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# TOWN OF JEROME

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## MINUTES

**REGULAR MEETING OF THE JEROME TOWN COUNCIL**  
**JEROME CIVIC CENTER - 600 CLARK STREET - COUNCIL CHAMBERS**  
**TUESDAY, FEBRUARY 11, 2014 AT 7:00 P.M.**

### SECOND REGULAR MEETING OF 2014

<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.  <i>Mayor Check called the meeting to order at 7:06 p.m.</i>  <i>Town Manager/Clerk Candace Gallagher called roll. Present were Mayor Nikki Check, Vice Mayor Lew Currier and Councilmembers Randall Hunt, Anne Bassett and Bill Phinney.</i>  <i>Other staff in attendance at roll call included Deputy Town Clerk Rosemarie Shemaitis and Zoning Administrator Rebecca Borowski.</i>
<b>ITEM #2:</b>	<b>PLEDGE OF ALLEGIANCE</b>  Mayor/Chairperson to lead the Pledge.
<b>ITEM #3:</b> <b>7:07 pm</b>	<b>STAFF REPORTS</b>  Written staff reports by the Town Manager/Clerk, Deputy Town Clerk, Utilities Representative, Public Works Department, Building Inspector, Library, Police Chief and Fire Chief.  <i>Mayor Check stated that she is pleased that the Town received a grant of \$31,500 from Freeport-McMoRan to rebuild the horseshoe pit area and stabilize the adjacent wall. She asked if the project was moving forward. Ms. Gallagher replied that it is, and that the Town Engineer will be looking at the wall to see if it can be preserved as it is.</i>  <i>The Mayor was also pleased to see that the repairs to Linda Stanley's sewer line had been completed. Ms. Gallagher explained that, when our crew excavated, they discovered that the problem was located at her tie-in, and it appeared to have been a long-standing problem. It has now been repaired. She noted that the crew was able to preserve the historic marker on her steps. Ms. Stanley will be responsible for repairing her stairs. The total cost of repairing the sewer line was in the area of \$500. Councilmember Bassett and Mayor Check were pleased with the actual cost of the project, which had been originally estimated at \$10,000.</i>  <i>It was briefly discussed and generally agreed that Council will revisit the Town's policy regarding maintenance of shared sewer lines once the crew has been able to locate and map existing sewer lines using recently acquired equipment. That could take up to three months, Ms. Gallagher said.</i>  <i>Councilmember Bassett said that she is pleased with the "great strides forward" that are being made, and also with the recent bequest to the Verde Valley Pink Heals fund.</i>  <i>Councilmember Phinney expressed his appreciation to the members of Council and the staff for effectively addressing Ms. Stanley's sewer line problem.</i>  <i>Mr. Phinney then commented regarding a new, handicapped parking space on Hull Avenue. Ms. Gallagher explained that the existing handicapped parking spaces along the main street have been repainted. She said that they are still looking into adding a handicapped space on Hull Avenue. The problem with the area selected is that that area is parallel parking and there has to be sufficient space on the side of the vehicle. Chief Muma is looking into whether or not it is possible. If it is not, they may install a handicapped parking space to the closest angled parking space in the Middle Park parking area.</i>  <i>Councilmember Phinney asked Ms. Shemaitis about the publication date of the next newsletter. Ms. Shemaitis responded that it would be going out at the beginning of March and she has requested that articles be submitted the week of February 24. She noted that the last</i>

