenda item, it applies to both proposed ordinance amendments.</i> <i>Ms. Barber said, to have staff spend that much time, if we can streamline the process and put the bulk on the applicant, it's a no-brainer. She thanked Mr. Klein for the explanation.</i> <i>Ms. Moore mentioned that the application previously said something about renting Town Hall, and we spoke about taking that out, but it is not in this section of the code.</i> <i>Mr. Klein replied, correct, it isn't in the code at all, it was on the application. He said we are going to remove it upon passage of the Code amendment going forward, as there will be subsequent changes to the form.</i> <i>Ms. Barber thanked Ms. Moore. She said that this is the first reading, and we will have the second reading at our next meeting.</i></p>
<p>7:31 (30:55)</p>	<p>ITEM #8C: FIRST READING OF ORDINANCE NO. 487, AN ORDINANCE AMENDING ARTICLE 8-3, BUSINESS LICENSE TAX, SECTION 8-3-6, NON-PROFIT, CHARITABLE, GOVERNMENTAL AND OTHER EXEMPTIONS OF THE JEROME TOWN CODE Council may conduct the first reading of Ordinance No. 487. <i>Ms. Barber read the ordinance in title only. She asked Mr. Klein to explain once again.</i> <i>Mr. Klein said the two proposed ordinances are interrelated, this one pertaining specifically to mobile food truck units. It is an exception so that they will still need to go through the process to get a business license, whereas other business types are excluded. We need to make sure that they have all their licensing and, because there is more involved with them, they need to be clearly delineated and not excluded. Their uniqueness lends them to more safety, security, and sanitation issues.</i> <i>Ms. Barber said it will also put the burden of the work on them and not town staff. She thanked Ms. Muenz for her work with the prior applicant and for the town. Ms. Barber asked the other councilmembers how they felt about the amendment.</i> <i>Ms. Harvey said it was a first reading.</i> <i>Ms. Barber said that we will work out any kinks and revisit it.</i> <i>Dr. Dillenberg said that sounds good.</i></p>
<p>7:33 (32:21)</p>	<p>ITEM #8D: CONSIDER RESOLUTION NO. 647 DESIGNATING THE ENTIRETY OF SECOND STREET AS A ONE-WAY STREET Council may approve Resolution No. 647, which designates Second Street as a one-way street. <i>Ms. Barber said Councilmember Sage Harvey had asked to make comments on this item, so she would like her to speak first.</i> <i>Ms. Harvey said there has been quite a ruckus on this item. Also, she didn't realize it would be on the agenda until she saw that it was, although she was the one that had brought it up during budget meetings. Ms. Harvey wanted to make a statement so that people know what happened: I want to say that the intent of this item was to preserve the town's historic cobblestone roads, which so many residents insisted that this Council save when we start doing the planned infrastructure repairs. Several mistakes have been made, starting with my assuming that Second Street was already a one-way street that was just missing a do-not-enter sign. There was no malice, and I'm disappointed that apparently so many people feel that there was and were unwilling to address me with their concerns when everyone knows it was me. I believe we were being transparent, discussing it at open meetings. Putting a one-way sign at the corners of Second and Fifth Streets and Verde Avenue was discussed at budget meetings; money was budgeted, and new signs were purchased. I was never corrected on the fact that it is not a one-way street at budget meetings, as well as when I followed up at regular meetings. Council was informed of this in a weekly update last week and told that we would have to designate Second Street as a one-way street in order to put the signs up. At that point I was willing to let it go and did not sponsor it or expect it to be on the agenda. When I saw it on the agenda last night, not yesterday morning because I work, and I've worked a lot this week, so I did not get my normal time, I figured that there was no harm in having the discussion. The reason that it was even brought up is because upward travel on the cobblestone roads in that neighborhood is deteriorating them; tourists and delivery truck drivers that have no idea how to drive on them are tearing literal chunks out of roads. I've heard the argument that making Second Street a one-way street will devalue properties, so I did a little research. I was fully expecting a crowd of people here to baby-seal me tonight. The most</i></p>

