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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, APRIL 11, 2017, AT 7:00 P.M.

<b>ITEM #1:</b>	<b>CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE</b> Mayor/Chairperson to call meeting to order. Town Clerk to call and record the roll.  <i>Mayor Vander Horst called the meeting to order at 7:04 p.m.</i> <i>Town Manager/Clerk Candace Gallagher called roll. Present were Mayor Vander Horst, Vice Mayor Kinsella, Councilmember Barber and Councilmember Currier. Councilmember Bachrach was present telephonically.</i> <i>Other staff present were Kyle Dabney, Zoning Administrator and Joni Savage, Deputy Clerk.</i>  Mayor or Mayor's designee to lead the Pledge of Allegiance.  <i>Mayor Vander Horst led the pledge.</i>
<b>ITEM #2:</b> 7:05	<b>STAFF AND COUNCIL REPORTS</b> Written staff reports by the Town Manager/Clerk, Deputy Town Clerk, Utilities Representative, Public Works Department, Building Inspector, Library, Municipal Court, Police Chief, and Fire Chief, and verbal reports from Council members regarding their activities.  <i>With reference to the Town Manager's report:</i> <ul style="list-style-type: none"><li>• <i>Councilmember Barber asked about Ms. Gallagher's meeting with Verizon regarding their wish to locate small cell sites in Jerome, noting that we already have cell towers on Sunshine Hill. Ms. Gallagher said that the small cells that Verizon would like to install are smaller and must be situated closer together, and are not as powerful as the larger cell towers. "I live in the Gulch, and Verizon works fine," Councilmember Barber said. "I see no need to have more cells, and I am just concerned."</i> <i>Mayor Vander Horst noted that there is legislation pending (possibly passed) whereby the State can dictate where cell towers are allowed, and there will be nothing we can do about it.</i> <i>Councilmember Currier recalled that Clarkdale Mayor Doug Von Gausig has been opposed to that legislation, and Mr. Currier added that he would not want to see Verizon using the flagpole (which was one of the potential sites mentioned).</i> <i>Mayor Vander Horst and Ms. Gallagher said that this would likely be on a future meeting agenda.</i></li><li>• <i>Ms. Gallagher noted that the audit is complete and it went fairly smoothly. We should have it presented by mid-May, she said.</i></li><li>• <i>Councilmember Currier asked about the progress of hiring a public works crew member. Ms. Gallagher replied that we have accepted some applications, but there has been no "stand out" applicant yet. We are keeping the position open at this time.</i></li><li>• <i>Mr. Currier also asked about the hiring of a police department clerk. Ms. Gallagher said that the position was recently advertised.</i></li></ul> <i>Mayor Vander Horst reported that he met that day with County Supervisor Randy Garrison. Mr. Garrison has requested a list of equipment and vehicles that we may be interested in obtaining from the County. He added that the County is also concerned with saving historic buildings, and he will talk more about that later in the meeting.</i> <i>Vice Mayor Kinsella referenced Chief Muma's report, noting that he is seeking approval to sell a vehicle that had been obtained with RICO funds. "Can we do what</i>

