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TOWN OF JEROME, ARIZONA

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MINUTES

SPECIAL MEETING OF THE JEROME TOWN COUNCIL JEROME CIVIC CENTER - 600 CLARK STREET - COUNCIL CHAMBERS TUESDAY, NOVEMBER 3, 2015 AT 5:30 P.M.

<p>ITEM #1:</p>	<p>CALL TO ORDER/ROLL CALL</p> <p>Mayor/Chairperson to call meeting to order. Town Clerk to call and record the roll.</p> <p><i>Mayor Lew Currier called the meeting to order at 5:30 p.m.</i></p> <p><i>Town Manager/Clerk Candace Gallagher called roll. Present were Mayor Lew Currier, Vice Mayor Doug Freund and Councilmembers Abe Stewart, Alex Barber and Frank Vander Horst. Other staff in attendance at roll call included Deputy Town Clerk Joni Savage.</i></p>
<p>ITEM #2: 5:31</p>	<p>SPECIAL EVENT LIQUOR LICENSE – JEROME HISTORICAL SOCIETY</p> <p>Council will review, and may approve, a Special Event Liquor License for the Jerome Historical Society for a fundraising event to benefit the Jerome Kids Art Workshop, to be held at Spook Hall on November 28, 2015.</p> <p><i>Councilmember Vander Horst disclosed that he is a Board member of the Historical society. Mayor Currier said that he did not see any conflict.</i></p> <p><i>Jay Kinsella, representing the Jerome Historical Society, explained that the Society was approached by Danielle Vorves and Sarah Joy to host a special event for the Jerome Kids Art Workshop, and they have the ability to apply for a special event liquor license.</i></p> <p><i>Ms. Vorves explained that the event is called Canvas and it is dedicated to bringing art and music to the community to raise money for the JKAW. It will be open from noon to five for the kids to do events, and at 8:00 p.m. the event will be for adults 21 and over, with beer and wine, dancing and painting. It will be open to the entire community.</i></p> <p><i>Mayor Currier asked for a motion.</i></p> <p>Motion: Vice Mayor Freund moved to approve the Special Event Liquor License for the Jerome Historical Society. It was Seconded by Councilmember Barber. The motion passed, 5-0.</p>
<p>ITEM #3: 5:33</p>	<p>NATGEO TOURISM INITIATIVE</p> <p>Council will review a proclamation drafted in support of National Geographic's geotourism initiative, and may determine whether or not to include it for approval on the November 10 regular meeting agenda.</p> <p><i>Mayor Currier explained that the Chamber of Commerce has requested that the Town issue this proclamation. He invited Donna Chesler of the Chamber to speak about it.</i></p> <p><i>Ms. Chesler said that this is a Verde Valley tourism initiative which involves the Yavapai Nation, Camp Verde, Cottonwood, Sedona and Jerome. It is intended to promote sustainable tourism, which is defined by the group as people who come to an area for an authentic experience, rather than coming to an area and going to Burger King to eat. The idea is to bring in people who want to experience the Verde River, the museums, Out of Africa and all the towns in the way that they have each made themselves special. It is free for any entity who nominates themselves and is accepted, and "you are pretty much accepted if you are an authentic business, adventure or experience."</i></p> <p><i>Ms. Chesler went on to explain that the initiative was funded by the Walton Family Foundation, who contributed \$300,000, and there are matching funds from each of the entities she mentioned. Each has put in what they could afford, she said. Right now it's a website, and there may be a paper map, but that has not happened yet. She said that they have quite a few participants from Jerome, and there will be launch party on November 12,</i></p>

attended by representatives of National Geographic. A NatGeo representative will be at the next Council meeting, she added, and noted that the proclamation for Jerome is worded differently than that of other towns. He will talk about the project, and Council will be asked to approve the proclamation that night.

Mayor Currier asked who wrote the proclamation. Ms. Chesler replied that the main proclamation was provided by National Geographic, and each town tailored it to their wishes. She said that she edited it on Jerome's behalf, but it could certainly be edited further.

There was a brief discussion regarding the location and registration information for the launch party.

Vice Mayor Freund asked about the geotourism approach to city tourism. Ms. Chesler replied, "the concept is bringing sustainable tourists in who want to see and experience a specific, real, unique experience in your town." "We've been doing that since 1966," the Vice Mayor commented.