cited causes of property devaluation due to a one-way street are excessive speed, noise, and a false sense of pedestrian safety. In big cities this can cause less than a 10% devaluation, but we are not a big city and those causes do not apply here. Also, in doing a price comparison of similar homes on Second, Third, Fourth, and Fifth Streets, there is no difference in property value on any of those streets of which three are already designated one-way. The only negative that I could find is that it will take a little longer to get from Verde to Center. It's going to help save our infrastructure because the streets are still part of the infrastructure. There was a point tonight that I was ready to step down from this dais because of the phone calls I got. I've been up here for four years, and I've done nothing but try to do right for this town. I'm really disappointed that my neighbors did not feel that they could come and talk to me about it, when they're starting rumors and talking crap about me. If you have something to say to me about something on Council, pick the phone up and call me and talk to me, don't ream me to other people because I'm honest and straight forward.

(36:13) And you're doing a good job, responded Ms. Barber, she said we should have local traffic only, because we do not need trucks driving up those roads. The couple of people that called me with a problem, they go up from the top of the road, which is paved. If you have trucks come up from the bottom, like the UPS truck, they rip out the cobblestones. Some people want it this way or that, they want the cobblestones to be put back in, but we can't give you everything you want. We can try as hard as we can to do the best that we can. So, she thinks a "local traffic only," sign, and not let any trucks drive up from the bottom. The people that live partway down the road do not drive up it. They park in their parking spot and back out of it and she told them that's not going the wrong way on a one-way, and they said 'well, we're backing up, and I said you're in the right direction. Ms. Barber read aloud that at the Council discussion at the October 11th regular Council meeting, the Public Works Director and the Chief of Police conferred and determined it would be in the best interest of the public to designate Second Street as a one-way street. We did not get the Fire Chiefs opinion. The person who called me said there was no traffic study or staff report. She said she was asked to table this until the next meeting but thought this is something that needs to be done. We need people not to drive up from the bottom. How do we keep tourists and trucks from driving up but people who live there can? Ms. Barber said people in attendance had their hand up, so let's hear from the dais first and then the people. Ms. Barber added, it is ruining those cobblestones to go up that street.

Councilmember Sheffield said that she is aware of what happens on Second Street. She can understand visitors ending up on Verde and needing out, so there may be some unfamiliar drivers coming up that road. Ms. Sheffield explained how they might get turned around in the neighborhood and need back out. She said there is also a big issue with delivery and work vehicles in the neighborhood; Amazon has its own delivery van and they do come up and down. They're not familiar with the dips, the bumps, and the loose gravel; they spin their tires and cause a ruckus. It's not conducive to a good environment in the neighborhood, so she definitely thinks trying to keep at least some of those larger vehicles off of there. Everybody says that nobody reads signs. "Local traffic only," we have that sign at the top of School Street and part of the reason people end up on Verde and Second is because they don't read the sign. So, we could try that for sure, it would be better than nothing. But something certainly at both ends to let larger vehicles know, no deliveries, no commercial vehicles.

Ms. Barber said that in some areas, Second Street is similar to stairs. Certain areas were for the horse and buggies.

Ms. Harvey agreed it was so the mules could go up the roads.

Ms. Barber said they would listen to anyone who wants to talk and then table the item.

Ms. Harvey reference photos she included in the packet and said, of all the streets, only First and Second are not one-way. They are the streets that are being torn up the worst besides Fifth even though there is a do-not-enter sign on Fifth.

Ms. Moore replied that people do not read them. She said she thinks it would be good to have a work session where we talk about this. One person called me to talk about this and I said we've talked about at this at numerous Council meetings, it's not like this is coming up out of the blue. The streets are getting torn up. Like Sonia said, the Amazon trucks and people looking for things turn around inappropriately. She said she can see that on the Gulch Road: big trucks are turning around where they shouldn't be and backing up, spinning their tires. Ms. Moore said Allen, the Police Chief, and maybe Marty should be at the meeting, and figure out what we might be able to do to fix this. It is bad.

Ms. Barber agreed it is bad. If a big RV goes down, cars need to be moved, Allen has to move people out of the way to get out of there. She explained that Google Maps will lead people up the side streets, and through that neighborhood. There is no room for an RV there and, when they try to go around the church, they get hung up on the curb. Ms. Barber said there was a hand up in the audience from the neighborhood and asked them to come up and speak.