	<p>issue was printed in color to highlight the Old Book Room, which looks beautiful. Ms. Gallagher confirmed that Ms. Shemaitis has been given permission to print color issues of the newsletter every now and then.</p> <p>Councilmember Bassett requested and received clarification from Ms. Gallagher regarding certain figures shown in the Court's monthly report.</p> <p><b>Motion:</b> Vice Mayor Currier made a motion to <b>accept the staff reports</b>. It was seconded by Councilmember Bassett and <b>approved by all with 5 ayes, 0 nays and 0 abstentions</b>.</p>
<p><b>ITEM #4:</b> <b>7:15 pm</b></p>	<p><b>FINANCIAL REPORTS</b></p> <p>Issued checks and Budget to Actual reports for the month of January 2014. Figures included therein are presumed accurate as of the report's preparation date, but are subject to adjustment as further information is gained.</p> <p>Mayor Check thanked Ms. Gallagher for following up on a question posed at the prior meeting.</p> <p><b>Motion:</b> Vice Mayor Currier made a motion to <b>approve the financial reports</b>. It was seconded by Councilmember Bassett and <b>approved by all with 5 ayes, 0 nays and 0 abstentions</b>.</p>
<p><b>ITEM #5:</b> <b>7:16 pm</b></p>	<p><b>PLANNING AND ZONING AND DESIGN REVIEW MINUTES/ RECOMMENDATIONS/ZONING ADMINISTRATOR'S REPORT</b></p> <p>Minutes are provided for the information of Council and do not require action.</p> <p>Councilmember Bassett commented that she likes the format of the Zoning Administrator's report – it is more comprehensive.</p> <p>Ms. Bassett then referenced Goal 3, under Item 5, <u>Land-Use Goals, Policies and Strategies</u> of the minutes of the January 15 meeting of the Steering Committee which stated that an inventory of historic structures should be developed. She commented there was an inventory done when the Town became a national historic landmark that itemized each building. Ms. Borowski replied that she already has an inventory of homes, but they are looking to create an inventory of other structures, such as walls, stairs, and historic ruins. Ms. Bassett suggested that they include historic trees, which are also protected under the Secretary of the Interior's guidelines for historic preservation.</p> <p>Mayor Check thanked Ms. Borowski for putting together a map for the discussion later in the meeting regarding annexation.</p>
<p><b>ITEM #6:</b> <b>7:18 pm</b></p>	<p><b>COUNCIL MEETING MINUTES</b></p> <p>December 3 Special Meeting; January 14 Regular Meeting</p> <p>Ms. Gallagher noted two minor corrections to the December 3 minutes, and Councilmember Bassett noted a minor correction to the January 14 minutes. She also requested a clarification in the January 14 minutes to make it clear that she does not espouse having incorrect minutes on file. It was generally agreed that a footnote would be added to that effect.</p> <p>Ms. Bassett complimented staff on their work on the minutes.</p> <p><b>Motion:</b> Vice Mayor Currier made a motion to <b>accept the minutes as amended</b>. It was seconded by Mayor Check and <b>approved by all with 5 ayes, 0 nays and 0 abstentions</b>.</p>
<p><b>ITEM #7:</b> <b>7:21 pm</b></p>	<p><b>PETITIONS FROM THE PUBLIC</b></p> <p>Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda but the subject matter must be within the jurisdiction of the Council. All comments are subject to reasonable time, place and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please step to the microphone, state your name and please observe the three (3) minute time limit. No petitioners will be recognized without a request. The Council's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.</p> <p>No petitions were presented.</p>

