

# TOWN OF JEROME

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

## AGENDA

### 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.

Notice is hereby given pursuant to A.R.S. 38-431.02 that members of the Town Council will attend this meeting.

<b>ITEM #1:</b>	<b>CALL TO ORDER/ROLL CALL</b> Mayor/Chairperson to call meeting to order. Town Clerk to call and record the roll.	
<b>ITEM #2:</b>	<b>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)</b> 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.	Sponsored by Mayor Jack Dillenberg Discussion; Possible Action
<b>ITEM #3:</b>	<b>CONSIDERATION OF APPOINTMENT TO FILL A COUNCILMEMBER VACANCY FOR THE UNEXPIRED TERM</b> Council may appoint Sonia Sheffield to fill a Council vacancy for the unexpired term due to the resignation of a former member.	Sponsored by Mayor Jack Dillenberg Discussion; Possible Action
<b>ITEM #4:</b>	<b>ADMINISTRATION OF THE OATH OF OFFICE TO THE NEWLY APPOINTED TOWN COUNCIL MEMBER</b> If there is a newly appointed Council member, that member will take and subscribe to the loyalty oath of office.	Sponsored by Mayor Jack Dillenberg Discussion; Possible Action
<b>ITEM #5:</b>	<b>CONSIDERATION OF A RESIDENTIAL LEASE AGREEMENT WITH TOWN EMPLOYEE FOR TOWN-OWNED PROPERTY</b> Council may approve a lease agreement effective August 24, 2022, for Town-owned property at 655 Holly with Town employee Will Blodgett.	Sponsored by Councilmember Sage Harvey Discussion; Possible Direction
<b>ITEM #6:</b>	<b>ADJOURNMENT</b>	

#### CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before \_\_\_\_\_ on \_\_\_\_\_ in accordance with the statement filed by the Jerome Town Council with the Jerome Town Clerk.

970 Gulch Road, side of Gulch Fire Station, exterior posting case
600 Clark Street, Jerome Town Hall, exterior posting case
120 Main Street, Jerome Post Office, interior posting case

\_\_\_\_\_  
Kristen Muenz, Deputy Town Clerk

**Yavapai County  
Department of Elections**

1015 Fair Street-Room 228

Prescott, Arizona 86305

Phone: (928) 771-3250

Elections@yavapaiaz.gov



**Matthew Mortellaro**  
Elections Database Programmer

---

August 19, 2022

Brett Klein, Town Manager/Clerk

Town of Jerome

P.O. Box 335

Jerome, AZ 86331

Dear Mr. Klein,

Enclosed please find documents and reports required for your canvass: the Certification of Election Results, Statement of Votes Cast, Summary Results Report, and Reject Report. Please let my office know by e-mail once your canvass is complete. The Statement of Votes Cast and Summary Results Reports have been corrected to fix the clerical error in voter registration numbers and turnout contained in the original packet. Thank you.

Best Regards,

A handwritten signature in black ink, appearing to be 'M Mortellaro', written in a cursive style.

Matthew Mortellaro

Elections Database Programmer

---

**FOR ELECTION RESULTS VISIT OUR WEB PAGE: [www.YavapaiVotes.gov](http://www.YavapaiVotes.gov)**

**Toll Free Numbers:** Ash Fork \ Bagdad \ Seligman \ Yarnell Areas 1-800-771-2797  
Black Canyon City 602-495-8800 Cottonwood \ Camp Verde \ Sedona Areas 928-639-8100

**Michelle M. Burchill**  
Yavapai County Recorder

**Karen M. McCracken**  
Chief Deputy Recorder

**Deanne K. Petty**  
Elections Manager

**Laurin L. Custis**  
Registrar of Voters



1015 Fair Street - Room 228  
Prescott, Arizona 86305

Recorder  
928-771-3244  
[Recorder@yavapaiaz.gov](mailto:Recorder@yavapaiaz.gov)

Elections Department  
928-771-3250  
[Elections@yavapaiaz.gov](mailto:Elections@yavapaiaz.gov)