Jerome resident Greg Driver said he lives on First Street. My thought is, I talked to someone by Fifth or Sixth Street and they said some local neighbors do go up Fifth Street, ignoring the sign that says, "do not enter." Part of my feeling is, Second Street I can kind of understand putting a sign saying "do not enter" down at the bottom, but I would also like a sign at the bottom of First Street and Verde Avenue.

Ms. Harvey thanked Mr. Driver and said she did speak to some homeowners on First Street who agree.

Mr. Driver said he understands that there are some people who are nervous going out onto the highway from the end of Verde just to check their mail, and I'm not going to get too angry. It didn't use to be that way, and I liked it that way, because they didn't have to worry so much about local kids and pets at the time. But things do change, so I understand if there are a few of my neighbors that live on the end of Verde and go that way because it's a little bit easier to get on 89-A. But I would like a sign to discourage people who are not living in the neighborhood from going up those streets. That's basically my opinion, I'd like all those streets to be the same and have a sign at the bottom saying, "do not enter."

Dr. Dillenber suggested "residents only."

Ms. Barber added, "local traffic only."

Mr. Driver said that would be nice, but all the other signs say, "do not enter."

Ms. Harvey said she thinks the locals know, and that was clearly her intent, to bring to the forefront that the tourists and the delivery trucks are tearing up our streets by going up them. They were not built for vehicles to start with and driving down is not nearly as hard on them. It was not about locals not being able to use the road because there's only a few that do, she said

she knows two people that use Second, and they do it slow and don't tear it up. In order to keep our streets from getting any worse, that's why she even brought it up. She thanked Mr. Driver for his support.
 Mr. Driver said he just wanted to make sure we weren't forgetting about First Street.
 Zoning Administrator Will Blodgett said he had the 2018 town general plan here, and the circulation element shows them as one-way roads. He said, let me dig into some of the history.
 Dr. Dillenberg and Ms. Harvey thanked him.
 Mr. Blodgett added that historic preservation element does prioritize not only preservation of our buildings, but also historic assets. Things like walls, foundations, and roadways, and cobblestone roadways are really unique, so they are definitely something we would prioritize for preservation.
 Ms. Barber asked Mr. Blodgett, instead of tabling this to the next meeting, you'll come up with some information to and bring it? Or, to Council, what do you think? She said, whatever we can do to make it the best we can: local only, residents only, one-way. The people in question said, 'well, we'll be going against the law then if we go up backwards.' And I said, no, that's where you live, just do it. On Gulch Road, there is a sign that says, "local traffic only, your GPS is wrong!"
 Ms. Harvey said the sign isn't big enough.
 Ms. Barber agreed it doesn't always help, but you do the best you can. How about we table it to the next meeting and if we don't have the information we need, we'll keep doing that. We need to do something. We have had a certain gentleman on us about Fifth Street and about how bad the street is. The roads just keep getting worse as more people drive on them; we have a vacation rental at the top and they circle around, see the parking spaces, and bring their stuff back around, so they go round three times. The 400 people who live here could drive on the roads every day, all year, and it wouldn't do what the 1 million visitors do in one year of driving on those roads.
 Ms. Harvey thanked Ms. Barber.

Motion to table the item to the next meeting

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

UNFINISHED BUSINESS

ITEM #9A: DISCUSSION REGARDING THE VISION OF HOTEL JEROME (USES)

Council may discuss and clarify the vision of Hotel Jerome to provide staff with direction for seeking out funding sources.

Mr. Klein said he wanted this item on the agenda to be sure he knew what Council's vision is in order to pursue the proper grants. We must have the uses to pursue the grants, be it a historic preservation grant, a low to moderate income affordable housing grant, or any number or combination of other grants. We need an executive summary and vision of the Council, so that is why it is on the agenda. Will Blodgett has provided an executive summary of what he knows from conversations that have gone on, and we wanted to make certain that what we have here is in fact Council's vision.

Mr. Blodgett said, based on conversations we've had about this, this is everything he could pull together. If there's anything that's incorrect or left out, let him know.

Ms. Barber asked if there were any questions or comments.

Ms. Harvey said she was happy with it.

Dr. Dillenberg thanked Mr. Blodgett.

Ms. Moore asked, at our workshop meeting we talked about other ways of funding, should that be included?

Mr. Blodgett said he thinks we need to look at absolutely every possibility.

