



Founded 1876
Incorporated 1899

TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

MINUTES

REGULAR MEETING OF THE JEROME TOWN COUNCIL JEROME CIVIC CENTER - 600 CLARK STREET - COUNCIL CHAMBERS TUESDAY, DECEMBER 12, 2017, AT 7:00 P.M.

ITEM #1:	CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE Mayor/Chairperson to call meeting to order. <i>Mayor Vander Horst called the meeting to order at 7:00 p.m.</i> Town Clerk to call and record the roll. <i>Town Manager/Clerk Candace Gallagher called roll. Present were Mayor Vander Horst, Vice Mayor Kinsella, Councilmember Bachrach, Councilmember Barber and Councilmember Currier.</i> <i>Other staff present were: Kyle Dabney, Zoning Administrator; Melanie Atkin, Accounting Clerk; Rosa Cays, Customer Service; Allen Muma, Police Chief; 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>
ITEM #2: 7:01	STAFF AND COUNCIL REPORTS Written staff reports by the Town Manager/Clerk, Deputy Town Clerk, Utilities Clerk, Accounting Clerk, Public Works Department, Building Inspector, Library, Municipal Court, Police Chief, and Fire Chief, and verbal reports from Council members regarding their activities. <i>Referencing her report, Ms. Gallagher noted that the Town has received \$50,000 from the Freeport-McMoRan Copper and Gold Foundation to be used for water infrastructure planning. The specifics of the planning will need to be decided on and discussed by Council at a future time.</i> <i>Councilmember Currier noted that he had provided a written report to Council at this meeting regarding sales tax revenues, which calculated how our businesses fared during 2017. "It's important, but not anything to deal with," he said. "It is just a piece of information."</i> <i>Councilmember Barber thanked all the departments and mentioned the increased number of calls for the fire department. She wished everyone Happy Holidays.</i> Motion: Councilmember Currier made a motion to accept the staff reports and it was seconded by Vice Mayor Kinsella. The motion passed, 5-0.
ITEM #3: 7:03	PLANNING AND ZONING AND DESIGN REVIEW MINUTES/ RECOMMENDATIONS/ZONING ADMINISTRATOR'S REPORT Minutes are provided for the information of Council and do not require action. Mr. Dabney reported that: <ul style="list-style-type: none">• <i>He started a census on the district sign project to see how many businesses were interested, and there has been a lot more interest than originally anticipated.</i>• <i>Action has been taking place on nuisance properties, but he needs the ordinances regarding enforcement procedures to be in place quickly. He can't move forward without them, he said. He noted that a lot of his time is taken up by filling out complaint forms and taking photos.</i>• <i>He said that he has had two meetings with interested parties regarding the signage problem for businesses in the business district that don't get high foot traffic, and options presented "weren't really options," so he declined those. He believes that district signs will help, as well as a sign ordinance amendment.</i>

	<ul style="list-style-type: none"> • He requested a review by Council regarding an application presented at the prior night's meeting to the Design Review Board, and what the Board requested of that applicant. <ul style="list-style-type: none"> ◦ A brief discussion ensued. It was noted that the appellant board for Design Review is the Town Council. It was agreed that Council would review the matter at a special meeting to take place at 5:00 p.m. on Wednesday, December 20, 2017. <p>Mayor Vander Horst asked Mr. Dabney if there had been public comments regarding the General Plan, and whether any changes had been made to the draft. Mr. Dabney replied that the draft has not changed, and Council can review the comments and suggestions and make whatever changes they feel are appropriate. The next step in the process, he said, is to bring it to Council.</p> <p>Mayor Vander Horst asked that this be placed on the January meeting agenda¹, and Mr. Dabney said that he would provide the comments and suggestions that have been made by the public.</p> <p>Councilmember Bachrach asked how many nuisance properties there are in town. Mr. Dabney responded that there are around 12 or 13 complaints.</p> <p>Councilmember Bachrach mentioned the possibility of asbestos at the "Flood House," and asked what the owner's response has been. "He can't do anything," Mr. Dabney replied. "He's not going to do anything, hoping that the land will sell."</p> <p>Mayor Vander Horst asked whether the 12 or 13 complaints were all regarding residential properties. Mr. Dabney confirmed that they were.</p> <p>"We have about 126 residences in town, so 10% of the houses in town have had complaints. ... that seems pretty high to me," the Mayor said.</p> <p>Mr. Dabney replied, "Some of this includes abandoned vehicles, that sort of thing. It's all compiled together."</p>
	<p>Mayor Vander Horst said that he would like to address 7A next.</p> <p>Motion: Councilmember Barber made a motion to move Item #7A forward and it was seconded by Vice Mayor Kinsella. The motion passed, 5-0.</p> <p>Item #7A was addressed at this time, but is reflected in the minutes in the order originally agendized.</p>
<p>ITEM #4: 7:20</p>	<p>FINANCIAL REPORTS</p> <p>Budget to Actual reports, vendor ledger and balance sheet for November 2017</p> <p>Mayor Vander Horst asked if there were any questions for the financial team.</p> <p>Councilmember Currier noted that there is a year-to-date deficit of \$47,000 in the Fire Department and asked if the wildlands monies had been moved.</p> <p>Ms. Gallagher replied that the monies were transferred, and that part of the deficit results from the per call payments having been recently made, and PTO time paid out.</p> <p>Mayor Vander Horst noted, "That is also because we don't allocate it as we know we're going to spend it, we just smooth everything across for twelve months," and added, "... but we're going to change that next year."</p> <p>Councilmember Currier also noted that there is \$23,000 in wildlands revenue in the contingency fund. Ms. Gallagher concurred, and explained that some of those revenues were moved to the General Fund, and this is what remains.</p> <p>Councilmember Currier further noted that a lot was budgeted for sewer infrastructure repairs, but so far not much has been spent. Ms. Gallagher explained that a lot of the budgeted expenditure relates to the septic tanks in the Gulch, which we have not done yet. She said that would be done before the end of the fiscal year.</p> <p>Chief Muma commented, "I wanted to say 'thanks.' It's been an amazing change in the last couple of months on our Town's finance end. I had written letters and I was displeased with what had been happening. ... That's all changed and I just think Candace, Melanie, Joni and Rosa are just doing a phenomenal job."</p>