	<p>we need to do to get rid of a car?" the Vice Mayor asked. Ms. Gallagher said that it will need to be on a Council agenda. Mr. Kinsella then asked about auctioning other vehicles that are at the Town Yard. There was some discussion amongst Council regarding some of the vehicles presently there.</p> <p>Councilmember Currier noted that Marty Boland is doing very well on his monthly reports, particularly regarding the regulators.</p> <p>Mr. Currier also noted that he is worried about the sexual assault that took place, as noted on the police report, and wanted to know more. Vice Mayor Kinsella stated that, due to HIPAA regulations, the information in the report is all that can be disclosed.</p> <p>Council expressed their appreciation for the more complete format of the report submitted by Librarian Kathleen Jarvis.</p> <p>Mayor Vander Horst noted that Ms. Tovrea's utility report indicated that there were 27 shutoff notices, which seemed high. Ms. Gallagher said that is not unusual.</p> <p>Mr. Vander Horst also noted that there was a bad debt listed of \$1,100, and asked if we have sent those debts to collections. Ms. Gallagher said that we have not yet found a collection agency that's been feasible to work with. For small debts, it would cost too much to collect them.</p> <p>Councilmember Barber noted that this had been discussed by Council during budget sessions, which is why we write off bad debt.</p> <p>Ms. Gallagher noted that staff does make an effort to collect debt.</p> <p><b>Motion: Councilmember Barber made a motion to accept the staff reports.</b> It was seconded by <b>Councilmember Currier.</b></p> <p>The <b>motion passed, 5-0.</b></p>
<p><b>ITEM #3:</b> 7:15</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. Mr. Dabney's report at this meeting will include the final draft of the revised General Plan as compiled by the General Plan Steering Committee.</p> <p>Mr. Dabney reviewed his report which was included in the meeting packets, and noted that the General Plan revision is complete. He just needs to add the drawings and maps.</p> <p>Councilmember Currier referred to a specific item on Mr. Dabney's report regarding the gas station: "Contact made on 4/3 and owner agreed to complete demolition of building." "Does that mean he is tearing it down completely?" Mr. Currier asked.</p> <p>"No," Mr. Dabney explained. "He is just going to take off the extension. So far he hasn't done anything." He said that he has not yet moved forward with enforcement measures for this property (as well as the Flood House and Tamale Ladies house) due to discussions he has had with the Town Attorney, Mayor and Manager.</p> <p>Mr. Dabney also reported that his work on hazard mitigation (earthquake and landslide profiles) is nearing completion, and he would like to obtain grant funding for district signs, along with implementing the NAU parking study recommendations.</p>
<p><b>ITEM #4:</b> 7:20</p>	<p><b>COUNCIL MEETING MINUTES</b></p> <p>Open session minutes: March 14, 2017</p> <p>Following a brief discussion,</p> <p><b>Motion: Councilmember Barber made a motion to approve the minutes of March 14, 2017.</b> It was seconded by <b>Vice Mayor Kinsella.</b> The <b>motion passed, 5-0.</b></p> <p>Closed session minutes: January 31, 2017</p> <p><b>Motion: Councilmember Currier made a motion to approve the closed session minutes of January 31, 2017</b> and It was seconded by <b>Vice Mayor Kinsella.</b> The <b>motion passed, 5-0.</b></p> <p><i>*If necessary, Council may enter into executive session, pursuant to A.R.S. § 38-431.03 (A)(3), for discussion of records exempt by law from public inspection.</i></p>
<p><b>ITEM #5:</b> 7:21</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</p>

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.

**Jane Moore**, a Jerome resident and member of the General Plan Steering Committee, said that she hoped Council would enjoy the General Plan report, and noted that the Committee met Council's deadline for that. She added that the Town of Clarkdale took three years to revise their plan.

Ms. Moore also expressed her objections to cell towers in Jerome, and said that they are "visual clutter." She objected to the State dictating to us that we must allow them and said that she "hopes we won't roll over and just do it."

Mayor Vander Horst noted again that any decision by Council regarding the cell towers would take place at an open meeting. He thanked Ms. Moore and Suzy Mound (who was also in attendance) for moving the General Plan along.

**Tim McClellan**, a resident of Jerome, began by saying that he has lived here since 1995, once served on Council and has always loved this town. He informed Council that he was approached by a production company to host a home show. He pitched them the Jerome concept and coined it as "Boom Town Builder," the concept being that these towns boomed and grew to an immense size in a short period of time. There is a "unique environment of homes" here, he said. "Some are alive and going strong and some are in disrepair." HGTV loved the idea of a show about restoring the homes in our small town. The pilot is a half-hour show, and they want to see one makeover. If it goes well, he said, there would be a series of 12 more episodes. They are starting with the middle apartment at Allen Muma's home, as "it's got a good backstory." Most of the filming and storytelling will be done inside the building.

"We're way behind," he said. "The reason I'm coming at this late date is because the folks out there in the rest of the world don't know how we function." He said that he just wanted everyone to know that they are moving forward with this, and that, hopefully, it will get picked up and they can do many homes in Jerome. They are set to begin on Monday, he said.

Vice Mayor Kinsella noted that there is a permit process. Mr. McClellan acknowledged that they will need a permit to film outdoors, but not inside the home.

Ms. Gallagher said that she had spoken with someone involved with the production about the film permit. He had been concerned about the daily fee involved, and felt that it would not be feasible for them. She asked Mr. McClellan if that had changed.

Mr. McClellan said that they will be filming over a six week period, but the shots around town would only take two or three days. "The fact that we're filming inside, it is feasible financially for us to do," he said.

Councilmember Currier asked, "Does this operation come with trailers and food service trucks?"

Mr. McClellan said that it is not a big production. The crew from LA is three or four people, and they will be hiring locals for everything else. There will be some impact he added – a dumpster will be set up.

"It sounds great," Councilmember Currier said.

Mr. McClellan noted that they are looking for some local people to help out.

**PRESENTATIONS**

7:32

**ITEM #6A: WATER AGING STUDY RESULTS**

Hydrologist Kristine Uhlman will present the results of a Carbon 14 analysis of Jerome's water supply.