Voter Registration  
928-771-3248  
[Voter.Registration@yavapaiaz.gov](mailto:Voter.Registration@yavapaiaz.gov)

## CERTIFICATION OF ELECTION RESULTS

For the

## TOWN OF JEROME PRIMARY ELECTION

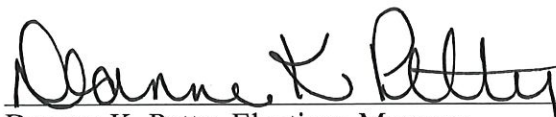
**AUGUST 2, 2022**

## YAVAPAI COUNTY, ARIZONA

We, Michelle M. Burchill, Yavapai County Recorder, and Deanne K. Petty, Yavapai County Elections Manager, hereby certify that the attached foregoing vote results contains a full, true, and correct copy of the vote tabulations for the August 2, 2022, Town of Jerome Primary Election.

Dated this 19<sup>th</sup> day of August, 2022

  
Michelle M. Burchill, County Recorder

  
Deanne K. Petty, Elections Manager

Registered Voters 361 - Total Ballots 194 : 53.74%

JEROME COUNCIL MEMBER (2-YEAR TERM)

Vote For 5  
Total Votes

716

Barber, Christina "Alex" (NP)	132	18.44%
Dillenberg, Jack (NP)	114	15.92%
Gregory, Susan (NP)	28	3.91%
Harvey, Sage (NP)	102	14.25%
Moore, Jane (NP)	131	18.30%
Romberger, Charles (NP)	44	6.15%
Schutz, Steven (NP)	21	2.93%
Sheffield, Sonia (NP)	96	13.41%
Lazaro, Joe (WI)	47	6.56%
Write-In	1	0.14%

Statement of Votes Cast  
AUGUST 2, 2022  
COUNTY OF YAVAPAI  
STATE OF ARIZONA  
RESULTS  
UNOFFICIAL FINAL RESULTS

Date: 8/18/2022  
Time: 3:34:50 PM MST  
Page 1/2

JEROME COUNCIL MEMBER (2-YEAR TERM)

	Reg. Voters	Total Votes	Barber, Christina "Alex" (NP)		Dillenberg, Jack (NP)		Gregory, Susan (NP)		Harvey, Sage (NP)		Moore, Jane (NP)		Romberger, Charles (NP)		Schutz, Steven (NP)		Sheffield, Sonia (NP)	
Jurisdiction Wide																		
GHOST (232.00)																		
Election Day	361	119	19	15.97%	15	12.61%	7	5.88%	17	14.29%	19	15.97%	8	6.72%	6	5.04%	20	16.81%
Early Voting	361	597	113	18.93%	99	16.58%	21	3.52%	85	14.24%	112	18.76%	36	6.03%	15	2.51%	76	12.73%
Provisional	361	0	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Total																		
Election Day	361	119	19	15.97%	15	12.61%	7	5.88%	17	14.29%	19	15.97%	8	6.72%	6	5.04%	20	16.81%
Early Voting	361	597	113	18.93%	99	16.58%	21	3.52%	85	14.24%	112	18.76%	36	6.03%	15	2.51%	76	12.73%
Provisional	361	0	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Total	361	716	132	18.44%	114	15.92%	28	3.91%	102	14.25%	131	18.30%	44	6.15%	21	2.93%	96	13.41%

Statement of Votes Cast  
 AUGUST 2, 2022  
 COUNTY OF YAVAPAI  
 STATE OF ARIZONA  
 RESULTS  
 UNOFFICIAL FINAL RESULTS

Date: 8/18/2022  
 Time: 3:34:50 PM MST  
 Page 2/2

JEROME COUNCIL MEMBER (2-YEAR TERM)

	Reg. Voters	Total Votes	Lazaro, Joe (WI)		Write-In	
Jurisdiction Wide						
GHOST (232.00)						
Election Day	361	119	8	6.72%	0	-
Early Voting	361	597	39	6.53%	1	0.17%
Provisional	361	0	0	-	0	-
Total						
Election Day	361	119	8	6.72%	0	-
Early Voting	361	597	39	6.53%	1	0.17%
Provisional	361	0	0	-	0	-
Total	361	716	47	6.56%	1	0.14%