¹ Clerk's note: The advertising deadline was missed, and this has been scheduled for the February 13 meeting.

	<p>Vice Mayor Kinsella and Mayor Vander Horst agreed.</p> <p>Vice Mayor Kinsella asked about the bad debt shown on Ms. Cays report.</p> <p>Mayor Vander Horst said that he believes that this has been accumulating over many years, and thought that, at one point, we were going to write it off.</p> <p>Ms. Gallagher said that she believes that it was technically written off, but remains on the report so that we continue to be aware of it. It does not need to be on the report, she added. It was generally agreed that there is no point in viewing the old debt each month, and that it should be removed from future reports.</p> <p>Councilmember Bachrach asked if any of these properties were still connected to water lines. Ms. Gallagher said that she believes that most of the debtors have left town. Mr. Bachrach noted that, in Flagstaff, the water company places a lien on the property in these instances.</p> <p>Mayor Vander Horst and Ms. Gallagher explained that a recent law makes it illegal for the Town to require payment from the landlord in many circumstances. Only the tenant can be held responsible, and if they skip town, we have little recourse.</p> <p>Councilmember Bachrach said that he has noticed that staff is trying to help people with paying their water bill, and he believes that, in a small town, that is important.</p> <p>Motion: Vice Mayor Kinsella moved to accept the financial reports of November 2017 and the motion was seconded by Councilmember Currier. The motion passed with 4 ayes, 0 nays and 1 abstention.</p>
<p>ITEM #5: 7:28</p>	<p>COUNCIL MEETING MINUTES</p> <p>November 14, 2017 regular meeting; November 14, 2017 special meeting; April 26, 2017 special meeting; Closed session minutes: October 10, 2017</p> <p>Because Councilmember Bachrach was not present at the April 26 meeting, it was decided to approve each set of minutes individually. There were no changes or corrections.</p> <p>Motion: Councilmember Currier moved to approve the Regular meeting minutes of November 14, 2017. The motion was seconded by Vice Mayor Kinsella and unanimously approved.</p> <p>Motion: Councilmember Currier moved to approve the Special meeting minutes of November 14, 2017. The motion was seconded by Vice Mayor Kinsella and unanimously approved.</p> <p>Motion: Vice Mayor Kinsella moved to approve the Special meeting minutes of April 26, 2017. The motion was seconded by Councilmember Currier, and passed with 4 ayes, 0 nays and 1 abstention.</p> <p>Motion: Vice Mayor Kinsella moved to approve the Closed session minutes of October 10, 2017. The motion was seconded by Councilmember Currier and unanimously approved.</p>
<p>ITEM #6: 7:30</p>	<p>PETITIONS FROM THE PUBLIC</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>Henry Vincent, a Jerome resident, thanked the staff and Council for all their hard work. He said that his concern is the commercial parking ordinance which has been discussed by Council. The scope of the change to the ordinance would pertain to buildings that were in existence in 1953, he noted, and asked, "Why the change, and have we thought this through?" He said that the change would seem to discriminate against the nine buildings in the commercial district that were constructed after 1953.</p> <p>"Would the proposal exacerbate the parking issues that are already present?" Mr. Vincent asked. He said that he believes that our water, sewer and trash infrastructure is stressed already, and wonders what impact this change would have on that. He said</p>

that the proposal seems to disagree with many of the components of the proposed revised General Plan.

"I think you will be creating a free-for-all in the commercial district if the parking ordinance is changed," Mr. Vincent said. "It would certainly impact the infrastructure." He quoted the General Plan several times:

"'Let's balance our dependence on tourism with other types of industries.' The General Plan also says 'Encourage water conservation.' I believe that if you toss out the parking ordinance and restaurants come in, that would do exactly the opposite. 'Encourage businesses that can conserve resources.' If we have a bunch of consumptive businesses in the commercial district, it won't do that."

Mr. Vincent referenced the 1980's Zoning Ordinance and General Plan and said that they were well written. "'Economic Goal #4: Acknowledge that the Town can only accommodate a limited number of visitors. Economic Goal #6: Encourage businesses with low water use.' The proposal, from my perspective, conflicts with the General Plan," he said.

Mr. Vincent went on to say, "Conflicts of interest. If you isolate the commercial district and peel out the nine structures built after 1953, the predominant landowner is the Jerome Historical Society, and I think that, if parties to this discussion serve in official capacities with the Historical Society, I would trust that they would recuse themselves from this discussion, and if the discussion will fly on its own merits, then we don't need the largest commercial landowner in town proffering an idea that they would tend to benefit from."