ITEM #8	NEW BUSINESS
7:22 pm	<p><b>ITEM #8A: JEROME FILM FESTIVAL</b></p> <p>Toni Ross will address the Mayor and Council regarding her plans for the 2014 Jerome Film Festival and may seek Council's approval for same.</p> <p><i>Mayor Check explained that Ms. Ross is looking forward to putting on a second Jerome film festival, but Ms. Ross is ill and unable to attend this meeting. This item will be placed on a special meeting agenda later this month.</i></p>
7:23 pm	<p><b>ITEM #8B: APPOINTMENTS TO PLANNING AND ZONING COMMISSION, DESIGN REVIEW BOARD AND BOARD OF ADJUSTMENT</b></p> <p>Terms of the following appointees will expire as of February 28, 2014:  <b>Planning and Zoning Commission – Leo Shakespeare and Mike Parry; Design Review Board – Brice Wood and Steve Pontious; Board of Adjustment – Carol Yacht and Chris Babbage.</b> Each has expressed interest in and willingness to continue serving the Town in that capacity. Council may take action to reappoint any or all of these members to succeeding three-year terms.</p> <p><i>Vice Mayor Currier noted that he had received a call from Design Review Board (DRB) chair Brice Wood, who was unable to attend this Council meeting. Mr. Wood had stated that he would like to be reappointed to his position on the Design Review Board.</i></p> <p><i>There was brief discussion regarding advertising when a seat on a Board or Commission is about to become vacant. Although there is no legal requirement to do so, it was generally agreed that it would be desirable to publicize it a couple of weeks ahead of time.</i></p> <p><i>Councilmember Hunt said that he would like to officially commend all of the the Commissioners--Mr. Shakespeare, Mr. Parry, Mr. Wood, Mr. Pontious, Ms. Yacht and Mr. Babbage--for all the work that they have done in the past. However, he said, he has some concerns.</i></p> <p><i>Mr. Hunt said that, In the last couple of years, he has attended Design Review Board meetings and he was "shocked" a number of times at how Mr. Wood conducted the meetings. He said that, at the meeting he just attended the night before, Mr. Wood was unaware of the actual zoning code regarding signs – he thought that a two-sided sign counted as two signs instead of one. At other meetings, he said, Mr. Wood:</i></p> <ul style="list-style-type: none"> <li><i>• Told Commissioner Pontious that his motion would not do and should be changed. Mr. Hunt said that he didn't think that was appropriate – it could come up in discussion, he said, but for Mr. Wood to just, out-of-hand, disregard that is out of order.</i></li> <li><i>• Would go off topic during discussion of an agendized item.</i></li> <li><i>• Called the question twice for the same motion, which Mr. Hunt contributed to forgetfulness – he conceded that that could happen to anyone.</i></li> <li><i>• Has not called for a complete discussion when a motion was made, or allowed other Board members to comment. Mr. Hunt added that this didn't seem to bother anyone else at the meeting, so it may be a moot point.</i></li> </ul> <p><i>Councilmember Hunt went on to say that, overall, Mr. Wood's manner is very patronizing. He said that he listened to the recording of the January Design Review Board meeting, and there was an incident at that meeting where Mr. Wood was profusely apologizing "for something that it wasn't his place to apologize for." It struck Mr. Hunt as a very patronizing way to run things. He said that he would like to open the Board to new blood, which would be a good thing for the body politic.</i></p> <p><b>Motion:</b> Councilmember Hunt made a motion to <b>open the Boards to new members.</b> It was seconded by Councilmember Bassett.</p> <p><i>Councilmember Bassett noted that the State has provided lectures to Boards around the state, instructing them how to act.</i></p> <p><i>Mayor Check interjected to ask Ms. Gallagher whether that motion was needed. Ms. Gallagher noted that the agenda stated that, "Council may take action to reappoint . . ." so they could reappoint any or all, if that is their wish. If they wished to open Mr. Wood's slot to others, she said, they would simply <u>not</u> take action to reappoint him at this time.</i></p> <p><i>Councilmember Hunt clarified that he has no problem with any of the other Board members.</i></p>

	<p>Mayor Check suggested that a more clarified motion could be to reappoint all seats except for Mr. Wood's.</p> <p>Councilmember Bassett said that the state training sessions recommend that the Boards change Chairs each year so that no one becomes entrenched. She said that she would like to defer this decision for a month and allow those whose terms are about to expire to continue for another month so that we can advertise that these positions will be available. Ms. Bassett asked if Council was allowed to go into executive session on this item.</p> <p>Ms. Gallagher responded that if they were to go into executive session under the personnel provision, those being discussed would need to have been given 24 hours advance notice. Ms. Bassett commented that, if Council were to postpone this until next month, there would be plenty of time for notification.</p> <p>Vice Mayor Currier called a point of order and said that he feels Ms. Bassett is straying from the motion on the table. Councilmember Bassett said that she is discussing expanding that motion.</p> <p>Vice Mayor Currier noted that a motion to table would supersede the previous motion, and then ...</p> <p><b>Motion:</b> Vice Mayor Currier made a motion to <b>table this item</b>. It was seconded by Councilmember Phinney.</p> <p>As it was determined that there is no discussion regarding a motion to table, Mayor Check called the question and the <b>motion passed with 4 ayes, 1 nay by Councilmember Hunt and 0 abstentions</b>.</p> <p>Jane Moore, a Jerome resident, called a point of information. She said that, to her knowledge, members of the Design Review Board are required to have knowledge of design, architecture, history, etc., which would make them a good appointee. One of the problems that she has seen over the years is that the board members do not have the knowledge to make decisions based on compatibility and historic design of buildings. She added that they also do not reference the ordinance as to why they are making the decisions that they do. She thinks that the entire board should be educated regarding what they are doing up there and how they base their decisions.</p> <p>Mayor Check said that Zoning Administrator Borowski can look into whether there are any educational courses or other resources for Design Review Board members.</p> <p>Vice Mayor Currier said that he would like to state for the record that that they should put something in the Code that requires the chairs of all the boards to be changed on a regular basis – annually or bi-annually. He agreed that having the same chair for prolonged periods is not a good idea on <u>any</u> of the boards.</p> <p>Vice Mayor Currier went on to say that he thinks that Councilmember Hunt is bringing up the question of Mr. Wood as chair – not necessarily as a member of the board. Mr. Hunt agreed, and commented that Mr. Wood has much knowledge.</p> <p>Mike Parry, a Jerome resident, agreed with Ms. Moore that we need people on Design Review who understand architecture and what we are trying to preserve here. Vice Mayor Currier agreed and noted that members of Design Review require technical expertise in, and background in, the field. He feels that Planning &amp; Zoning is more broad and general in its view – Design Review is more technical and deals with aesthetic issues.</p> <p>It was discussed and agreed to advertise the positions on these boards and to conduct a special meeting on Tuesday, February 25, at 3:00 p.m. to make the appointments.</p>
<p>7:40 pm</p>	<p><b>ITEM #8C: RESOLUTION NO. 522, A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF JEROME, ARIZONA, FOR SUPPORT OF THE RESTORATION OF ARIZONA HIGHWAY USER REVENUE FUND (HURF) DISTRIBUTION TO CITIES, TOWNS, COUNTIES AND STATE HIGHWAYS</b></p> <p>Council may join other Arizona towns in adopting a Resolution requesting the restoration of Arizona Highway User Revenue Fund (HURF) distributions. In the last ten years, more than \$200 million in city and town HURF funds have been transferred to the Department of Public Safety, including more than \$34 million in each of the last three years of money intended for municipal use and approximately \$23,497 from the Town of Jerome since 2003.</p> <p>The Mayor explained that this is a request from the League of Cities and Towns. She said that this resolution has gone to many other Councils and is part of a larger effort.</p>