Ms. Uhlman recapped the information she had presented during her last visit here regarding Jerome's water and its age. The water we are drinking now fell prior to 1950, she had told us then, and the precipitation contributing to the ground water recharge was most likely snow, so as long as there was snow on Mingus Mountain, our water supply would be okay. When she was here last, we had been experiencing reduced flows at the springs, but now the flow volume has returned to robust numbers. Following her last visit, a sample was taken from Allen Spring to measure Carbon 14.

Ms. Uhlman explained that "recharge" means that water that falls on the land surface seeps through the ground and recharges the aquifer. The water travels through fractured rock (limestone), and the mountain acts as a huge reservoir. Water is held in the fractures and then, over time, the recharge builds up and fills the aquifer with water that then drains out the bottom. The water at the bottom is the oldest water.

The age of our water is a measure of how rapidly it moves through the rock. Our rocks have a lot of fractures, and there is a great deal of variability in those fractures. The limestone dissolves with contact with acidic water. Rainfall could have a pH of six or seven, which could form collapse features, and that would allow water to move through the rock more rapidly. Over time, these collapse features form caves.

Ms. Uhlman explained that, if water moved through the rock at the rate of a tenth of a foot per year, it would take about 140 years for snowmelt to make it all the way down to the bottom; but, if we it moved at the rate of three feet per day, it would take just a little over a year. We know from our original isotope work, she said, that it is slower than that. The previous testing showed us that the precipitation fell at least 65 to 75 years ago (before 1950). But Council wanted to know how long before, so we began working with Carbon 14.

Ms. Uhlman explained the "Darcy Equation," which "has everything to do with groundwater."  $Q$  (discharge) =  $K$  (characteristics of aquifer)  $I$  (the gradient or head of water above the spring)  $A$  (the area of discharge). When we look at our springs, she said, "A" does not change and "K" does not change, but the elevation of the groundwater does change. When the elevation of groundwater is higher, you get more flow. "Basically," she said, "you can say that discharge is directly related to the head of water above the springs. That's why, over the season, you'll see a change in flow through the springs because there is changing elevation of the water table in the mountain."

Regarding the drop in flows that we experienced, she said that, initially, she thought that it could have been due to a well intercepting the flow before it came to us. Now, however, she believes that there was seismic activity right before the level dropped. There had been a 4.2 earthquake near the Grand Canyon, and that could have been enough to cause the flows to drop dramatically. She believes something was plugged.

Ms. Moore asked if years of drought could have contributed to the drop in flows.

"No," Ms. Uhlman replied. "It was too rapid of a drop. When you look at precipitation over that time period, there wasn't much change in precipitation. This could not be due to drought. I believe the system recovered once there was enough head above that blockage that it pushed the thing through."

Councilmember Currier asked if we can expect the high flow levels to continue.

"No," Ms. Uhlman said. "It will go back to whatever is normal. This is tied to the snow melt."

She then explained carbon dating in some detail. Our air is made up primarily of nitrogen. Nitrogen 14 becomes Carbon 14, which is radioactive, when then decays and becomes nitrogen again. She can measure how much Carbon 14 is in the water and determine when the rain fell. She has done a lot of Carbon 14 age dating across the State of Arizona. In Tucson, she said, they dated the water to 10,000 years old. South of Queen Creek, they found water 12,000 years old. "What this means for communities like Tucson and Phoenix," she said, "is you need to think of the water as a checking or savings account. In that savings, you have a bunch of water, but as you use it, you lose it. Tucson water is not being recharged."

Ms. Uhlman went on to say that, in Jerome, the recharge is based on snow melt and, based on the tritium date, the precipitation fell before 1950. The Carbon 14 data shows that it is no more than 300 years old. She explained that they had to estimate, because the error factor allowed for the water to be as young as 20 years old or as old as 300. Because they already had the tritium data, she said, they knew it had to be at least 65 years old. "The reason we don't have a more specific date," she said, "is because we had to estimate how much calcium carbonate was dissolving. ... If the rock was relatively tight, the water could be 140 years old."

She explained further. "We can look at precipitation data from Yavapai County from 1900 and we know the water is older than the 1950s," she said. She googled "tree ring data" for Mingus mountain and found a report funded by SRP and conducted at the University of Arizona. A tree ring can tell you how wet the year was. They were trying to

understand how sustainable the stream flows were throughout Arizona. They looked at the precipitation data going back to 1900 and correlated it to the tree ring data, which dates back to 1750. Tree rings are wider in periods of greater precipitation.

"In 1950, we can see the drought," she said. "The water we're drinking today in Jerome most likely fell sometime between 1800 and 1900. I can't say exactly when it fell, but I can say it is no more than 300 years ago. What you have in your aquifer is a reservoir of water being stored, and it is not evaporating. As long as there is snow and nothing clogs those cracks, you will have sustainable water coming out of your aquifer."