Mr. Vincent concluded by saying again that he feels the proposal conflicts with the General Plan, will add stress to the "already fragile infrastructure," discriminates against the nine existing newer buildings, and is not fair and equitable. He said that it should be studied carefully as it could have a lasting effect on the Town. "I wonder if it would bring another vacation rental-style legal burden upon the community if someone came in and wanted to open another restaurant," he said.

He thanked the Council for allowing him to speak and for their service.

Jane Moore, a local resident, said, "First of all I want to thank you all from the bottom of my heart for your service to the Town. I know I come here and gripe about stuff from time to time, but I want you to know, in all sincerity, I know how much hard work it is, and I really appreciate your service on the Council, and I think you've done a lot of great things. I really appreciate it. I know after 12 years of service on the Council myself -- people chase you around and gripe about whatever it is you're doing. It means a lot to me, I know you care about the Town. I think you've done a great job of re-staffing the Town. Things are doing well. And I appreciate the ability to come and express myself."

Ms. Moore went on to say that, at the November 14 meeting, where cell towers were an agenda item, she had submitted a letter with questions for the Council and copies of articles concerning cell towers and the concerns of exposure. She said that she thinks the 5G technology hasn't been well researched or thought out. "I realize the State is trying to force things on us that maybe they shouldn't be," she said, and asked that her letter and the documents she had provided go on the record. They were not mentioned in the meeting minutes that were just approved.

This was briefly discussed and it was agreed to place an item on the upcoming special meeting agenda for Council to consider amending the November 14 minutes to include those documents.

Chad Hembrough, a Jerome resident, asked, "Is the police department's new vehicle scheduled to be outfitted with department logos?"

Chief Muma replied that it will be, and hasn't been done yet because he has not had the chance to get to it.

Liz Gale, a local business owner, spoke about her Design Review Board experience on the prior evening, when she had requested approval for a new sign at the Mile High Grill.

She said that she had conferred with Mr. Dabney about it, and he had recommended that the sign be approved because of its similar design to another sign in Town, made by the same sign maker and done exactly the same way.

She explained that "there was an unequal application of the Zoning Ordinance," because "what they would like me to do, for the very same lighting issue and a very similar design made by the same sign maker, is to go to the Board of Adjustment for something that had already been approved previously." She added that two of the current Board members were part of the Board that had approved the other sign.

"At this point," she said, "respectfully, I am saying I have a grievance. I am not sure why it is an unequal application of the zoning ordinance. Mr. Dabney was very helpful through the process, but at this point I feel that it is unfair that I should be asked to go to the Board of Adjustment, which I'm not sure is the way it should be done. But I was asked to go to the Board of Adjustment and pay an additional \$200 fee to address something that had been previously approved for another member of the Town. It's not the only example of the lighting that we're talking about. I'm not mentioning specifics because I don't think that's the point. The point is, I would like you to consider that."

Mayor Vander Horst addressed Mr. Dabney and asked if this was the same issue he had mentioned.

Mr. Dabney responded that it was.

Mayor Vander Horst told Ms. Gale that Council will be meeting on the following Wednesday to discuss this issue, and Ms. Gale expressed her appreciation.

Mayor Vander Horst said, "I don't know how far I can go, because we can't discuss this, so I'm going to stop."

Ms. Gale introduced John Alvey, the same sign maker for the other lighted sign in Town, and said that he could answer any questions.

"We can't ask him now," the Mayor said. "We can't discuss it."

Councilmember Currier asked if it would be possible to invite the Design Review Board to the meeting, and the Mayor noted that it will be a public meeting and anyone can attend.

Ms. Gale suggested that Council read the minutes of that meeting to give them an idea of what had happened.

7:45 **** BREAK FOR HOLIDAY FESTIVITIES ****
 Mayor Vander Horst called a recess until 8:00 p.m.

ITEM #7 **PRESENTATIONS**

7:15 **ITEM #7A: COMMENDATIONS**

Mayor Vander Horst will present Certificates of Commendation to Marty Boland, Sean Bauer, Lyle Keith, Garrett Greeneltch, Joe Lazaro and the Jerome Fire Department for their actions in noticing and quickly extinguishing a house fire on Verde Avenue on November 29.



Mayor Vander Horst asked Assistant Fire Chief Ron Chilston if he could explain to the audience what happened and how everybody responded in forty-five seconds or less. Mr. Chilston said, "Sure, it's Jerome, everyone already knows."

He then explained that Joe Lazaro smelled smoke and alerted members of the Town Crew who were working nearby. The crew kept the flames from growing by throwing water from a bucket onto it. "This is what really saved the day," he said. He said that the Fire Department, Police Department, Cottonwood Fire and Verde Valley Fire all responded. "They got it out, found the source of it, and we were very, very, very fortunate," he said. "By and large, a job well done."

Mayor Vander Horst then presented Certificates of Commendation to Marty Boland, Sean Bauer, Garrett Greeneltch, Joe Lazaro, the Jerome Fire Department and the Jerome Police Department "for their quick actions and smart thinking." Lyle Keith was not present to receive his certificate, but it would be provided to him.

"These guys really did save the day," Mayor Vander Horst said, and thanked them again.

ITEM #8
8:03

ORDINANCES

ITEM #8A: SECOND READING: ORDINANCE NO. 432, AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AMENDING CHAPTER 12, "TRAFFIC" OF THE JEROME TOWN CODE TO ADD NEW ARTICLE 12-2, "RESIDENTIAL PARKING"

Council may conduct the second reading of, and possibly adopt, an ordinance requiring parking permits in certain residential areas. (A second reading had been previously conducted on October 10, 2017, and staff was directed to make several changes to the ordinance and bring it back for another second reading.)