Mayor Currier said that he would prefer not to get into a debate with the National Geographic representative, and he has already gotten pushback on this. It is a very vague point, he said, as to what city development this is pushing.

Ms. Chesler asked if there any part of the proclamation Council could support. They could remove whatever they don't like, she said.

Mayor Currier said, "This puts us in a position of making a statement that these are our values."

Councilmember Stewart said, "Everything about Jerome is unique. How would this promote us in a different way?" "It's the branding with National Geographic," Ms. Chesler replied. "It would add a panache to be associated with National Geographic. This is the twelfth project that they have gotten involved with. They handpicked this area."

Councilmember Stewart asked if we would be marketing to a different type of tourist, and what advantage that would give the Town. "We hope we get a good quality tourist that truly loves to see the museums and the history of Jerome," Ms. Chesler replied. "Not just t-shirt buyers."

Councilmember Vander Horst said that he has "never seen a proclamation that wasn't over the top," and that he is okay with the proclamation and with changing the wording.

Mayor Currier asked if anyone had suggestions on how to improve the wording.

Vice Mayor Freund said that he believes it would be useful to see what is being said by the other communities. "You're talking about stressing what is unique to the Verde Valley and you mentioned Out of Africa," he said. "It is not authentic or unique to the Verde Valley." Ms. Chesler responded that it is the only thing like it here.

Mayor Currier likened this to the separation of Church and State, where "you never want to mix the two." He said that he feels that the Chamber runs the publicity for the Town and the government runs the infrastructure. He said that he does not want to see them get blended, just as he would not want to issue a proclamation favoring one religion over another. He added that, by the same token, he doesn't feel that, as a public official, he should interfere with the Chamber's publicity campaigns.

Discussion ensued regarding changes that could be made to the text of the proclamation to make it acceptable to Council. It was generally agreed that the words "city development" would be removed from the fifth paragraph, and the statement that the "values stated ... align with and are respected by this Town government" would be removed also. Staff was directed to put the amended proclamation on Town letterhead. Discussion continued, and it was agreed to also remove the word "sustainable" in the last paragraph, and remove the words at the top reading, "Geotourism Value Endorsement."

Councilmember Stewart asked if it is necessary to endorse this in order to get the funding. Ms. Chesler said that it was not.

(At approximately 5:54 p.m. the recorder malfunctioned. The rest of the minutes have been transcribed using staff's notes and recollection of the events.)

Councilmember Barber said that she is impressed that National Geographic wants to highlight our area, and Ms. Chesler said, "It's not the idea of more people, but better people coming to the Verde Valley area."

ITEM #4:**LEANING WALL UPDATE****5:56**

Council will review the status of the leaning wall project, and if a change order is available by the meeting date, may approve same.

Ms. Gallagher explained that the structural engineer, Core Structure Group, is claiming that the work done by the contractor, Elite Performance Group, was not in accordance with the plans, and that additional work is now needed in order to stabilize the leaning wall. Elite Performance Concrete has provided a quote of nearly \$12,000 for forming and pouring additional bond beams and forming and pouring behind the rails.

Town Engineer Richard Aldridge of Shepard Wesnitzer was present, and Mayor Currier asked him if the wall is safe.

Mr. Aldridge said that he has recommended from the beginning that the wall be removed. He said that he did not see anything in the original contract about putting in rebar, so he is not sure what the contractor agreed to build – he excluded quite a few things. The bond beam he put up, Mr. Aldridge said, was not per the plan. Core Structure Group noted this, and said that, now, additional work is needed. "Perhaps Barry Wolstencroft could tell us everything that's been done," he said, adding that he himself was not involved with the construction phase. "Why not?" the Mayor asked. Mr. Aldridge said that he was not asked to do any of the inspections and was under the impression that Mr. Wolstencroft would be taking care of those.

Councilmember Stewart said that the wall has been filled with concrete, and that the only thing that was questionable was the use of railroad ties instead of the steel beam. This all needed to be done with special inspections. Core Engineering said they would send a special inspector out, he said, and they did so twice.