	<p><b>Motion:</b> Vice Mayor Currier made a motion to <b>adopt Resolution 522</b>. It was seconded by Councilmember Hunt and <b>approved by all with 5 ayes, 0 nays and 0 abstentions</b>.</p>
<p>7:43 pm</p>	<p><b>ITEM #8D: REPRESENTATIVES TO NACOG REGIONAL COUNCIL</b></p> <p>Council may formally designate their representative, as well as an alternate representative, to the NACOG Regional Council.</p> <p>Mayor Check said that, thus far, Vice Mayor Currier has been the Town's representative to NACOG. She asked him if he would be willing to continue. Vice Mayor Currier said that he would be happy to. He commented that they have never had an alternate, but that would be fine, too.</p> <p>Mr. Currier explained that NACOG is the Northern Arizona Council of Governments, and that all towns and counties in Northern Arizona have a seat, but there is no vote – they make decisions by consensus. Mr. Currier said that they are a funding channel – most of the federal monies, the CDBGs, come through the COG system and then they distribute it. He noted that Jerome has received money in the past for our water tanks and the fire station. Mr. Currier explained that the funds rotate through the communities, and to acquire these funds, a town must put a plan together and run it by the Council of Governments to see if it has merit. He said that they do try to treat the large and the small fairly.</p> <p>Vice Mayor Currier added that NACOG also runs Headstart and he and Jerome resident Phil Tovrea, who represents the private sector, are on the board of directors for Headstart. Mr. Currier is also on the audit committee, which conducts and supervises the annual audit for NACOG. They meet 9 or 10 times per year and he has not missed any of the meetings.</p> <p>Councilmember Phinney volunteered to be the alternate.</p> <p><b>Motion:</b> Mayor Check made a motion to <b>designate Councilmember Phinney as the alternate and Vice Mayor Currier as the representative to the NACOG Regional Council</b>. It was seconded by Councilmember Bassett and the <b>motion passed with 4 ayes, 0 nays and 1 abstention by Vice Mayor Currier</b>.</p> <p>Mayor Check thanked Vice Mayor Currier and Councilmember Phinney.</p>
<p>7:47 pm</p>	<p><b>ITEM #8E: REPRESENTATIVES TO VERDE VALLEY RIVER BASIN PARTNERSHIP</b></p> <p>Council may formally designate their representative, as well as an alternate representative, to the Verde Valley River Basin Partnership.</p> <p>Mayor Check explained that Ms. Moore has been our water liaison to WAC as well as to the Partnership. The Mayor was recently elected to the Board of the Partnership and was asked if she wanted to vote, but she let them know that Ms. Moore is the one who votes for Jerome. Mayor Check said that they will both be going to those meetings but one should be the representative and one should be the alternate.</p> <p>Councilmember Bassett asked Ms. Moore if she would continue as representative. Ms. Moore said that she would.</p> <p>Vice Mayor Currier asked if the Mayor gets a vote by being on the Board. Mayor Check responded that she can vote during the Board meetings, but not in the membership meetings.</p> <p>Ms. Moore explained that there are supposed to be representatives for each city and town as well as from different governmental entities, such as the forestry service, the tribes, and Game and Fish. There are also representatives from various water companies. Altogether, there are possibly 18 voting members and nine or ten make a quorum.</p> <p>Mayor Check noted that there is a 13-member Board. Ms. Moore added that the Board decides the programs and the direction of the group. They have recently become a 501(C)(3), she said. They wanted to take a more educational direction and educate the public. Anything major is voted on by the membership, which meets quarterly.</p> <p>Ms. Moore said that they like to have elected officials participating. There are members that are voting members and some that are not. She suggested checking their website, which lists the members and how the Board is made up.</p> <p>Mayor Check said that she could be either the alternate or the representative – she will leave it up to Council and Ms. Moore to decide.</p> <p><b>Motion:</b> Councilmember Bassett made a motion to <b>designate Jane Moore as the representative and Mayor Check as the alternate to the Verde Valley River Basin Partnership</b>. It was seconded by Vice Mayor Currier and the <b>motion passed with 4 ayes, 0</b></p>