Mayor Vander Horst asked Chief Muma to speak about some of the changes he has made in this ordinance. He asked Ms. Gallagher if it had gone before the attorney and she replied in the affirmative.

Chief Muma replied that there were a few changes. The definitions were bolstered, and some of the verbiage was changed. One addition was a statement that Jerome's unique road construction does not conform to the assumptions set forth in the Uniform Traffic Code, and therefore "useable parking spaces may or may not conform to normally accepted standards." "If we did have to use accepted standards," he added, "there would probably be no parking spots in Jerome."

"Originally," the Chief said, "we did include the recommendation of Councilmember Bachrach for all overnight vehicles parked on the street. We took it out because the attorney and staff felt that it would probably be better in a separate ordinance. This is focusing on residential parking, so we cut that out. We could deal with that in another ordinance. I still agree with Councilmember Bachrach and I think it would help with abandoned vehicles in the C1 zone."

Councilmember Bachrach said, "I think that's fine, and it can be addressed at a later date if it did become a problem."

Chief Muma said that the ordinance includes that an inventory of parking spaces will be done by the Zoning Administrator, the Police Chief and the Fire Chief. "A useable space in Jerome is not necessarily a 9' x 20' box," he said. "If we could accommodate a smaller vehicle in a space, we will. We will do an inventory and then see who on each street needs a parking permit. Let's say we inventory Verde and it has 20 spaces and there are 10 residences that need a space. That would be no problem and then they can apply for additional parking, and it can be charged for if the Council wants that. Now, let's say there are only 10 spaces but 15 houses that need permits. In that case, it would be done on a lottery system. It is the only fair way to do it. The rest of them could park on a street that would have parking available, or in the ordinance, it says that the Town can set up designated residential parking areas."

Mayor Vander Horst asked for those locations where we have a greater demand than supply, and whether the lottery would be done on an annual basis, or would be permanent.

Chief Muma said that it would be permanent until the vehicle sells or the resident moves.

Councilmember Barber talked about a scenario, "If it is a homeowner as opposed to a renter -- I can just see a problem with someone living there 30 years and the renter across the street gets the lotto. What happens with a three-story house that is supposed to be

single-family residential, but there are three different people living there. That will be very contentious in the area where someone has lived there for 30 years."

Chief Muma said that he agreed, and added, "But that's what is becoming the problem, we're moving five vehicles into a house because of roommates. It's not fair. There are a few grandfathered non-conforming. So that house gets one permit per house and that's it. We don't have a plethora of parking spaces. We don't have an infinite number of spaces in town. This is one of the big things that is getting complained about and especially on the weekends." He spoke of parking problems on his own street and commented that he actually purchased property in order to park his vehicles.

Councilmember Bachrach noted that some residents may be handicapped. Chief Muma explained that "we can give them preference." A handicapped parking space would be designated in an appropriate spot, and they would need to pay for the sign.

Councilmember Bachrach asked if "Residential Parking Only" signs would be installed to clearly mark the areas, and the Chief said that they would be.

"We have to have a permit parking ordinance," Chief Muma said. He spoke about all of the problems he has had over the last 19 years. He has witnessed everything from slashed tires to fist fights. "In 19 years," he said, "this has been brought up three times, and we keep kicking the can down the street. I believe we have to start somewhere."

He noted that any vehicle parked on private property would be exempt.

Councilmember Barber asked, "What are the repercussions? Is it a ticket or a tow?"

"It would be a ticket," the Chief replied.

Councilmember Barber talked about the difficulty of bringing up a tow truck.

Mayor Vander Horst commented, "If you can't get a tow truck up the street, you can't get a fire truck up either."

Councilmember Barber said, "If you have a permit and California is parked in your spot and they get ticketed, that doesn't help you."

Chief Muma replied, "It doesn't right there, but that money could go into a fund that would go toward improving public or residential parking," and noted that, occasionally, property becomes available that the Town could purchase for parking. "It's not a perfect solution," he said, "but we have to start somewhere."

Councilmember Bachrach referred to something Mr. Sengstock said: "Tourists have no parking problem. They drive around until they find a parking place." The problem that we're trying to address, he said, is residential parking. "We let tourists fend for themselves, and they will, and they do every day." He added that he would like to prioritize work at the old Town Yard so that it could be used for parking.

Chief Muma commented that there is parking available behind Town Hall, and he believes that we could get six to eight spaces back there.

There was a brief discussion regarding the old Town yard. Vice Mayor Kinsella said that he believes there is one shed left there that has some iron parts in it, "otherwise, everything else is garbage." Mayor Vander Horst said that he knows of someone in Town that would like to purchase those buildings and remove them.

Councilmember Currier asked if Giroux Street should be included in the ordinance, and mentioned the development of the clubhouse.

Chief Muma noted that the clubhouse area is private property, and added, "If we see an issue later, we could amend the ordinance. We could add or remove streets."

Councilmember Currier said, "One thing that bothers me is the use of the word 'resident.' ... The State seems to think if they live there for two days they're a resident. I'm afraid that sooner or later somebody is going to question that."

Chief Muma noted that the vehicle is attached to the dwelling unit as recognized by the Zoning Code. He gave an example: "Someone says my house is a grandfathered triplex. We go see Mr. Dabney and he says, 'no, it is zoned as single-family.'"