Ms. Uhlman also spoke about the bubbles in the water that Jerome had recently experienced, and said that it was due to the cold temperature of the water, which does not allow the bubbles to escape. We should not see that in the summer, she said.

Ms. Uhlman went on to say that she was very happy with the results, because if we had young water, it would mean that the precipitation would immediately impact the water supply and if there was a long draught we would run out of water. If we had very old water, that would mean that we have only very old water. "I believe 300 years is good," she said. "The water has been recharging the aquifer over the past 300 years. When looking at the tree year data, the only thing dramatic was the great drought in the 1950s." She stated again that, as long as there is snowfall on Mingus Mountain, we will have water.

Bryce Wood, a Jerome resident, mentioned the 90 miles of mine shaft and tunnels below ground, and asked whether the low flows could have had something to do with a mine shaft opening up.

Ms. Uhlman replied that, if a mine shaft had opened up and the water drained out, we wouldn't have had the recovery that we've seen. If there had been no recovery, she said, she might have speculated that a mine shaft had opened up or perhaps a well. "We won't know for possibly another year, when you look at the period of record and when we see how the flow rates correlate to the peaks of precipitation," she said. "We won't know if there was further damage that could be draining the aquifer more rapidly. But right now, we're in good times."

Ms. Moore recalled that there had been a drop in flows in 2003 and 2004, and asked if the 1950s drought was possibly reflected there.

"No, not really," Ms. Uhlman replied. "What most likely happened is that, when you look at the water that has filled up your aquifer, probably nothing went in the aquifer during the 1950s. The flow rate is the direct response to the top elevation. That dictates what flow is."

"Then a drought would be reflected right away?" Ms. Moore said.

Ms. Uhlman concurred. "If you track the flow rates and precipitation, you should be able to correlate when there was recharge. Some communities with this type of aquifer will do tracer testing, which uses a dye and measures how long it takes to come out. It wouldn't work here, because it would take a couple of hundred years. So - good news, you don't have old water, but if you have a sustained drought the volume of water being discharged would be quite low. It might be that when the water level gets below here (she pointed to an area on the slide) there wouldn't be enough head to push the water out of the springs. We don't know what the elevation is that could result in such a low flow that you wouldn't have sustainable water. If there is a long-term drought, the volume of flow will get less and less until it's recharged. The drop in flow that we saw was most likely due to plugging or some rock fall that trapped the water, and once there was enough recharge, it just pushed that rubble out of the way."

Ms. Uhlman said that an area hydrogeologist has asked for a copy of her report, but she will not give it to him unless it comes from the Town. She said that she would like permission to take her draft report from October 29<sup>th</sup> and add this additional text, put it into a full report and then stamp it with her geological license. Whenever anyone asks for a copy, she can refer them to the Town.

Councilmember Currier made a motion to authorize that, and Mayor Vander Horst seconded it, but no vote was taken.

Ms. Uhlman asked if she should send another draft before making her report final.

Mayor Vander Horst said that he didn't think that would be necessary. He asked if we have a realistic estimate of what our flow rates are right now at all the springs.

Tyler Christiansen, an employee of Contract Wastewater, said that Copper Chief was around 500 to 700 gpm in February, and Walnut is at around 120 gpm.  
Ms. Uhlman said that the flows will gradually decline, and Mr. Christiansen agreed that this is happening.  
Ms. Uhlman said that we won't know the exact flow until summer. She added that putting in a small well would be a way to monitor and measure the flows and at what elevation the flows change.  
She then thanked everyone for this opportunity and said that it had been a joy for her.

8:14

**ITEM #6B: EARTHQUAKE VULNERABILITY**

Zoning Administrator Kyle Dabney will present a summary report regarding hazard mitigation for earthquakes in the Yavapai County area and Jerome's vulnerability with respect to same.

Mr. Dabney presented his report regarding Jerome's vulnerability with respect to earthquakes. On a scale of one to five, he said, our score was 3.55. We are not the most vulnerable, because we sit on solid rock rather than soft soil. In addition, Jerome has a strong community resilience. He learned, through interviewing people here, that the most recent earthquake felt in Jerome was in 1985.

Ms. Uhlman commented that she feels that Jerome's water supply is extremely vulnerable to any seismic activity, and said again that the 4.2 earthquake that occurred in the Grand Canyon area may have contributed to the reduced flows we have experienced.

Mr. Dabney thanked Ms. Uhlman for that insight, and invited questions.

Vice Mayor Kinsella commented that it was a good report.

Councilmember Currier recalled a slight tremor which occurred 35 or 40 years ago, and said "I'm not convinced that we would get moved too much."

Mary Beth Barr, a resident, asked about faults throughout the Town.

Mr. Dabney responded that there is a fault north of Clarkdale and it is very pervasive.

Ms. Uhlman noted that the entire state of Arizona has faults all around the plateau. Every valley has many faults, she said.