Ms. Moore said that it has been a while, but she had looked into it, and it did look like there were some combo grants for affordable housing and historic preservation. She said she wasn't sure if it was CDBG or a Federal grant.

Mr. Klein responded that it was most likely CDBG.

Dr. Dillenberg said there were some new ones they were developing now too.

Ms. Barber said there's Community Development Block Grant funding, and there's State Special Projects Then there's ADEQ grants which, last time we asked, they were done with their funding. She said she was not sure if their budget works like ours does, when the end and beginning is, but we need to be there ready to ask for more. She had thought about asking them about the bottom windows, but Steve Knowlton had a good idea about reusing the existing windows. She asked Mr. Blodgett if he had an idea for a project manager.

Mr. Blodgett replied that it would make more sense to have an advisory committee. We have a number of experienced locals and having all of this on one person is a lot of work.

Ms. Barber said she agrees.

Mr. Blodgett said that spreading the work between two to three locals to advise me and essentially help me through the process would be best.

Dr. Dillenberg said that makes sense.

Ms. Barber agreed that it sounds good.

ITEM #9:
7:50 (49:11)

7:54 (53:06)

ITEM #9B: RESPONSE / COMMENT ON THE YAVAPAI COUNTY COMPREHENSIVE PLAN UPDATE (COMMENT PERIOD)

Council may discuss and direct staff regarding a Town response to Yavapai County during the public comment period for their comprehensive plan update.

Ms. Barber commented that Vice Mayor Jane Moore had hit most of the bases with her statement.

Ms. Moore replied that it's a start, and the other members could add to it.

Ms. Barber said she would like to bring up an article by Ian James of the Arizona Republic, published September 6, 2021, talking about dry wells and lower flows raising alarms about the Verde River's future. She read a portion of the article and said in response, maybe add active management areas in all of the Verde Valley and start checking wells. She said, again, I am not against growth, I'm about managing growth responsibly and conserving and protecting our natural resources. Which is something they're saying at the state level, and it's about time they're doing that, it's probably only 20 years too late. There're a couple ladies at the Kyle Institute out of ASU that have written some things that I really wish our new governor would read. We need to tighten up the water thing because I think January 1st is when they cut off our part of the Central Arizona project. Parts of that land use plan talk about hydroelectric storage options and that's scary. So, the only thing I'd like to add is unchecked ground water pumping and becoming an active management area in all the Verde Valley. Even if you are right next to water, you shouldn't be able to dig a well too deep. The lady from the Kyle Institute said we should cap well drilling to 1,000 feet in the whole state of Arizona. There's dairy farms and non-active management areas and we don't even know how deep wells are. She told Ms. Moore that her proposal was amazing, and she thinks we should just add a bit about ground water, and managing growth responsibly, conserving and protecting our natural resources.

Dr. Dillenberg asked, do we need an action?

Mr. Klein said he can synthesize the document, but he does need some clarification.

Ms. Moore said she would like to address the AMA topic; she sat on the County Water Advisory Committee for 15 years. We talked about an AMA in the Verde Valley, but she feels she will be long gone before that would happen.

Ms. Barber commented that Prescott has one.

Ms. Moore replied yes, but they had to, it was 1980 and was because of all the development proposals. She said she knows people want to manage the water here, but people are very property rights conscious as well. She likes the idea of communities coming together and wishes the intergovernmental meetings were happening again. What Prescott does affects us because of the headwaters of the Verde, but if the Verde Valley can come together to discuss how to deal with things it would be way better. Having the Verde Valley communities meeting with the county again would be good.

Dr. Dillenberg responded that it might be something to bring up at her Thursday phone calls.

Ms. Barber added bringing all the people to the table, and actually reaching out to everyone within the different communities and getting their two cents; not leaving people like Jerome from feeling like they were left out of these discussions.

Ms. Moore said we need to word it that we need to be communicating with each other, because everyone's water use impacts someone else.

Ms. Barber agreed with Ms. Moore and suggested they send their ideas to Mr. Klein.

Ms. Sheffield said that it must be submitted by the 15th.

Ms. Barber said she would work on her addition.