**YAVAPAI COUNTY ELECTIONS DEPARTMENT  
REJECTED BALLOTS REPORT**

**August 2, 2022**

**PRIMARY ELECTION**

Precinct # & Name		PROVISIONAL	EARLY
201	EAGLE	12	12
202	COURT	-	12
203	FAIR	2	4
204	GOLF	2	3
205	MINE	3	1
206	HILL	-	-
207	MESQUITE	5	2
208	YARN	1	1
209	WICK	1	4
210	WALNUT	-	-
211	SPRINGS	-	-
212	PLEASANT	-	-
213	SKULL	-	-
214	KIRK	-	-
215	BUCK	2	8
216	CREEK	2	2
217	WIND	1	-
218	WELL	2	2
219	FORT	7	8
220	RIM	-	-
221	SALT	-	-
222	BUG	4	5
223	SUNSET	3	2
224	TOWERS	-	-
225	IRON	6	5
226	SPIRIT	-	-
227	RUBY	5	13
228	SCARLET	3	8
229	ONYX	5	6
230	AZURE	11	10
231	QUAIL	1	-
232	GHOST	2	2
233	BRIDGE	-	-
234	WATSON	-	13
235	RANCH	1	6
236	CAMP	-	1
237	BASIN	7	8
238	GRAZE	7	9
239	COYOTE	1	6
240	CARS	6	2
241	STONE	4	-
242	WATER	3	17
243	BURRO	4	12
244	BISON	7	11
245	BIGHORN	3	12
246	LASSO		
247	CHAPS		
248	SPURS		
<b>TOTALS</b>		123	207

**PROVISIONAL BALLOT  
REJECT REASONS**

- SIGNATURE DIFFERENT
- EMPTY ENVELOPE
- 18 INCOMPLETE / NOT SIGNED
- 4 ID NOT PROVIDED
- VOTED TWICE
- 93 NOT REGISTERED
- REGISTERED TOO LATE
- 5 VOTED EARLY BALLOT
- MINOR
- OUT OF JURISDICTION
- VOTED IN WRONG PRECINCT
- 3 WRONG PARTY

123 TOTAL

**EARLY BALLOT  
REJECT REASONS**

- 2 EMPTY ENVELOPE
- 112 NOT SIGNED BY VOTER
- 93 SIGNATURE DIFFERENT
- VOTED TWICE

207 TOTAL

**TOTAL REJECTED BALLOTS =** 330

Registered Voters 361 - Total Ballots 194 : 53.74%

JEROME COUNCIL MEMBER (2-YEAR TERM)

Vote For 5  
Total Votes

716

Barber, Christina "Alex" (NP)	132	18.44%
Dillenberg, Jack (NP)	114	15.92%
Gregory, Susan (NP)	28	3.91%
Harvey, Sage (NP)	102	14.25%
Moore, Jane (NP)	131	18.30%
Romberger, Charles (NP)	44	6.15%
Schutz, Steven (NP)	21	2.93%
Sheffield, Sonia (NP)	96	13.41%
Lazaro, Joe (WI)	47	6.56%
Write-In	1	0.14%



Statement of Votes Cast  
AUGUST 2, 2022  
COUNTY OF YAVAPAI  
STATE OF ARIZONA  
RESULTS  
OFFICIAL FINAL RESULTS

Date: 8/18/2022  
Time: 3:56:42 PM MST  
Page 1/2

JEROME COUNCIL MEMBER (2-YEAR TERM)