There followed a brief discussion regarding Holly Street and Hooker Street. Chief Muma said that there are no addresses on Hooker, and you can't park on it, so he is not concerned with it.

Councilmember Currier spoke about the need to go to the police department to obtain temporary permits.

"No," said Chief Muma. "We're not trying to make this hard. If you have a visitor, you yourself can make a temporary permit on a piece of paper." The Mayor noted that the police department does need to be notified, and the Chief said that it could be done by email.

"You don't keep regular hours," Councilmember Currier said.

Chief Muma replied, "We have an admin now, and we'll put regular hours in the newsletter when this goes into place. They can call or stop in and we'll give the regular hours that someone is there. It is four days a week."

Councilmember Currier asked what would happen if the vehicle is not sold but gets "retired."

Mayor Vander Horst and Vice Mayor Kinsella said in unison, "That is then known as an abandoned vehicle."

Councilmember Bachrach noted that people regularly replace their automobiles, and asked, "If you buy a new one, can you transfer the permit?"

Mayor Vander Horst noted that the permit is attached to the residence.

"You wouldn't lose the permit if you bought a new car," Chief Muma said, and reiterated that "we are not looking for gestapo enforcement -- we're just trying to cull some of these vehicles off the streets."

Councilmember Bachrach pointed out that, if everybody would be courteous and conscientious, we would not be having this discussion.

"Absolutely," Chief Muma replied, and added, "For the third time."

Councilmember Barber brought up the scenario of someone visiting on another street, and someone else on that street decides to call the police, "and then we get a ticket."

Chief Muma said, "Why would you get a ticket if you've filled out a permit?" He said that he would find out what the situation was, and noted that they dismiss a lot of parking tickets.

Vice Mayor Kinsella posed the scenario of a property with double street frontage, and provided some examples (538 School Street and Gallery 527, which have frontage on both School and Main Streets). Chief Muma replied that they could apply for a permit on School Street if they wanted to, and added that some of the places on Main Street do park on School Street. "I believe there are six houses on School Street," he said, "and I'm just guessing that there are probably 30 parking spaces on that street."

Councilmember Currier asked where residents of Taylor Arms Apartments park.

Chief Muma said that the School Street houses have precedence. "When they rented," he said, "they knew they didn't have a parking spot. It's just like the Haskins Apartments. They're told that there is no parking up here. These are new tenants and we're not displacing people. School Street is probably the one street that doesn't have a negative number."

It was noted that the lot to be created at the old Town yard, and the area behind Town Hall are other options for Taylor Arms residents, and it was clarified that they are on Clark Street, not School Street.

Chief Muma noted one correction he would like to see made to the ordinance. On page 3, D, he said, the ordinance reads, "Residential parking permits shall be issued by the police department and shall be valid for that motor vehicle and the parking zone designated thereon." He asked that we cross out "parking zone" and insert "street."

Vice Mayor Kinsella asked whether and how the parking spaces will be marked. "How about a simple, short T?" he asked.

"We could do that," Chief Muma replied, "because if we don't, then people park inefficiently."

At this time, Mayor Vander Horst opened the discussion to the public.

Kevin Savage, a local resident, asked for confirmation that Hampshire Avenue/89A is no longer a part of the ordinance. Chief Muma confirmed this and added that it was never intended to be included.

Mr. Savage then asked, regarding Verde Street and a lottery, if every resident is guaranteed one space.

Chief Muma replied, "No, I don't believe there are enough spaces." He noted that the ordinance states that if a property was required to have onsite parking, they would not be entitled to a permit for street parking.

Mr. Savage then used Michael Thompson as an example, and said, "He has parking on his property, so he doesn't get a spot on the street. Does the lottery give you the potential to park additional vehicles that you might have on the street?"

"Absolutely not," Chief Muma responded. "It would just be for one vehicle, and that's it. We have to do something that is fair."

Mr. Savage then said that he thought it would make sense to have a removable permit. "Maybe hangers," Chief Muma said, and added, "Again, these are little things. We'll run your plate and find out that you live in Jerome. We had talked about this and Councilmember Bachrach had thought everyone should have a decal who lived in Jerome. However, we talked with the attorney and didn't think it was appropriate."

Councilmember Bachrach chimed in, "As soon as I said it, I regretted it."

Mr. Hembrough said his understanding is that part of School Street is commercial.

Chief Muma replied, "For zoning it is, but that's meaningless to us. If we designate a street area for residential parking, that's what it is. We're not changing the zoning code."

Anne Bassett, a Jerome resident, asked if she would have to call the police department if she had friends over.

Chief Muma explained again how the use of a handwritten piece of paper on your dash would work. "We have to have some way of keeping track," he said.

He added, "We can always increase the penalty phase, maybe we'll go to towing."

Chief Muma spoke about being a good neighbor. "People can't seem to work it out together," he said, "so we're trying to come up with a solution to a problem that exists and is continuing to grow. Visiting neighbors and taking up all the parking happens very seldom. It is mostly tourists parking in the residential zone."

Mansel Mathews, a Jerome resident, asked about his parking situation and his address is on Main Street. He asked if he would he get one parking spot on the highway.

Chief Muma noted that Main Street is not in the ordinance, and added, "Since you've injected yourself into this conversation ... you have how many cars?"

"Five," Mr. Mansel responded.

Chief Muma continued by saying, "Do you think it would be wise to push all five cars on Main Street?"