Mr. Blodgett wanted to speak on Council's concerns about Clarkdale's growth corridor. He referenced the general plan and read an excerpt about Jerome's historic features and preservation thereof. He said that the growth corridor is something we should talk to Clarkdale about and explain it is at odds with our preservation goals, which are backed by federal law.

Ms. Barber said she would sit down at the table with Mr. Blodgett for that discussion.

Dr. Dillenberg said that Arizona is doing a bad job with wells; so many wells around the state are owned by foreign companies and water is being shipped out of Arizona. I've sees a lot of issues emerging that we need to address.

Ms. Moore wanted to point out that, when somebody drills a new well or redrills a well, it is supposed to be reported to ADWR. There was a well on the mountain that was drilled a thousand feet deeper and those are the things we need to keep track of.

Ms. Barber said the way it was written was confusing, and she wasn't sure which wells were supposed to be checked or not, she would have to look at the checks and balances again. It's completely on the homeowner to get all the checks done, and if your neighbor digs a well and yours dries up, you can dig down another 300, 500, 800 feet.

Ms. Moore said there's no protection.

Ms. Barber asked if there should be a motion and it was agreed that it was a direction to staff.

NEW BUSINESS

**ITEM #10:
8:02 (1:01:14)**

ITEM #10A: CONSIDER JEROME CHAMBER OF COMMERCE SPECIAL EVENT APPLICATION – LIGHT UP THE MOUNTAIN 2022

Council may approve a special event permit for the Chamber's Light up the Mountain event.

Ms. Barber said this event is something we do every year.

Dr. Dillenberg said it's coming along; the Chamber is doing really good.

Ms. Harvey said that Ginger is doing an amazing job.

Ms. Barber agreed that she has really taken the reins, the Chamber has a mission statement and more.

Motion to approve the special event permit for the Chamber's Light Up the Mountain 2022

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

8:03 (1:01:50)

ITEM #10B: DISCUSSION REGARDING HAUNTED HAMBURGER RENOVATION AND POTENTIAL FOR THE TOWN TO SELL ADJACENT PROPERTY

Council will hear from Haunted Hamburger requesting informal feedback on their renovation designs and the potential to purchase Town-owned property.

Ms. Barber asked Mr. Klein to introduce the subject.

Mr. Klein agreed and said he will let Will Blodgett interject with more detail, but he will provide a brief background, then

Mr. Jurisin will address Council to discuss the proposal and their plans for the Haunted Hamburger in terms of renovation. He briefly explained that they wished to expand the kitchen to improve the functionality, making up for the lost seating by utilizing adjacent town land.

Mr. Blodgett explained the project is about increasing usability for staff. Restaurants are complex in terms of circulation and flow, and the intention of the remodel is to increase that circulation, speed, and safety, and making it a better work environment. Part of the renovation will be the removal of one of the existing apartments in the building. What that will do is free up 1.5 parking spaces, that will translate into the addition of no more than 12 chairs. That is the entirety of the addition, trading that space for another. Beyond that expansion, it's reorganizing seating and workspaces for the staff, allowing them to interact in a more functional way. The applicant can give a better description, but that is how it works to my mind.

Dr. Dillenberg asked, any concerns from your perspective?

Mr. Blodgett answered, no, he does not see any concerns with the designs submitted by the applicant. He said we crunched the numbers, and based on my calculations, he will be able to add a certain number of seats.

Dr. Dillenberg asked, and you're okay with it?

Mr. Blodgett replied that he is. Also, that section of town land is not a buildable space, according to our zoning ordinance, as a stand-alone parcel it is too small to do anything with. To be frankly honest, there is a lot of past due maintenance that has to be done. So, if we can remove liability from the town, free up the public works, and take space that is unusable and allow it to be used, it sounds like a good idea.

Dr. Dillenberg agreed that it sounds like a great idea. He said it's such a popular place, and one of the places that people know Jerome for. He said he had to give credit for the recognition they receive, and he sees no problems with this.

Ms. Barber said she had some questions for applicant Eric Jurisin. Are you putting the kitchen downstairs where the apartments were?