	Reg. Voters	Total Votes	Barber, Christina "Alex" (NP)		Dillenberg, Jack (NP)		Gregory, Susan (NP)		Harvey, Sage (NP)		Moore, Jane (NP)		Romberger, Charles (NP)		Schutz, Steven (NP)		Sheffield, Sonia (NP)	
Jurisdiction Wide																		
GHOST (232.00)																		
Election Day	361	119	19	15.97%	15	12.61%	7	5.88%	17	14.29%	19	15.97%	8	6.72%	6	5.04%	20	16.81%
Early Voting	361	597	113	18.93%	99	16.58%	21	3.52%	85	14.24%	112	18.76%	36	6.03%	15	2.51%	76	12.73%
Provisional	361	0	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Total																		
Election Day	361	119	19	15.97%	15	12.61%	7	5.88%	17	14.29%	19	15.97%	8	6.72%	6	5.04%	20	16.81%
Early Voting	361	597	113	18.93%	99	16.58%	21	3.52%	85	14.24%	112	18.76%	36	6.03%	15	2.51%	76	12.73%
Provisional	361	0	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Total	361	716	132	18.44%	114	15.92%	28	3.91%	102	14.25%	131	18.30%	44	6.15%	21	2.93%	96	13.41%

Statement of Votes Cast  
 AUGUST 2, 2022  
 COUNTY OF YAVAPAI  
 STATE OF ARIZONA  
 RESULTS  
 OFFICIAL FINAL RESULTS

Date: 8/18/2022  
 Time: 3:56:42 PM MST  
 Page 2/2

JEROME COUNCIL MEMBER (2-YEAR TERM)

	Reg. Voters	Total Votes	Lazaro, Joe (WI)		Write-In	
Jurisdiction Wide						
GHOST (232.00)						
Election Day	361	119	8	6.72%	0	-
Early Voting	361	597	39	6.53%	1	0.17%
Provisional	361	0	0	-	0	-
Total						
Election Day	361	119	8	6.72%	0	-
Early Voting	361	597	39	6.53%	1	0.17%
Provisional	361	0	0	-	0	-
Total	361	716	47	6.56%	1	0.14%



Founded 1876  
Incorporated 1899

# TOWN OF JEROME, ARIZONA

POST OFFICE BOX 335, JEROME, ARIZONA 86331  
(928) 634-7943

August 17, 2022

## Loyalty Oath of Office

State of Arizona, County of Yavapai

I, Sonia Sheffield, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution and laws of the State of Arizona, that I will bear true faith and allegiance to the same and defend them against all enemies, foreign and domestic, and that will faithfully and impartially discharge the duties of the Office of Jerome Town Council Member according to the best of my ability, so help me God.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Town of Jerome 655 Holly Avenue**

**EMPLOYEE RENTAL AGREEMENT for RESIDENTIAL  
PROPERTY of TOWN-OWNED HOUSE**

The Town of Jerome, a municipal corporation, herein referred to as "Lessor" or "Town," does hereby authorize the Town employee William Blodgett as "Lessee," to occupy 655 Holly Avenue in the Town of Jerome, Parcel No. 401-07-080A, as shown on attached Exhibit A (sometimes referred to as the "Premises") pursuant to the terms of this Employee Rental agreement ("Agreement").

THIS AGREEMENT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

**1) Term of the Agreement**

The term of this Agreement will be for a period of six (6) months, commencing \_\_\_\_\_ (the "Term"). Either party may terminate this Agreement by sending written notice of such action at least one (1) month prior to the intended effective date of cancellation. Following the initial six (6) month period, the term of the Agreement shall be month-to-month with either party able to terminate with a 2-week prior written notice.

**2) Rental Rate**

The rental rate ("Rent") is established by the Town of Jerome at \$1,000.00 month, payable by check or money order made payable to **the Town of Jerome**. The Rent will become due and payable commencing \_\_\_\_\_ and be due by the **fifth** day of each month thereafter.

**3) Rental Rate Adjustment**

Both parties agree that there is a mutual benefit to updating and providing general maintenance on the home at 655 Holly Avenue. In recognition of such, the amount of monthly Rent will be adjusted based on the amount of updating and general maintenance provided by the Lessee. The Lessee will track and record hours of work and type of work performed in accordance with the attached maintenance list (Exhibit B). The Lessee and the Town Manager shall reconcile the monthly Rent for acceptable work done by the Lessee on or before the first business day of the month following the month in which the work is done. Once the maximum cost for a line item/action item set forth on Exhibit B is exhausted no additional amounts shall be credited against the monthly Rent, but the work described by the line item/action on Exhibit B shall nevertheless be completed. The adjusted Rent amount (after deducting amounts credited for work done by Lessee shall be due on or before the fifth day of the following month for which work was performed.