Ms. Moore noted that the Verde Fault that goes right through Town.

There was brief discussion regarding the 1936 slide and the recent slide.

Vice Mayor Kinsella recalled that there is an earthquake meter at the State Park, and suggested that Mr. Dabney look into that.

ITEM #7

**UNFINISHED BUSINESS**

8:25

**ITEM #7A: PUBLIC HEARING AND ADOPTION OF RESOLUTION: USE OF CDBG SPECIAL PROJECT FUNDS**

Council will conduct a second public hearing regarding the use of \$300,000 in FY16 and/or FY17 federal CDBG funds from the State Special Projects (SSP) account. The potential project is owner-occupied housing rehabilitation. Following the hearing, the Town Council may select the project for application and adopt **Resolution 553, "Authorization to Submit Application and Implement CDBG Project."**

Mayor Vander Horst opened the public hearing regarding the use of CDBG funds for owner-occupied housing rehabilitation.

No members of the public came forward.

The Mayor asked Ms. Gallagher to provide some information about this. She explained that, for the prior round of housing rehabilitation funding, there were 17 qualified applicants. It appears that, with the first round of funding, we will be able to complete all but eight properties. We could possibly complete those last eight rehabs with this additional funding.

Councilmember Barber expressed her support for the program, and said that it is wonderful to help low-income rehabilitate their homes. "It's a great, great program," she said, "and I think it would be atrocious if Donald Trump takes this away."

"It looks like it's gone," Mayor Vander Horst said, and closed the public hearing.

**Motion:** Vice Mayor Kinsella made a motion to approve **Resolution #553**. It was seconded by Councilmember Barber. The **motion passed, 5-0**.

8:31

**ITEM #7B: HOTEL JEROME UPDATE AND FUNDING**

Councilmember Bachrach will present an environmental update regarding the Hotel Jerome. Council will discuss options and funding for roof repairs, and may approve **Resolution 554, "A Resolution Authorizing and Supporting an Application for a Rural Business Development Grant to Finance Improvements at the Hotel Jerome."**

*Councilmember Bachrach talked quotes he has received for work on the Hotel Jerome. The low quote for removal of the asbestos roof was \$11,000, which surprised him. The quote he received for installation of a steel staircase was \$7,000, which includes six flights of steel railing, painted and installed. He also has a quote for an environmental study, which will include asbestos content and lead based paint, but not mold.*

*He added that he has received two letters of support from members of the Artists Co-op for the USDA grant funding, and will forward them to Ms. Gallagher.*

*Mr. Bachrach commented that the more he works on this, the more plausible it seems. He has met with 10 or 12 contractors, and "everybody is happy to talk to us." Surprisingly, he said, none of it has been overly expensive.*

*Vice Mayor Kinsella noted that he will be talking to someone from APS regarding the dropping of the power line when we go to crane.*

*Mayor Vander Horst asked Councilmember Bachrach if he was comfortable with the \$11,000 quote to remove the asbestos. He replied that he was, and noted that the bid came in \$7,000 below the contractor he would otherwise have chosen. He explained that they cut out another small square of the roofing material, and found that the tar used to put the felt down is crumbly, and really has no adhesion. The contractor told him that "that makes all the difference in the world."*

*"The worst case is not as expensive as we had anticipated," Councilmember Bachrach said. "Transportation and disposal costs some money. All of these quotes are with the Town covering the cost of the crane, which should be one day."*

*Ms. Uhlman asked if disposal was included in the quote. Mr. Bachrach clarified that the quote includes both transportation and disposal.*

*Councilmember Currier asked if the quotes have a deadline. "They're willing to work with us," Councilmember Bachrach replied.*

*Vice Mayor Kinsella commented that the bidding process has to be "apples to apples" and we have to get at least three bids. "It is all being done the way it's supposed to be," he said.*

*Ms. Gallagher noted that Chloe Van Hoose and Isabel Rollins of NACOG have offered to assist with the grant application, and Ms. Van Hoose is donating her time for that. They are beginning the application, she said, and we need to get support letters from some of the Co-Op members and another business.*

*Councilmember Bachrach noted that job creation or job retention is an important criteria in justifying this grant.*

*Ms. Gallagher said that this is a Small Business Development Grant. The application must be received in Phoenix by 4:30 p.m. on April 28. She invited anyone present to submit a letter of support.*

*Councilmember Bachrach said that Rex Peters wanted us to note that there are 35 hard-working artists that want to keep the Hotel Jerome in good condition and keep it going.*

*Mayor Vander Horst commented, "We don't want to keep it in good shape, we want to get it in good shape."*

*Councilmember Bachrach agreed, and added that he feels that our tenants are being quite patient. "The idea is to stop the degradation," he said.*

*Councilmember Currier said that, if we could open up more office space on the second floor, that should generate more jobs.*

*Ms. Gallagher noted that the timing of the project will depend on the grant timing.*

*Councilmember Currier questioned a phrase in the Resolution which stated that the Town "intends to commit whatever resources may be required" to complete the project. "Does that mean all our cash reserves?" he asked. This was discussed briefly*



and it was noted that it states our intent, not our guarantee. "They want to see that we are committed to this project," Ms. Gallagher said.