Eric Jurisin introduced himself to Council and said he appreciated the peaceful transfer of power. First, he wanted to talk about the public restrooms. He said he is in the loop for the trash area there, and he wasn't sure if they were going to have different people do it, but he wanted to do the trash area. He said the Haunted Hamburger has been operating for 29 years, and currently the kitchen is on the top floor. He wanted to mention that they are having issues with losing insurance companies because many will no longer insure restaurants or hotels in the state of Arizona. For instance, their health insurance went up 24.3% for the next year. He said he is running out of companies to insure in Jerome. The residential space in the restaurant is an issue for him now. They had to do it in Cottonwood, the residences are now part of the hotel. Upstairs is 400-500 square feet of kitchen, which is amazing to do 1,000 covers per day out of. Downstairs are 2 separate buildings that we joined together, the Telegraph and the Palace. On one side is an apartment that was called the Ballroom. The other side are apartments, and we have a deal with the city that no more than 4 occupants can live down there. That deal was done many years ago when we brought the building back into use. We would be taking all that out, so we'd be going from about 500 sf of kitchen to 2,000 square feet. The majority of that will be walk-in coolers, and dry storage along one side and a longer line on the other. If I have a bigger kitchen, and due to the loss of Grapes, maybe I could increase the menu in the evening. It's become extremely hard to staff in Jerome because we do not have the residents we had when we first opened. With that being said, we would do the kitchen downstairs, and I'm trying to make a 1-story restaurant, so I can get the stairs out. I have at least 1 fall a year, it's always a female wearing large shoes and they fall down the stairs, the insurance is tired of paying for people falling down the stairs. Those stairs were built in 1908. So, the real goal is to build a 1-story restaurant. There's this lot that we are all over anyway, because the Haunted Hamburger decks, the walk-in, the dumpsters, are on this piece of property currently. We have easements forever and agreements with the town that we're allowed to use it already. On top of that, there are utilities on that lot, water, and power.

Ms. Barber said she had a question about the new covered patio, she asked if it is going to be same elevation as the existing patio, but out further?

Mr. Jurisin replied, yes, heading towards the park. That square footage is about the same as the upstairs dining room, that's where the trade starts. Mr. Blodgett said 12 seats, but really, we're only proposing 6 seats. We only want to be so big; it takes so many employees to put the meals out and, now that we have the other restaurant, we're becoming a 1 meal town. I'm amazed at the dinner business we created at the Clinkscale; we did not see that coming.

Ms. Harvey commented that it is busy all the time, even during the middle of the week.

Mr. Jurisin responded that it partly due to a lack of competition. The Asylum is closed a couple nights a week because they can't staff. But I'm amazed at how well we do there because in general, we have lunch. At one point, we talked about trading the parking lot for the land, but we've had to rethink that. We don't necessarily want to do another restaurant in Jerome, but we're trying to come up with a use for that building so I don't want to give up my options. We're proposing to pay for survey and the appraisal. He said he may have a question who we use for that, because there are options in town that may have more time. We're definitely trying to do this because we are excited about our 30th. He said restaurants have a shelf life, and he's not sure how many more years the "Burger" will make it, but he hopes it makes it through his children and maybe the grandsons. Out of all their restaurants, it is still their claim to fame.

Ms. Moore said there is a method of selling town property.

Ms. Barber said she was also going to ask about the logistics of that.

Mr. Klein explained that anytime municipally owned property goes up for sale, it has to go out to open bidders. That gives the opportunity for anyone to bid on it, so we can't work with just Mr. Jurisin, it must be open to everybody. As Mr. Blodgett pointed out, there is only 1 entity that could possibly build on it. So, the Council can say we'd like proposals along with uses, and that can factor into the decision. If somebody come in higher, even with a use the Council does not prefer, all they can do is not take bids at that time and reopen it for bidding. They can reject all bids if that should happen. A trade is something that town could do without opening it up to others. That's the process in a nutshell: it's open to anyone to bid if it's for sale or it can be traded for something of equal or greater value, but the town cannot take less value; those are the 2 options.

Ms. Moore said we need to take a close look at this and what our options are.

Ms. Barber said, agreed. It says we should consider his request and what options are in the best interest for the town. It looks like it should work. My question was, what do you have, Eric, that's of equal value that you're offering us?

Mr. Jurisin said, to be bring up an item from earlier in the meeting, he'd love to own the Hotel Jerome and he would happily come into an agreement to put in housing. But I want to own the building. It will be nice to have that building done, we've all been looking at it for a long time, but it is looking better, it has a roof.