**4) Cancellation Clause**

This agreement is subject to cancellation based on the terms outlined in this Agreement and upon separation of employment by the Lessee with the Town of Jerome.

## 5) Use of Subject

The Premises are for the sole use of Lessee, and shall only be used for the purpose of in-Town housing for the Lessee and his immediate family. Lessee shall make no alterations, addition or improvement or demolition without first obtaining written permission from the Lessor. Lessor hereby approves the work described on Exhibit B. Lessee also agrees to use the Premises without creating or causing to be created, nuisances or hazards to the public health or safety and also not to use or permit any use of the Premises for any illegal or immoral purposes. Lessee shall comply with all State laws or local ordinances concerning the Premises and the use thereof. Lessee agrees that use of the Premises shall be conducted in such manner so as to insure the quiet enjoyment of the neighboring properties. Lessee understands and agrees to the parking regulations and will only use the designated parking area provided by the lessor.

## 6) Improvements to the Premises

If Lessee desires to construct improvements on the Premises outside of Exhibit B, Lessee shall first submit a request in writing to Lessor. Moreover, all new permanent / semi-permanent fixtures purchased and installed on the Premises in accordance with Exhibit B or outside of Exhibit B, must be approved by the Town Manager, including but not limited to: plumbing fixtures, electrical fixtures, flooring, doors, windows, counters, vanities, cabinets and doors. Upon approval, for items of work not set forth on Exhibit B the Town will pay directly for said fixtures. Lessee shall have written permission from Lessor prior to the start of any said construction that is not in accordance with Exhibit B and the provisions of this Agreement. On or before termination of this Agreement, if directed by the Lessor, Lessee at Lessee's expense shall remove any and all improvements placed on the Premises (other than as required by **Exhibit B**) by Lessee. If removal of said improvements defaces the subject property, Lessee at Lessee's expense, shall be responsible for replacing or repairing any damage caused by such removal prior to termination of this Agreement. Should it be the Lessee's desire to allow said improvements to remain on the Premises and the Lessor does not object to said improvements remaining on the Premises, the improvements shall become the sole and separate property of the Lessor at no cost to Lessor.

## 7) Repairs to the Premises

Lessor shall perform repairs and maintenance necessary to keep the Premises in a fit and habitable condition. Lessee is expected to perform all repairs and maintenance as may from time to time be required, except those required as a result of Town action. The Town Manager will determine (i) if the maintenance / repair is part of the initial maintenance improvements (**Exhibit B**), in which case the Town will use the costs of such repairs as a Rent credit pursuant to Section 3 of this Agreement, or (ii) if the maintenance / repair is necessary because of general day-to-day wear from the Lessee, in which case the Lessee will pay for said repair.

## 8) Maintenance of Subject Property

Lessee shall keep the Premises in a neat, clean and orderly condition at all times during occupancy, including the watering, weeding and trimming of shrubs, trees, lawns, planters, and other landscaped areas and not permit debris to accumulate at any time, not to commit, suffer or permit any waste on or about the Premises or any acts to be committed in violation of any laws or ordinances.

## 9) Mechanics Liens

Lessee shall keep the Premises free from any liens arising from work performed, materials furnished or obligations incurred by Lessee and shall indemnify, hold harmless and defend

Lessor from any liens and encumbrances arising from any work performed or materials furnished by or at the direction of Lessee. Upon completion of any approved construction activity, copies of signed lien waivers shall be supplied to Lessor by Lessee.

#### **10) Untenantable Premises Due to Damage**

That in the event the Premises is partially damaged or totally destroyed by flood, accident or acts of God, the Lessor shall have the option to terminate this Agreement by delivering written Notice of Immediate Termination to Lessee.