	<p><b>nays and 1 abstention by Mayor Check.</b>  Councilmember Bassett noted that there is no conflict of interest here for the Mayor.</p>
<p><b>7:53 pm</b></p>	<p><b>ITEM #8F: ANNEXATION</b></p> <p>Council will engage in a preliminary discussion regarding the possibility of annexing out-of-town parcels, which are already receiving Town services or have received them in the past.</p> <p>Mayor Check explained that she would like to know the history this issue, and what happened previously, and would like to look into annexing adjacent areas that the Town currently services, so that they would pay property taxes, and the Town would collect sales taxes. She said that she has spoken to a representative of the Jerome State Historical Park, and they would like to be annexed. She added that "there hasn't been a downside" mentioned by anyone she has spoken with, but she did receive a phone call asking why this item is on the agenda ... "AGAIN." She said that she would like to discuss this with Councilmembers who had lived through this previously. She does not want to recreate an ordinance that was referred; however, she would like to "make sense of this and see if there is a positive way to look at annexation."</p> <p>Councilmember Bassett explained a little of the history as to why this became a problem before. She said that the R-1 zone requirements for what is a buildable lot would make no sense in Bell land or the Gulch, which would need different zoning and building requirements. That's why things got muddled before, she said. Ms. Bassett added that Council would need to create ordinances for the new areas before their annexation, and she believes that the majority (by acreage) of the property owners would have to agree to abide by those Planning &amp; Zoning regulations in order to annex – that, she said, is the huge stumbling block. She is not sure if that is still the case.</p> <p>Ms. Moore commented that the ordinance was referred before any of that happened. She said that, as part of the process, the Town would have to adopt the county's R-2A zoning requirement, which is one home per two acres. When and if the area becomes annexed, the Town can change the zoning to make it more dense, but they cannot make it less dense. She added that the annexation was referred because of how much it was going to cost the Town for infrastructure, and whether the Town had the water to provide for that area.</p> <p>Vice Mayor Currier noted that, in order to be annexed, properties must be contiguous. Currently, he said, the United Verde property lies between Town property and Bell-ville, so unless UVX is on board, the Town would not be able to do anything, and theirs is a 400-acre piece of land. To his understanding at the time, he said, the Town was spooked by the need to provide water to a 400-acre parcel of land, which could accommodate a lot of homes.</p> <p>Mayor Check said that Ms. Gallagher had spoken briefly to United Verde attorney Robert Pecharich. Ms. Gallagher confirmed that she told Mr. Pecharich that there might be some interest by the Town in subdividing that 400-acre parcel in order to annex just that portion which had previously received services. He seemed open to that possibility.</p> <p>Councilmember Bassett said that it would also be good to annex our sewer plant.</p> <p>Mayor Check said that she spoke with the State Park, and they thought annexation was a great idea. She also spoke with Walter Acker, who did not have a negative reaction. She added that Council seems to be okay with annexing small portions.</p> <p>Vice Mayor Currier clarified that he has no objection to annexing Bell-ville, those on County Road and the part of Dundee that is not part of the Town, but he has a problem with the UVX situation – it depends on what they are going to do. If it were subdivided into "something small," he said, it would allay some of his fears, but he doesn't see what the benefit would be to the Town or to the annexed residents. Those residents, he said, are already receiving services, but would then "get to pay property taxes."</p> <p>Ms. Bassett noted that residents outside of Town limits are ruled by the county with no representation. If these areas are annexed, she said, they will have a voice in the Town government.</p> <p>Mayor Check commented that there are three things that she saw as benefits to annexation:</p> <ol style="list-style-type: none"> <li>1) Town representation for annexed areas.</li> <li>2) Being able to increase the Town's property tax levies without increasing the taxes paid by current residents. When we have additional homes of value in our tax base, she said, the amount paid by current residents would be less. We could continue to increase property tax levies at 3% per year until we end up back at the levels people are paying now. Mr.</li> </ol>