Ms. Harvey added that they've been working on it, and it now has windows.

Mr. Jurisin continued and said, here's where it gets complicated: I have agreements and easements on the lot, my deal is with the town. Currently my decks, my walk-in, the dumpster is on this lot already; for free.

Ms. Moore said this is what she was saying, we need to take a look at the details.

Mr. Jurisin said she is right, it is complicated. That's why he came in today to say, hey, I'm trying, I've got 18 months to try to hit that May 3rd... It's not going to happen tomorrow.

Ms. Moore said she knows some of the history on this, but not necessarily the details. Those steps to the kitchen are horrible, and that led to the town requiring a fire escape.

Ms. Barber asked how big are the stairs?

Mr. Jurisin said they're the same tread as the subway in New York.

Ms. Moore said she gets why he wants to do this, but the devil is in the details.

Ms. Barber asked, are we not making decisions at this time? Mr. Jurisin replied, no we're not.

Dr. Dillenberg also said, no we're not, but we want to help. He said to Mr. Jurisin, "I want you to succeed."

Mr. Jurisin said we have been good partners for the most part, we've had our hiccups along the way, for 30 some years. He pointed out that he looked at the town budget, and what we've collected in sales tax. He said he is always astounding that we collect 30% sales tax in our couple of businesses, which I question because we're not much busier than other places. With that said, we are the largest employer, we're a good partner.

Dr. Dillenberg asked what is a good next stop from your perspective?

Mr. Jurisin said it's going to take lawyers to accomplish this, I've already spoke to mine because I know it's complicated but from our side it looks very doable.

Ms. Barber asked, work with staff and lawyers and then bringing it back to us to find out what is our best decision?

Ms. Moore said, granted there are issues with this lot, you have to remember it is public property and we're representing the public for the best interest of the town.

Dr. Dillenberg said the reality is, walking up the stairs you can see it's not a functional piece of property.

Ms. Harvey added it's not very pretty either.

Mr. Jurisin said he can't landscape it, even if it's in his best interest, because he is worried the wall will fall in.

Dr. Dillenberg said he agreed, work with the lawyers and move forward with the intent to find a good solution that is a win for the town and for you guys.

Mr. Jurisin said, and we will pay, we are not asking for anything for free, whatever it appraises for.

Ms. Barber said, "thank you, Eric."

Mr. Blodgett explained that the majority of the complications are in the subdivision process. As you can see from the exhibit from GIS, that parcel is adjoined to the park. It's a bizarre parcel. Subdividing that parcel out alone and leaving it as-is would be contrary to our Zoning Ordinance because it is small and would be a nonconforming lot. The idea is, if we subdivide and attempt to put it out for public bid, we have to consider the uses. Whoever purchases that lot will either have an empty lot that they allow Eric to continue to use to put his trash on, or they would have to combine it with an adjacent lot. It's very limiting to the number of people that could put it to use.

Ms. Moore asked, are there any nonconforming lots in the commercial zone?

Mr. Blodgett responded that the ordinance does prioritize combination of lots rather than subdivisions. The idea is that subdividing into smaller and smaller lots becomes problematic after time. Whereas we have specific square footage requirements in the residential zone, the principals behind it applies to the commercial zone even though we may not have explicit numbers. We don't want to create situation that is restrictive in other zones because the same problems apply even though it's not spelled out.

Ms. Harvey stated, "lawyers."

Mr. Jurisin explained that previously, we've already joined one because we joined the Telephone and Haunted Hamburger as one parcel. If we were able to acquire this parcel, the only people touching this lot would be city and ourselves between the Clinkscales and us. We're not even sure if we would join all of those as one big parcel under our Jerome Properties companies.

Ms. Moore suggested an e-session with the attorney to discuss and direction.

Ms. Harvey agreed.

Mr. Klein said we can set that up at an upcoming work session.

Ms. Barber said that is our direction for now.

Dr. Dillenberg said let's try to make this thing work.

Ms. Moore said she would like to say again, this should be as public as possible because it is the town people's property.

8:24 (1:23:12)

ITEM #10C: CONSIDER APPOINTMENT TO THE PSPRS BOARD

Council may approve the appointment of the Mayor or the Mayor's designee, as the Chair of the PSPRS Board in accordance with Arizona Revised Statutes.