#### **11) Right of Entry by Lessor**

The Lessee acknowledges that Lessor's needs and requirements may necessitate survey or preliminary engineering studies to be made from time to time, thereby Lessor specifically reserves a right of entry to occupied lands at any and all reasonable times for such purposes as shall be required by Lessor.

#### **12) Inspections by Lessor**

Lessor reserves the right to inspect the Premises periodically to determine the general condition and upkeep of the Premises. Lessor will give Lessee not less than two-days notice of such inspection. Lessee will not unreasonably withhold permission for such inspection

#### **13) Liability of Lessor**

This Agreement is made upon the express condition that Lessor does not protect or insure against loss of personal property or improvements owned by Lessee. Lessee waives the right to claim damages from Lessor for any damage resulting to said property in the event that property is damaged or destroyed by fire or any other perils that is not the direct result of negligence by the Lessor.

Lessee shall hold and save harmless Lessor, and any of its officials, officers departments, agencies, board commissions, agents, or employees from all cost and damages to any person arising out of any injuries or losses caused by Lessee, its agents or employees, licensees, invitees, trespassers or any third parties willful or negligent act during occupancy of the Premises.

The Lessee shall provide evidence of liability insurance by submitting a certificate of insurance that shall name the Town of Jerome and its officials, officers, employees and agents as additional insured and shall be provided to the Town Manager along with this signed Agreement prior to occupying the Premises.

Liability - \$300,000.00

Medical Payments to Others - \$10,000.00

And Personal Property Rental Contents insurance suitable to cover Lessee's contents and personal property.

The insurance requirements herein are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. The Town of Jerome in no way warrants that the minimum limits contained herein are sufficient to protect the Lessee entirely from any injuries or losses caused by Lessee, its agents or employees, licensees, invitees, trespassers or any third parties willful or negligent act during occupancy of the the Premises.

**14) Utilities**

Lessee shall pay for connecting all utilities to the Premises and for all utility costs during the Term of this agreement. The utilities to the home will be in the name of the Town of Jerome and the Lessee will directly pay the Town of Jerome for all utilities during the Term of this Agreement.

**15) Prior Lease and Agreements**

That in the event there is any prior or existing lease or rental agreement covering the Premises, this Agreement shall cancel and terminate said prior lease or rental agreement as of the effective date of this Agreement.

**16) Sale or Rental of the Premises by Lessor**

Lessee agrees in the event Lessor desires to sell the Premises, Lessee will make no claim to prevent such sale. Lessee further agrees that in the event the Lessor requires the Premises to be rented to a Town employee who has a residency requirement and desires use of the Premises that Lessee will make no claim to prevent such use.

**17) Assignment of Agreement of Lessee**

Lessee shall not assign his interest herein, and shall not sublease the Premises or permit same to be used by unauthorized person or firm.

**18) Nondiscrimination Regulations**

Lessee for him/herself, his/her personal representatives, successors in interest and assigns as a part of the consideration hereof, do hereby covenant and agree as a covenant running with the land that (1) no person on the grounds of race, color, creed, sex, age, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Premises and (2) in the construction of any improvements on, over or under such land and the furnishings of services thereon, no person on the grounds of race, color, creed, sex, age or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination. .

**19) Default by Lessee**

Should Lessee default on any term or condition of this Agreement, specifically failure to submit the monthly Rent payment as specified, This Agreement shall terminate in thirty (30) days. In the event of default by Lessee due to excessive damage to the Premises or illegal activity being conducted thereof, this Agreement shall terminate in three (3) days. In the event of default by Lessee, Lessor shall have all remedies as provided by law. Unless otherwise provided by statute, the prevailing party in any dispute shall be paid by the non-prevailing party, courts costs and attorney's fees in a reasonable sum in any legal action relating to the Agreement .

**20) Return of the Premises to Lessor**

Upon vacating the Premises, Lessee agrees to leave the Premises in as good a condition or better than existed upon completion of the maintenance / update items in Exhibit B, allowing for ordinary and normal usage during occupancy, and to reimburse Lessor for any damage done to the Premises caused by Lessee's occupation or tenancy, other than due to normal use. Nothing herein shall be deemed a waiver of any rights to Lessor to demand and obtain

possession of said Premises in accordance with the law in the event of a violation on part of Lessee of any of the terms and conditions hereof.