Mr. Mansel responded, "Exactly not."

Chief Muma explained that the Council is able to provide additional parking that may cost \$50.00 a year, whereas a storage unit in Clarkdale would cost around \$40.00 a month, "so the Council can then address those people that have a few extra cars, but they're not taking up spaces near people's homes."

Mr. Mansel responded that he parks his vehicles on a section of School Street, and that it was not creating a problem.

Chief Muma responded, "Well, it does occasionally." There followed a brief dialogue between the Chief and Mr. Mansel, after which Mr. Mansel asked if he would be able to get a parking spot on School Street. Chief Muma said that he would have one, and the Mayor clarified that there will be not be assigned spaces.

Chief Muma agreed. "You do not have an assigned spot," he said. "You'll have a permit to park, and there shouldn't be a problem."

Mr. Mansel stated, "When the Town lot opens up, I'll move gladly."

Mr. Hembrough spoke again to say, "In regards to living on School Street, I think a fair way is first come, first serve. That doesn't solve the conflicts that neighbors have had, but

I've often had tourists that don't see the "Residents Only" sign. I've dealt with it by not parking, but looking around for another place. My concern is that, down the road, we will have all these 'Residential Parking Only' signs that get ignored by tourists who are just so thrilled to be in Jerome, that we develop a reputation of handing out parking tickets to tourists. I think that we shouldn't give tourists tickets for parking in residential zones by accident. I don't mind if they're in my spot."

Chief Muma interjected, "I do, and so do the people that call me."

Mr. Hembrough said that there are also folks on School Street that think they own the spot in front of their house.

Chief Muma said, "I don't disagree in a way, but I've dealt with problems on School Street that you don't. You hear what you hear, and I hear the complaints, and there are a number of them."

Mayor Vander Horst closed the public session at that time.

Chief Muma said that he hoped he had answered everybody's questions. "I understand people don't always want new laws," he said. "This is my home, I've lived here longer than anywhere else in my life. However, dealing with the law, if I don't have a tool, I can't deal with it. This gives me something I can deal with these problems with. If it isn't perfect, we'll deal with it. It is just a starting point."

Mayor Vander Horst asked for any last comments from the Council.

Councilmember Bachrach clarified, in regard to Verde, "You won't get a space in front of your house – it won't be assigned."

Chief Muma agreed, and added, "but you would hope that the neighbors that have the permits would work that out amongst themselves."

Motion: Vice Mayor Kinsella moved to adopt Ordinance 432 as corrected and it was seconded by Councilmember Currier. The motion passed, 5-0.

Mayor Vander Horst thanked Chief Muma for all of the work he had put into this.

Chief Muma said, "I think you've done the right thing and I think we can work this out if there are problems." He encouraged anyone with problems to come to him about it.

8:51

ITEM #8B: FIRST READING: ORDINANCE NO. 435, AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, DELETING ARTICLE 7-5, "DANGEROUS BUILDINGS," OF THE JEROME TOWN CODE

Council may conduct the first reading of Ordinance No. 435, to remove references in the Town Code to the 1988 Uniform Code for the Abatement of Dangerous Buildings. The Building Official has recommended this amendment because the topic is covered by the recently adopted 2012 International Property Maintenance Code.

Mayor Vander Horst read the ordinance by title. He said that this has been recommended by the Building Inspector and asked Ms. Gallagher to explain why.

Ms. Gallagher said that this is an outdated part of the Code and removing it is "basically housekeeping." The provisions are included in the 2012 Property Maintenance Code which was recently adopted, so this Article is no longer relevant.

ITEM #9

UNFINISHED BUSINESS

8:52

ITEM #9A: SALE OF VACANT TOWN-OWNED LAND

Council may authorize the sale at auction or by public bid of a 19.34 acre parcel of vacant land owned by the Town of Jerome and located in Clarkdale.

Councilmember Currier said that he doesn't understand why we want to sell this property, and asked what we are going to use the money for. He said that he had heard that they are having trouble selling land in that area, and he believes we'd be better off keeping it for now.

Councilmember Barber agreed.

Mayor Vander Horst asked, "Is there a price you would be willing to sell it for?"

Councilmember Currier replied that he sees no reason to sell it. "We don't need the money," he said. "If we put it on the market now, I think we would get a low price, and we might get a higher price in the future."

Mayor Vander Horst said that, as of right now, housing prices in the Verde Valley are at a 12-year high, and at an all-time high nationally except for 2005 and 2006. "I believe the Feds raised interest rates today," he said, and added that he expects they will be raised three more times during 2018. He believes that "we will have downward pressure on land prices going forward." He noted that he would not want to sell it for the appraised value, but said that he would like to get bids and see what we could sell it for. "If we need the money," he said, "it's too late," and added that he can't predict what may happen in the future, "but if we don't have money in the bank, we can't deal with it." He noted that the Town will have owned that property for 100 years as of January. "We should see if we can get some bids that we may or may not accept," he said.

Vice Mayor Kinsella stated, "Test the waters."

Councilmember Bachrach said that the appraisal included some comparable sales which were low, and the appraiser's opinion is that there is a huge inventory of this land. "It doesn't cost us anything to keep it," he said, "we don't pay property tax, and I would say maintenance costs have been zero."

There followed a brief discussion regarding the need to take care of the cemetery property. Mayor Vander Horst recalled that it was funded in the current budget as a contingency, based on the sale of this land.