Mr. Aldridge said that the bond beam was part of the original design, and the contractor did not install it according to the plan. Councilmember Stewart said he could have continued the beam but it would do nothing except "add a couple of thousand unnecessary pounds to the wall." Mr. Aldridge said that he has only one inspection report from Core Engineering dated 9/17/15. It was for the rebar installation. Councilmember Stewart said that he was sure the inspector had been out twice, however he was not present both times. Mr. Aldridge said that he cannot validate that concrete was poured into the wall, and from what he can tell, the contractor did not do what he was supposed to. If the cells are hollow, Mr. Aldridge said, then the top of the wall could still fall down.

Councilmember Stewart said that, per his understanding, the contractor poured that concrete, and the special inspector was there and would have seen the rebar in place and the cleaned out columns. The special inspector took photos.

Mayor Currier asked Councilmember Stewart to find out the dates the special inspector was there. Mr. Aldridge stated that Mr. Wolstencroft could have done the inspections himself. "If there is no record of the inspection, it won't do us any good now," the Mayor said. "The last time we talked about this there was another report that we had never received which included new drawings."

Ms. Gallagher clarified that, when she, the Mayor and Councilmember Stewart were on site with the contractor and engineer from Core Structure Group, the engineer kept referring to a second set of drawings which they now acknowledge they never provided to us.

"If they can't be relied upon for a second set of drawings," Mayor Currier said, "how can we believe that they didn't do a second inspection and lost that paperwork also?" He asked "Isn't Shepard Wesnitzer responsible for any of this?" Mr. Aldridge responded by saying that the contractor was wrong to change the plan on his own.

Councilmember Stewart said, "You're saying these aren't filled cells, however they are. They didn't take the cap off of the original one, it had its natural brick cap on it with no hole in it."

Mr. Aldridge referred to the bond beam again, saying that it is important because it holds the entire thing together.

Ms. Gallagher noted that the change drawing has asked for 32 pins, and the contractor is proposing to instead pour cement in the gap behind the rails. Mr. Aldridge said that it would still require the pins. "If the walls have been filled with concrete," Mr. Aldridge asked, "why can't Elite put in the 32 pins? ... Coby from Elite Performance Concrete has stated that he cannot find the washers for the pins. It took me two minutes to find the tapered washers online."

	<p>Councilmember Vander Horst noted that the quote from the contractor "seems to be an essay as to why this isn't his fault. I feel like he's frustrated with us."</p> <p>Councilmember Stewart asked Mr. Aldridge if he feels the wall is safe. "No," he replied, "due to the weight and the lean of the wall." Mr. Stewart asked what could make it fall. "Wind is a huge factor," Mr. Aldridge said.</p> <p>Councilmember Stewart said once again that they had filled the hollow walls. Mr. Aldridge responded by saying he has no proof that the walls had been filled. Core Structure Group has said that Elite Performance Concrete didn't build per their plans.</p> <p>Vice Mayor Freund asked why 32 pins would be required. Mr. Aldridge said that he believes that the rails that were used have less strength than the steel beam that was specified. "I won't certify this," he said. Councilmember Vander Horst opined that it's not fair to ask Mr. Wolstencroft to certify it either.</p> <p>Councilmember Stewart said that the special inspector should have a report that said he saw that rebar installation and the concrete being poured. Mr. Aldridge said that if that report could be produced, then he'd be good with it.</p> <p>Mayor Currier asked if we can somehow find out about the second inspection and who ordered the inspection. He added that Core Structure Group has lost his trust. Councilmember Barber agreed, saying, "You lose the plans, you lose the inspection, you lose our trust."</p> <p>Mr. Aldridge said that he would contact Core about the second inspection. Councilmember Stewart said that they inspected the same day that the buttresses were poured. Mr. Aldridge said that he would like to resolve this also.</p> <p>It was generally agreed that no further work should be done by the contractor until we have additional information.</p> <p>Mr. Aldridge said again that the contractor shouldn't have proceeded without the plans, and that the contractor should be able to provide the dates of the inspections.</p>
ITEM #5:	<p>ADJOURNMENT</p> <p>Upon motion by Vice Mayor Freund, seconded by Councilmember Vander Horst and unanimously approved, the meeting was adjourned at 6:30 p.m.</p>

Edited by Town Manager/Clerk Candace Gallagher from minutes taken and transcribed by Deputy Town Clerk Joni Savage.

APPROVE:

ATTEST:

Lew Currier, Mayor

Candace B. Gallagher, CMC, Town Manager/Clerk

Date: _____