**21) Addenda**

That any addenda to this Agreement are by this reference made a part hereof as though fully set forth herein.

**22) Addresses of Lessor and Lessee**

That any notices to or demand upon either party hereto by the other pursuant to this Agreement shall be in writing and shall be delivered to the other party or forwarded by registered mail, postage paid, addressed as follows:

**To Lessor at:**

**Town of Jerome  
Town Manager's Office  
P.O. Box 335  
Jerome, AZ 86331  
(928) 634-7943**

**To Lessee at:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
( ) \_\_\_\_\_

\_\_\_\_\_  
**Signature (Lessor) Town Manager**

\_\_\_\_\_  
**Signature (Lessee)**

**Date** \_\_\_\_\_

**Date** \_\_\_\_\_



Yavapai County Print Parcel

**Parcel ID**  
401-07-080A

**Check Digit**  
8

**Owner**

**Owner's Mailing Address**

**Secondary Owner**

**Recorded Date**  
12/29/2009 12:00:00 AM

**Last Transfer Doc Docket**  
4715

**Last Transfer Doc Page**  
232

**Physical Address**  
655 Holly Ave

**Incorporated Area**  
Town of Jerome

**Assessor Acres**  
0.04

**School District**  
Clarkdale-Jerome Elem SD #3

**Improvements (1)**  
**Type:** Single Family Residential  
**Floor area:** 1010  
**Constructed:** 1914

**Assessment**

**Subdivision**  
Mountain View

**Subdivision Type**  
M

**Fire District**  
N/A

**Local Zoning**  
Town Of Jerome  
R1-5

Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2023	2022
Assessed Value(ALV)	\$11,732	\$11,174
Limited Value(LPV)	\$117,325	\$111,738
Full Cash(FCV)	\$179,239	\$167,155
Legal Class	Primary Residence	Primary Residence
Assessment Ratio	10%	10%
Usage Code	0130 ?	0130 ?

**Taxes**

**Tax Area Code**  
380

**2021 Taxes Billed**  
\$895

**Recorded Documents & Sales (5)**

Date	Book/Page	Type	Cost
2/3/2020	2020-0006213	Warranty Deed	\$199,900
12/29/2009	4715-232	Other - Sale	\$0
5/10/2004	4145-714	Other - Sale	\$0
6/9/2000	3265256	Warranty Deed	\$100,000
6/9/2000	3760-215	Other - Sale	\$0

**Disclaimer:** Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.

## Exhibit B to 655 Holley Avenue Lease Agreement

Item / Action	Hourly Estimate	Hourly Wage	Maximum Cost
Full Cleaning and Sanitizing	16-24 Hours	\$30.00	720.00
Repair and Replace Doors	4-12 Hours	\$30.00	360.00
Preparation and Interior Painting	20-30 Hours	\$30.00	900.00
Preparation and Exterior Painting	40-60 Hours	\$30.00	1,800.00
Clean and / or Refinish Wood Floors	40-60 Hours	\$30.00	1,800.00
Clean and / or Replace the Carpet	10-20 Hours	\$30.00	600.00
Replace Toilets	4 Hours	\$30.00	120.00
Repair Bathroom Faucets	4-8 Hours	\$30.00	240.00
Repair and / or Replace Kitchen Faucet	2-4 Hours	\$30.00	120.00
Refinish Bathroom Tub	4-8 Hours	\$30.00	240.00
Repair, Refinish, or Replace Counters / Vanities	8-12 Hours	\$30.00	360.00
Repair and / or Replace Front Stairs	6-10 Hours	\$30.00	300.00
Oversight of Contractors (Asbestos Test, etc)	8-16 Hours	\$0.00	0.00
Miscellaneous Repair Items (will be itemized)	6-12 Hours	\$30.00	360.00
Maximum Total In-kind Lease Deduction:			<u>7,920.00</u>

## Notes

Downstairs exterior door - big issues

OTJ Hours