Councilmember Bachrach said that, if the Verde Valley continues to grow within the next 50 years, that property could be something for the future generations of Jerome. He does not believe we would get a lot of money for it now.

Mayor Vander Horst said, "As I've said, I wouldn't sell it for the appraised value, but we've been offered a million in the past."

Councilmember Bachrach expressed agreement with Councilmember Currier. "It's not like we have a specific project," he said, "and there is no pressing need."

Mayor Vander Horst reiterated that he'd rather sell it when there isn't a pressing need.

"We threw \$100,000 at the springs," Councilmember Currier said, "and we've spent 16% of that budget. I don't think they're going to be able to spend that money we gave them. To bring in more money that we can't spend because we don't have staff – I don't see the point."

Mayor Vander Horst pointed out that the springs projects had been discussed with Mr. MacVittie at the last meeting, and there is a plan.

Jane Moore spoke to say that it would a good idea to have something in mind to use that money for. She noted that the proposed revised General Plan mentions parking somewhere outside of town and shuttling people in. "We might be able to use that land," she said, "to trade for something closer to town and use it for a parking lot."

Kevin Savage agreed with the Mayor. "You should at least throw a number out there and get it while you can, rather than being desperate at some point and then giving it away," he said. "Cash is great to have." He suggested that the money could be used to address our infrastructure.

Mansel Mathews said that he doesn't think real estate values, other than an artificial bubble popping, are going to go down. "This is a golden nugget you can hang on to forever," he said. "You're never going to have to worry about it being less than it is now."

Anne Bassett said, "If you need money for something, you could use the land as collateral." She added that she believes the appraisal was "deeply flawed," because it didn't take into consideration that there is water access available on that property, and a plat approved by Clarkdale. She added, "In spite of State law, it would be dishonorable to sell the land without putting it before the voters of the Town."

Mayor Vander Horst corrected her. "The subdivision has expired," he said, "so it's not valid anymore, and the water was taken into consideration."

Councilmember Bachrach commented that, in the past, there's been discussion about hiring professionals and then not listening to their advice. "If this guy is within 20%," he said, "then it's still not a lot of money. I think that as Clarkdale grows and develops, the price will eventually go up."

Mayor Vander Horst recalled that, when Council had a strategic planning session at the Fire Station, there had been a consensus among the members that we wanted to sell this

property, but, he said, that appears to have changed. It was noted that, at that time, the property was assumed to be considerably more valuable than the appraisal indicated.

Vice Mayor Kinsella said that he has been involved with negotiations with Clarkdale throughout the years regarding this property. "I was involved with two auctions where a gentleman at both auctions had a cashier's check for a million dollars," he said, "and then, at the eleventh-and-a-half hour, we were told that we couldn't do it because the sale was illegal, because we didn't jump through the proper hoops with Clarkdale. Both times we lost out on a million dollars."

Mr. Kinsella said that the property was given to the Town by the Woodrow Wilson Administration, bracing for the smallpox epidemic in Jerome. We only utilized one small portion of the property, he said. Another portion was sold and the proceeds were used to construct the fire station. "I don't understand why we should be holding a valued piece of property in a municipality that we have no control over," he said, and added, "I don't think selling the property and putting the money in the General Fund is a good thing, because... you lose track of it. It needs to go into a restricted fund to be used for something specific."

Vice Mayor Kinsella said that he is interested in seeing what we could actually get for the property. It could be advertised for sale, he said, noting that all bids would be subject to rejection. He agreed with Ms. Bassett that the appraisal was too low, and said that he knew people who bought a 1,400 square foot house on ¼ acre near there for \$375,000. He said that he would like to "A) Figure out what we would spend the money on and B) put it for sale with the right of rejection and go out and see what sticks on the wall."

Mayor Vander Horst asked for a motion.

Motion: Vice Mayor Kinsella made a **motion to authorize the sale of the 19.34 acres and state that we can reject any and all bids, and leave it up to the Town Manager to arrange the sale with open bids, and no minimum.**

He added that Council could set a reserve price. Ms. Gallagher said that she believes that is inherent in their ability to reject any bids.

Mayor Vander Horst seconded the motion and called the question. The **motion failed with 2 ayes and 3 nays.**

ITEM #10

NEW BUSINESS

9:11

ITEM #10A: USE OF WILDLANDS REVENUES

Council will consider a request by Police Chief Allen Muma to utilize \$5,000 of earned wildlands revenues for vehicle repairs and radios.

Chief Muma said that he'd like to replace some radios that are 19 years old, which he had originally obtained through a grant. A couple of them have failed recently, he said.

"I have always been under budget," Chief Muma said, "but without this revenue, I don't think I'm going to make it under budget this year." He needs to replace three radios at a total cost of about \$3,000, and the remainder will be used for vehicle maintenance.

Mayor Vander Horst clarified with Ms. Gallagher that we have wildlands money available that has not yet been allocated. She confirmed this. "There's \$23,000 there now," she said, "and a lot more coming in."

Mayor Vander Horst asked if we had been called out for the fires in California.

Vice Mayor Kinsella said that we had been called to assist, however we have tinder conditions here, and the Chief decided not to take our vehicles to California as our Town is our first priority.

Motion: Councilmember Currier moved **to authorize the expense** and it was seconded by Vice Mayor Kinsella.

Councilmember Bachrach asked about the year-to-date budget for the Police department, which is showing a shortfall of over \$10,000.