Ms. Barber asked, do we have a designee?

Ms. Harvey answered, yes, it's me.

Ms. Barber said, but you're already on the board. Are putting you back on there?

Ms. Harvey explained that it runs term to term.

Ms. Barber said that they will appoint Sage Harvey as the Mayor's designee, but they also need another person if any citizen

would like to step up. She explained that PSPRS is the retirement system.
 Ms. Harvey wanted to explain to anyone interested that it is not a difficult committee position, it's just something we must do and generally, we have 2 meetings per year and they last 10 or 15 minutes. So, if anyone is willing to step up and look over the financials once every six months, Rusty San Felice gets the information from the state and presents to us, and we vote on it. We just need to make sure that we are funding our retirement for the Police Department and hopefully, we get to the point that we can add our Fire Department. But really, it's an easy meeting, not like a council meeting.
 Dr. Dillenberg asked if anyone present wanted to volunteer and Jerome resident Mark Krmpotich volunteered.
 Dr. Dillenberg and Ms. Harvey thanked Mr. Krmpotich.
 Ms. Barber motioned to appoint Ms. Harvey and Mr. Krmpotich as designees.
 Ms. Harvey briefly explained to Mr. Krmpotich when the next meeting would take place, that there would be training videos available for him to watch and asked for his contact information.

Motion to approve the appointment of Sage Harvey and Mark Krmpotich as the Mayor's designees

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

ITEM #10D: CONSIDER RESCINDING (REPEALING) MARCH 17, 2020, MAYOR DECLARATION OF LOCAL EMERGENCY (COVID-19)

8:27 (1:26:29)

The Mayor may rescind the March 17, 2020, local emergency proclamation as it stipulates restrictions and regulations no longer in existence.

Ms. Barber said that she was the one who had signed the order, and the emergency proclamation was no longer needed.
 Dr. Dillenberg asked if they needed to vote to rescind the order, and Mr. Klein replied that the mayor only needs to state it is rescinded.
 Ms. Barber stated, "I rescind this." We are not doing this emergency situation at this time.

ITEM #11:
8:28 (1:27:24)

TO AND FROM THE COUNCIL

Council may direct staff regarding items to be placed on a future agenda.

Ms. Barber said she would like to start with the tree vouchers. She asked, are they expired?
 Ms. Harvey replied that she thinks they were good for a year.
 Ms. Barber explained the vouchers were from APS so that we could go to Verde River Growers and purchase some trees to add to our garden area. She asked Ms. Harvey if she would like to help plant trees and Ms. Harvey said she would.
 Ms. Barber said that was her only item for 'to and from' and asked if someone could locate the vouchers.
 Mr. Klein explained that he met with Becky, a representative from APS.
 Ms. Harvey asked if that meant the streetlights would be getting turned off.
 Ms. Barber suggested that they start working on a dark sky ordinance. It doesn't have to happen next month, but if we can't get the same streetlights anymore, why not go dark sky. Clarkdale is dark sky, and she thinks Sedona is dark sky, and our general plan says we want to go dark sky.
 Mr. Klein commented that he has worked on dark sky ordinances before.
 Ms. Moore asked, when is our goal setting meeting?
 Mr. Klein answered it would be Monday, the 21st, starting with an e-session.
 Ms. Moore said that normally we make it 2 hours, is that going to be enough time? There was some discussion of scheduling.
 Ms. Barber asked if Sonia Sheffield or Sage Harvey had anything to say during to and from.
 Ms. Sheffield said she did not.
 Ms. Harvey said that she had not prepared anything because she wasn't sure if she would be staying on the dais tonight.
 Ms. Barber replied that she was glad that she was still there, and she was sorry her feelings were hurt that much. She said Ms. Harvey was so passionate, and she thinks she does a really great job for the town. Ms. Barber said she was happy to sit next to everyone there. She thanked Ms. Sheffield for stepping up and filling shoes and said she is quiet, but on the ball.

ITEM #12:

ADJOURNMENT

Motion to adjourn at 8:33 p.m.

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

APPROVE:

ATTEST:





Alex Barber, Mayor

Brett Klein, Town Manager/Clerk

Date: 12/13/2022