**Motion:** Vice Mayor Kinsella made a motion to approve Resolution #554, "A Resolution Authorizing and Supporting an Application for a Rural Business Development Grant to Finance Improvements at the Hotel Jerome." The motion was seconded by Councilmember Bachrach, and **unanimously approved.**

ITEM #8

**NEW BUSINESS**

8:47

**ITEM #8A: PRESERVING OUR HISTORIC BUILDINGS**

Council will discuss ways in which the Town might help property owners preserve their historic buildings. Discussion may include recommendations for changes to the Town Code.

Vice Mayor Kinsella, who had co-sponsored this agenda item with Councilmember Bachrach, began by saying, "We lost the Cuban Queen, and part of that had to do with poor maintenance. One of the things I want to be on record stating is, when somebody lives in Jerome and acquires property, they are a guardian of the history. You have to assume that it will cost you more money for maintenance and you have to do your due diligence to preserve and protect the property. ... In my opinion that didn't happen at the Cuban Queen."

He noted that there used to be three bordellos in Jerome, and now there is only one left. "Jerome is based on history," he said, "and when you come to this town you are a caretaker to that, and you should take that damn seriously. Future generations are going to come here. ... If we fail at ensuring that, we've failed miserably."

The Vice Mayor said that the Town needs to be more user friendly and find a way to facilitate those who are willing to spend the extra money to refurbish old structures with the history in mind. He suggested that our ordinances could have more "teeth," and added, "we're the guardians, and I don't believe we're doing the job very well."

He noted that, as the Zoning Administrator has said, we have two more historic structures that are facing destruction – the "Tamale Ladies house" and the structure known as the "Mohawk." SHPO (the State Historic Preservation Office) wants to know what's going on with our historic structures, he said, and we need to make sure we do our best to keep our foundations here. We could lose our historical status, he added.

Councilmember Barber pointed out that, in the draft of the revised General Plan, there is a section that reads: "The Town of Jerome should provide informational assistance to owners of historic assets to facilitate their ability to take advantage of the tax incentives provided by the federal government." She thanked the Committee members for their work on the General Plan.

Councilmember Currier said, "There are historical buildings and not historical. How do we decide which is which?"

Vice Mayor Kinsella replied, "Anything built prior to 1953 is contributing."

Councilmember Currier said that he believes that the CDBG funds for housing rehab will help, but he doesn't know how to deal with houses when the owners just simply don't care. "You can't stop them from tearing something down," he said. "I'm at a quandary of what kind of teeth we can have. The only thing I can think of is to help people. I don't know where else to go."

Councilmember Bachrach spoke about a "kinder, gentler building department." "The process for building permits is incredibly difficult," he said. "That's part of it." He said that he would like to think that everybody in Town cares about their property. He recalled when Jerome was considering an ordinance to knock down ruins of houses, because they were considered a risk. "I disagreed," he said. "I feel it's a part of the Town." He suggested that we find out what other towns have done about this.

Mr. Bachrach went on to say that, after the Cuban Queen fell down, there was a letter to the editor from a local that said, "before you start restoring buildings, think very carefully." Mr. Bachrach said that he believes the writer was referring to building a replica, like Tombstone has built replicas of their buildings. "What can we really do?" he asked. "The first thing is to clearly identify buildings that are at risk. ... Do what we can to preserve what's left." He suggested offering free building permits for any structures built prior to 1953, and said, "I'm wholly in support of saving what we've got left. I believe it is incredibly important."



Mayor Vander Horst said that the Town has some responsibility, and spoke of "the road blocks they put in front of people." He commented that, when he first moved to Jerome, he wanted to restore the pump house at the Mexican pool, and it took him over a year to get the permits.

"I don't understand what tied it up so," Councilmember Currier said.

The Mayor replied, "When we got our new building inspector, Barry Wolstencroft, I got my building permit within a week."

At this time, Mayor Vander Horst opened the floor to the audience.

Ms. Moore asked if SHPO still gives out grants. Vice Mayor Kinsella replied that their last granting process here was for the middle floor in the New State Building.