Acker pointed out to her, she said, that they are currently receiving services without paying property taxes to the Town. Many people would prefer to not pay taxes, she said, but she referenced the numerous calls the Town has responded to regarding the system at the end of Dundee, and said that it doesn't seem fair to be responding to people who are technically not citizens of the Town, and who are not able to participate on our Boards, Commissions and Council.

- 3) We have a very small population to draw upon for our Boards and Commissions. She would like to expand that to include those areas that are conceptually considered Jerome.

The Mayor said that she realizes that there are a lot of challenges, and she is not saying that those challenges wouldn't prevent the Town from annexing those areas, but she thinks it makes sense.

Ms. Shemaitis commented that there are concerns regarding vineyards expanding onto the 400 acres that could be annexed, and the Town would have to provide water.

Councilmember Phinney responded that we would not have to annex the entire 400 acres.

Vice Mayor Currier commented that no one seems to be asking to be annexed; the Town has been seeking opinions, and has received "soft responses." He said that he would not want to see the Town grow just for the sake of growing.

Mr. Currier then questioned the impact on UVX Road and Douglas Road of development on the United Verde property. Councilmember Bassett noted that we have no control over development there unless we annex. There was brief discussion regarding who would be responsible for maintaining the dirt road from the annexed properties up to town, but it is a county road, and that was unclear.

"There is a lot that we are not clear on," Vice Mayor Currier said. "I am not on board yet, by any means." Mayor Check said that this is just a preliminary discussion to see if anyone wants to have this on the agenda again.

Councilmember Bassett commented that another big factor in this is creating a thin green belt around Town. The ideal, she said, would be to annex down to the Clarkdale town limits, thereby limiting development in that area. She said that she would like to maintain a margin around town so that we remain distinct from the surrounding municipalities.

Vice Mayor Currier said that the green belt has been brought up before, and acknowledged that, if we annex down to Clarkdale, we can control it. But, he said, we don't have to annex in order to control that area – we control it by controlling the water. They cannot drill wells, he said, and if there is no water, there are no houses. If they have to pump up water from Clarkdale, he said, it isn't going to happen ... so, we already control it.

Councilmember Phinney commented that, if Clarkdale wants to move up the hill, they will do it. Clarkdale has a tendency toward expansion. Mr. Currier noted that they do not have a lot of water. Mr. Phinney agreed but added that that doesn't mean that they won't expand. It happens all over the state, he said. There is a desire for more property revenue and increased population. Mr. Currier said that Clarkdale has said that they absolutely do not want to expand up here, and they also want a green belt between us. Mayor Check confirmed that we had asked Clarkdale if they wanted to annex a certain portion, and they replied that they did not.

Ms. Moore recollected, from the previous annexation process, that you cannot annex "fingers." You cannot include narrow strips in annexation and there is a reason for that. She added that the reasons we went through that the first time were the same reasons we are discussing now.

Mr. Parry asked how long ago Clarkdale said no to expansion. They just added four subdivisions, he said, and are trying to get water for those. Mayor Check said that Clarkdale developed a water line for a certain area, but it seems that they are uninterested in developing water resources.

Mayor Check commented that we could annex the sewer plant and the State Park and that area without creating "fingers." She asked Council if they would want to consider doing a very limited annexation, or feel that the issue should not be revisited.

Mr. Phinney said that Council needs to research this before they say "yes" or "no." He added that it bothers him that we don't own the area of our sewer plant.