Ms. Gallagher explained that we had to pay out, through the payroll account, over \$13,000 in pension reimbursements, and we will be getting reimbursed by PSRPS for that.

The **motion passed, 5-0.**

9:14

ITEM #10B: STAGGERED TERMS FOR COUNCIL MEMBERS

Council will discuss the possibility of submitting a question to the voters regarding whether Council members should have staggered four-year terms.

Mayor Vander Horst explained that Kevin Savage asked us to consider this.

"One of my concerns," the Mayor said, "is that, the last Council prior to this one that I was on, four out of five had never been on Council before. We have the opportunity at the next Council vote to have five new people sitting up here. I think that being on Council, I have learned a lot, and I think I can do a better job now with three years of experience." Councilmember Currier agreed, and said, "There is a learning curve."

Mayor Vander Horst said that staggered terms, for continuity and the ability to do long-term and strategic planning, makes sense to him. Although it was rejected 20 or 30 years ago, he would like for it to be considered again. He believes that, if approved, at the next election, the top two vote getters would get a four-year term, and the other three would get a two-year term.

Ms. Gallagher clarified that this would not take effect until the election following the election where it was approved. Unless Council wished to conduct a special election, the question could be on the August primary ballot.

Vice Mayor Kinsella said, "I always thought staggered terms are the way to go. It took me a year and a half to figure out how everything worked. On occasion, the previous council has done their damages, everyone vacates, and then the next Council comes in, all newbies, and on top of that, you have a plate full of so much stuff that you're swimming, and then after two years you give up. If there were some type of continuity, the new people coming in can be acclimated by the ones that are remaining. I think it would be great."

Councilmember Barber said that she wonders what the candidates will think. "Two years is an easier commitment," she said.

Mayor Vander Horst said that he believes that more people would be willing to run knowing that there would be experienced people already on the Council.

Councilmember Currier said, "My understanding is, the reason this has failed in the past is because the body politic wants to control the situation much tighter. People can do a lot of damage up here, and they have." He said that he has no trouble putting the question to the voters, but he sees "no groundswell" for this. No one has talked to him about it. He added that very few members quit after two years, and those that run again after two years are very often re-elected. He would prefer to keep the two-year terms, he said, and has heard that the people don't want staggered terms.

Vice Mayor Kinsella said, "If we take it to the public, we will find out. ... What does it hurt to see what the voters want?"

Councilmember Bachrach wondered if it would be possible for a person to choose whether to run for a four-year or two-year term. The Mayor noted that the process is dictated by statute, and Ms. Gallagher agreed. The top two vote-getters would serve the initial four-year terms.

Vice Mayor Kinsella noted that, historically, the top vote getter is appointed as Mayor. "Does that mean that the highest vote getter would be Mayor for four years?" he asked.

"No," Mayor Vander Horst replied. "Our Town code says that the Mayor is elected by the Council every two years."

Mr. Savage stated, "Any inexperienced Council member is a detriment to Jerome's progress, meaning that if this Council hadn't been sitting before, it would have been detrimental because it takes so long to figure out what you're doing."

Councilmember Currier said, "You're right, it's a real problem. To look at staff and say that they carry the institutional knowledge -- staff changes as fast as the Council does."

"But not Candace," Mayor Vander Horst quipped.

"Yes, she's been with us for several years," Councilmember Currier said, "but prior to that we had trouble."

	<p>Mr. Savage said that it's even more important to maintain experience on the Council. Addressing Councilmember Currier, he said, "I can't imagine how they would've done without you on the Council."</p> <p>Mr. Mathews said that he thinks that the voters should have a say every two years.</p> <p>Mayor Vander Horst explained, "You <u>will</u> have a say every two years."</p> <p>Vice Mayor Kinsella said, "What is the cost of seeing what the will of the people is?"</p> <p>Ms. Gallagher said that, while a special election could cost \$3,000 or so, if we put it on a regular ballot it would not be much of an additional cost, maybe a few hundred dollars.</p> <p>Mayor Vander Horst asked for a motion.</p> <p>Motion: Vice Mayor Kinsella made a motion to see at the next scheduled election whether or not the consensus of the Jerome voters is to approve staggered four year terms.</p> <p>Ms. Gallagher said that this will require a Resolution at a future meeting to approve the ballot language.</p> <p>The motion was seconded by Councilmember Bachrach, and approved, 5-0.</p>
<p>ITEM #11 9:30</p>	<p>TO AND FROM THE COUNCIL</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 Currier said "Merry Christmas to all." He apologized for missing the Town dinner, and explained that his wife was not feeling well and he didn't want to leave her alone.</p> <p>Councilmember Bachrach said that he "wanted to extend a huge thank you to Vice Mayor Kinsella for helping immensely on the Hotel Jerome roof and the emptying of the old JKAW workshop." He added, "If only we had \$500,000, it would make a great gym."</p> <p>Vice Mayor Kinsella said "Happy Holidays" to everybody. Regarding the old JKAW workshop, he said that the Historical Society had some community service kids assigned to them, and they had used them but had several hours left, so they helped the Town crew, and were focusing on cleaning out that area.</p> <p>Mayor Vander Horst said, "Merry Christmas to everyone in Jerome, especially our staff," and he thanked the staff for all that they do.</p>
<p>ITEM #12</p>	<p>ADJOURNMENT</p> <p>Upon motion by Vice Mayor Kinsella, seconded by Councilmember Bachrach and unanimously approved, the meeting was adjourned at 9:35 p.m.</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: _____