"I know that different buildings here have gotten grants," she said. "You could offer that to buildings like the Mohawk." She spoke about the Verdugo House. The Building Inspector at the time condemned it, she said, and the woman who owned it wanted to fix it up but couldn't do it. When she found out that demolition would cost \$15,000, she sold it for less and it is now being used as a lived-in home. She wondered if the "Mohawk" station would qualify for the CDBG grant. Ms. Gallagher noted that the CDBG funds can only be used for owner-occupied residential properties.

Vice Mayor Kinsella stated that SHPO has no money anymore for grants. "They funded the Nellie Bly restoration and the New State Building," he said. "That was the last of the grants from SHPO."

"Wouldn't they have ideas to save these buildings?" Ms. Moore asked.

"They would definitely help us," Mr. Kinsella replied. "They will expedite the process for us." He said that the Cuban Queen could be rebuilt to look exactly as it did, as long as its footprint does not change. SHPO would then ask the owner to put up a plaque that says it is a duplicate. He added that the reason Tombstone is always in trouble is because they don't want to spend any money on a plaque. "It is quite doable," he said.

Mr. Dabney asked if the plaque could say that the original bricks were used.

"Yes," Vice Mayor Kinsella replied. "It is basically like a disclaimer. Have a picture of what it used to look like and one showing it now. There are ways to do it."

Councilmember Bachrach mentioned the work done by the Knowltons as a "shining example." "That building was not far from collapsing," he said.

Ms. Moore said, "The Town does have some leverage to tell people to do something with their place, and it would be good to come up with ways to help them."

Mayor Vander Horst asked if the DRB members in the audience would like to weigh in on this.

Brice Wood, a member of the DRB, said, "I find it disturbing that the Cuban Queen fell down. I was hoping to start a conversation on how to accomplish preservation. The obstacles to preservation are frequently money, indifference, and distance. I don't think it is hostility. I think, in general, people feel bad about losing something they own. My gut feeling is to make a list of candidate projects, and contact them in a friendly way. With the cooperation and resources of the Town, maybe find one project to start on." He said that the things he sees addressed are small. What's left are the difficult projects. "I see a lot of spots around town I could identify as low income housing," he said. "I'd like that to be looked at. I don't know how to do it. How does the Town interact with the individual? Perhaps devise a strategy to approach people. Thank you for your thoughts."

Mark Venker, DRB Chair, said, "If the goal is the preservation of the contributing buildings, we have two ways to approach it -- something that would garner an incentive, something positive ... or something that could cause resistance to letting these buildings fall apart." He noted that a demolition permit has to be approved in order for a building to be demolished. He mentioned "demolition by neglect" and said that the Town could intervene to avoid that from happening, or have some type of mentorship program, borrowing skills from people who have been in the industry, "somebody to lead others who might volunteer if the homeowner was obliging." "The question," he said, "is then 'how do we raise the funding, provide labor, or set aside funds for it?' The other option would be fund raising."

Mr. Venker spoke of a "watch list" for vulnerable properties, and agreed with Vice Mayor Kinsella that "the focal point of this Town is to preserve." He added that another

option might be to preserve a structure as it is, and not give people the option to rebuild.

Suzy Mound, a resident, said, "I think that, as a community, we could pool our resources and figure out a way to preserve all of these buildings. Being the owner of a contributing building, I am doing everything I can to maintain my structure." Ms. Mound went on to say that she would like to see "more accountability with our boards when people seek to change or restore an older structure." She brought up the restoration of a historic garage on the property next to hers, saying "they didn't restore it ... they changed it. ... What they did was a travesty." She added that she feels that today, we have a "much greater resource pool of expertise," and, if that project were proposed today, it would not be approved. "It's important we work together and keep our history," she said.

Mary Beth Barr, a resident, spoke of restoring the Miner's Shack. It took two years to get all of the permits, she said. She was told that it was a contributing structure to Jerome and that she needed to restore it. She loves old houses, and wanted to do that, she said, but, unbeknownst to her, her contractor came to Town Hall and tried to get it torn down. Fortunately, the Town said no to that, and that it had to be rebuilt. "In my experience, there were checks and balances," she said. "On these contributing structures, when there is a sale, if the Town has restrictions and regulations, when someone is purchasing it they get the property knowing what the expectations are, and that someone is overseeing what's being done." She added, "If buildings are condemned and the owners don't have the resources to fix them, maybe the Town could buy them."

Chad Hembrough, a resident, talked about the Mohawk station and the value of it as it is now. To him, he said, it is a "Welcome to Jerome" building, and he thinks it serves a purpose just the way it is. He would not like to see it changed. "A shop or something else might be great there," he said, "but also it would affect the people living there." With respect to the Knowltons' renovation, he said, "It was the four cement walls, and now people look at it for a different reason, or it draws no attention at all. It would catch your attention when you came into Town. I see the rubble disappearing, and that was something that drew me to Jerome." He questioned whether a lot of affordable housing is necessarily a good idea.