Mayor Check said that, if there would be commercial development near the State Park, it

	<p>would be good to have it under the Town's purview and control.</p> <p>Councilmember Phinney commented that, if we annexed, we could zone the area to require four acres per house. Councilmember Bassett said that we would have to annex it with the present county zoning. Ms. Moore explained that the present zoning there for residential is two acres per parcel (SR-2A). Mr. Phinney opined that that would not create much density in that area. He also said that it doesn't seem right to have the Douglas Mansion outside the town limits.</p> <p>Mayor Check asked Council if they would like to see this on a future agenda, and, if so, what additional information they would like.</p> <p>Vice Mayor Currier opined that there is no purpose in going forward until we know what United Verde plans to do. Ms. Gallagher commented that Mr. Pecharich would like to have a roundtable with Council at some point in the future to discuss various things of mutual interest.</p> <p>Mr. Currier stated that he is not against UVX – they are major property owners in the Town, he said, they have been good to the Town, and many people have bought property from them. He added that it is a "500 lb. Gorilla" and we have to be careful with how we proceed.</p> <p>Ms. Bassett noted a point of information. She said that the Town was supposedly given permission to build the Gulch fire station on UVX property, but a recent survey indicated that it was <u>not</u> built on UVX property.</p> <p>Ms. Moore cautioned that, if that annexed area is rezoned as commercial, the Town will not be able to limit what goes on there. Also, usage of police, water and sewer will increase. Mayor Check and Vice Mayor Currier noted that there is no sewer there, so it would have to be septic. Councilmember Bassett agreed with Ms. Moore regarding the need to control commercial development.</p> <p>Mayor Check noted that this discussion is regarding annexation, and should not be about a particular property. Ms. Bassett commented that control of commercial development is a huge plus for annexation. The Mayor agreed.</p> <p>Mr. Currier reiterated that we will have to wait for Mr. Pecharich to make a move before Council goes any further.</p> <p>Mayor Check said that she appreciates having learned some of the history of the annexation issue. She said that she would like to see the original ordinance that was referred and asked Ms. Gallagher to locate it. Ms. Gallagher will do so and provide copies to all of Council. Mr. Currier said that he would also like to see the map that went with it.</p> <p>Councilmember Phinney added that he would like to see what the current county zoning is in that area, and what it means.</p>
<p><b>ITEM #9</b> <b>8:23 pm</b></p>	<p><b>TO AND FROM THE COUNCIL</b></p> <p>Council may direct Staff as to items of pending importance that they would like placed on a future meeting agenda.</p> <p>Councilmember Bassett said that:</p> <ul style="list-style-type: none"> <li>• She would like to proceed with a water shortage preparedness plan as a way of reassessing the Town's water and sewage situation.</li> <li>• She would like Council to address creating a dark sky ordinance. She noted that Flagstaff has one that they can review.</li> <li>• She would like Council to write a letter to the Arizona Corporation Commission (ACC) asking if they could talk to APS about allowing small Towns, such as Jerome, to do their meter reading for them when they do the water meter readings. APS could pay the Town a dollar or so per meter, and double-check the readings periodically. In exchange, they would allow the entire town to opt out of SmartMeters. Ms. Bassett said that she plans to present this idea at the upcoming League of Cities and Towns conference. Ms. Bassett also said that she was relieved that Ms. Gallagher has provided the information that no one will have to pay a fee to opt out until the ACC makes a ruling. However, she would prefer that the whole town be able to opt out of the SmartMeter installations, and would like that on an agenda, also.</li> </ul> <p>Councilmember Phinney noted that the road behind Town Hall needs to have the holes repaired. He is concerned that if no asphalt is put in, we will lose the cobblestones.</p> <p>Mayor Check announced that she is engaged to be married, but hopes to fulfill her term. She also said that her roommate is moving out.</p>

	<p><i>Vice Mayor Currier commented that Linda Stanley is very pleased with the Town crew and their work on her sewer line.</i></p> <p><i>Councilmember Bassett noted that the water hammer problem might be back on Dundee.</i></p>
<b>ITEM #10</b>	<p><b>ADJOURNMENT</b></p> <p><i>Upon motion by Vice Mayor Currier seconded by Councilmember Hunt and unanimously approved, the meeting was adjourned at 8:28 p.m.</i></p>

*Edited by Town Manager/Clerk Candace Gallagher from minutes taken and transcribed by Deputy Town Clerk Rosemarie Shemaitis.*

APPROVE:

ATTEST:

\_\_\_\_\_  
Nikki Check, Mayor

\_\_\_\_\_  
Candace B. Gallagher, CMC, Town Manager/Clerk

Date: \_\_\_\_\_