Mayor Vander Horst asked for discussion by the Council.

"I believe we're doing fine," Councilmember Currier said. "Most of the people in Town try to do the best that they can with their property. It's easy to maintain a house when you're on the upswing, but when you're on a downswing sometimes it ain't that easy. I think the process should be easier and flow more smoothly. I don't think we're doing too badly."

Councilmember Bachrach asked, "Can we put together some kind of a directive to try and encourage people to come to the building department? Remove the resistance and make it less intimidating. ... We're all heartbroken about the Cuban Queen. Perhaps we should have had a discussion before its demise." He expressed appreciation for Building Inspector Barry Wolstencroft, and said that he does not feel that a building permit "should be a money maker for the Town."

Councilmember Currier agreed.

Councilmember Barber commented, "Not when they're trying to restore it."

Mayor Vander Horst said that he appreciates everyone's comments, however he doesn't think we're doing enough. "I don't know how I'd feel if another Cuban Queen occurred because we didn't do anything," he said. "I would like to see our Zoning Administrator come back in 60 days with a plan that could include ordinances."

Mr. Dabney said that he is interested in doing that, and that 60 days is enough time.

Councilmember Currier said that he is open to suggestions, "but it's a thorny issue."

Councilmember Bachrach asked about forming a committee, noting that we have the knowledge base.

"That will be part of what we're asking the Zoning Administrator to look into," the Mayor replied. He added that the vocational school in Cottonwood has a construction program, and its students could learn a lot up here.

Vice Mayor Kinsella commented, "If the Town Council can figure out how to come up with the money to save a wall on Main Street, I think they can come up with monies to

	<p>save a building. The other thing is that we need to be user friendly, and in the past, we haven't been. The last thing is a Restoration Tax. Visitors to a historic town pay it, and it is then put into a restricted fund."</p> <p>Mayor Vander Horst said that the County is doing something like that. On every land transaction, they are charging a \$125 restoration fee that goes into the fund. The County takes structures over before they fall down. "I am not recommending that we condemn anything," he added.</p> <p>"Instead of talking condemnation," Councilmember Bachrach said, "wouldn't it be nice if the Town could come up with funds to help someone who lives here? ... In a couple of years, you could have the money in the bank, and we could offer residents the ability to apply for a grant to stabilize their building."</p> <p>Referring to his earlier comment regarding a restoration tax, Vice Mayor Kinsella clarified, "I am not a fan of tax, but I was using that as an example that's been done on the East coast, and it works."</p> <p>Andrew Pardiac asked how that tax would be collected.</p> <p>"I don't know," Vice Mayor Kinsella replied. "I was doing research on the East Coast and how they were achieving their goals. And, as we heard tonight, Yavapai County is now doing something like that."</p> <p>Mayor Vander Horst said, "We'll let Mr. Dabney lead us in that direction." He thanked everyone for their input.</p>
<p>9:49</p>	<p><b>ITEM #8B: BUILDING AND FIRE INSPECTIONS FOR BUSINESS LICENSES</b></p> <p>Council will review the procedures set forth in the Town Code regarding inspections required in order to obtain and renew business licenses. Discussion may include recommendations for changes to the Town Code.</p> <p><b>Motion:</b> Vice Mayor Kinsella, who had sponsored this item, made a motion to <b>remove Item #8B: Building and Fire Inspections for Business Licenses</b>. It was seconded by Councilmember Currier. <b>The motion passed, 5-0.</b></p>
<p>ITEM #9 9:50</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 Bachrach said that he is excited about the work on the Hotel Jerome.</p> <p>Councilmember Barber said that she would like to talk about sustainability at the next Council meeting – a "dark sky" ordinance and reclaimed water/rainwater harvesting.</p> <p>Mayor Vander Horst said that he would like a discussion in two or three months about the current requirement that department heads live in Town.</p>
<p>ITEM #10</p>	<p><b>EXECUTIVE SESSION</b></p> <p>Council may enter executive session, pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(4), to discuss with the Town Attorney a Notice of Claim filed by former employee Roy Shelly.</p> <p><b>Motion:</b> At 9:52 pm, Vice Mayor Kinsella moved to <b>go into Executive Session</b>. It was seconded by <b>Councilmember Barber</b> and <b>unanimously approved</b>.</p>
<p>ITEM #11</p>	<p><b>ADJOURNMENT</b></p> <p>Upon <b>motion</b> by Vice Mayor Kinsella, seconded by Councilmember Barber and <b>unanimously approved</b>, the <b>meeting was adjourned at 10:00 p.m.</b></p>

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

APPROVE:

ATTEST:

\_\_\_\_\_  
Frank Vander Horst, Mayor

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

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