



TOWN OF JEROME, ARIZONA

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

Founded 1876
Incorporated 1899

AGENDA SPECIAL MEETING OF THE JEROME TOWN COUNCIL JEROME CIVIC CENTER - 600 CLARK STREET - COUNCIL CHAMBERS THURSDAY, DECEMBER 20, 2018, AT 7:00 P.M.

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Council and to the General Public that the Jerome Town Council plans to hold the above meeting.

Persons with a disability may request an accommodation such as a sign language interpreter by contacting Joni Savage, Deputy Clerk, at 928-634-7943. Requests should be made early enough to allow time to arrange the accommodation. For TTY access, call the Arizona Relay Service at 800-367-8939 and ask for the Town of Jerome at 928-634-7943.

A copy of the full public meeting packet may be reviewed at the offices of Jerome Town Hall and at the Jerome Public Library.

ITEM #1:	CALL TO ORDER/ROLL CALL Mayor/Chairperson to call meeting to order. Town Clerk to call and record the roll.	
ITEM #2:	APPOINTMENT(s) TO FILL VACANCY(s) ON BOARD(s) Council may make one or more appointments to fill vacancies on the Boards, as follows: <ul style="list-style-type: none"> - Planning & Zoning Commission – unexpired term ending February 28, 2020 - Design Review Board – unexpired term ending February 28, 2020 - Board of Adjustment – unexpired term ending February 28, 2021 As of December 18, 2018, applications to serve had been submitted by: <ul style="list-style-type: none"> - Mike Parry (P&Z) - Kathi Feher (P&Z) - Joey Testone (P&Z) - Jessamyn Ludwig (P&Z or DRB) - Tyler Christensen (P&Z or DRB) - Natalie Bartow (Board of Adjustment) 	Sponsored by Mayor Alex Barber Discussion/Possible Action
ITEM #3:	APPOINTMENTS TO PSPRS BOARD Council may confirm the appointments to the Public Safety Personnel Retirement System (PSPRS) Board of (1) the Mayor (or Mayor's designee) as chair, and (2) the Mayor's appointment of a citizen member of the Board, for the remainder of the unexpired term ending November 20, 2021.	Sponsored by Mayor Alex Barber Discussion/Possible Action
ITEM #4:	PROP 202 FUNDING REQUEST Council will discuss and may select a project for which to apply to the Yavapai-Apache Nation for Prop 202 funding. The application deadline is January 2, 2019. Awards are typically between \$18,000 and \$20,000.	Sponsored by Mayor Alex Barber Discussion/Possible Action
ITEM #5:	EXECUTIVE SESSION Council may convene in executive session, pursuant to A.R.S. § 38-431.03 (A){3} and (A){4}, to discuss a non-disclosure agreement and to receive legal advice from the Town attorney regarding certain water issues.	Sponsored by Mayor Alex Barber Discussion/Possible Action
ITEM #6:	ADJOURNMENT	

CERTIFICATION OF POSTING OF NOTICE

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

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

J. Savage, Deputy Town Clerk



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APPLICATION TO SERVE AS MEMBER OF DESIGN REVIEW BOARD, PLANNING & ZONING COMMISSION OR BOARD OF ADJUSTMENT

We understand you are interested in serving on one of the Town boards or commissions. We appreciate your volunteering. Such service is vital to the community and we hope this will reward you with a better understanding of your local government and a sense that, through your efforts, Jerome will be a better place to live. We are delighted to hear of your willingness to help.

Name: MIKE PARRY Date: 12-4-18

Mailing Address: P.O. Box 966

Physical Address: ~~XXXXXXXXXX~~

Home phone: _____ Cell phone: 602-~~XXXXXXXXXX~~

Email: sonpac@msm.com

Which board or commission would you prefer to join? PLANNING & ZONING

How long have you resided in Jerome? 11 years

Have you read Jerome's present Zoning Ordinance? YES

Have you read Jerome's Comprehensive Plan? YES

Do you have previous experience on any of our boards or commissions? If yes, which ones? Have you served on similar committees, councils, boards, etc. in other communities? Which? When? Where?

JEROME,
P&Z & DESIGN REV. 3 years

Please list any or all background information that would enhance your qualifications to serve.

Briefly state your reasons for wanting to serve at this time.

I'm a GLUTTON FOR PUNISHMENT

For Planning & Zoning Commission and Board of Adjustment Applicants only:

What attracted you to Jerome?

THE SENSE OF COMMUNITY.

What concerns, if any, do you have regarding the impact of growth on the town and its infrastructure?

HOPEFULLY IT WILL BE SLOW & THOUGHT THRU!

What is your long-term "vision" for Jerome? Please explain your answer.

KEEP IT FROM SCIDING DOWN THE HILL AND SOMEWHAT STAY THE SAME....

How important or not is the Historic Landmark Status of Jerome?

IT'S WHAT WE ARE!

If there were one major change you would like to see happen in this town, what would it be?

MORE CITIZENS INVOLVED IN THIS PROCESS

What qualities and qualifications do you feel you have that would make you an excellent member of the Planning & Zoning Commission or Board of Adjustment?

COMMON SENSE

We feel it is very important to be knowledgeable about the laws, concepts and reasoning behind our Zoning Ordinance and general plan. Are you free enough and willing to read published materials and go to occasional conferences to enhance your ability to do a good job on the commission?

YES, VERY MUCH SO.

Do you understand that your duty as a Commissioner or Board member is to give a fair and impartial hearing to each proposal or appeal based on its meeting the requirements of the Jerome Zoning Ordinance?

ALWAYS

Give an example of a situation in which you have had to handle something under pressure that would relate to serving on this board.

ARE YOU KIDDING, I'VE BEEN A BOULDER FOR 29 YEARS... NOTHING BUT PRESSURE.



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Name: Kathi Feher Date: Dec 11, 2018

Mailing Address: P.O. Box 244 Jerome

Physical Address: [REDACTED] Jerome

Home phone: N/A Cell phone: [REDACTED]

Email: kathifeher@gmail.com

Which board or commission would you prefer to join? Planning & Zoning

How long have you resided in Jerome? 3 years

Have you read Jerome's present Zoning Ordinance? yes

Have you read Jerome's Comprehensive Plan? yes

Do you have previous experience on any of our boards or commissions? If yes, which ones? Have you served on similar committees, councils, boards, etc. in other communities? Which? When? Where?
No local experience. See question on reverse side. (private sector councils, boards, committees).

Please list any or all background information that would enhance your qualifications to serve.
Habitat for Humanity, Long Beach CA - grant proposal writing

Briefly state your reasons for wanting to serve at this time.
Getting settled in the community and looking for ways to participate and contribute

For Planning & Zoning Commission and Board of Adjustment Applicants only:

What attracted you to Jerome?

Family history (of my husband, Don Feher); regular vacations & visits; friendships made while visiting

What concerns, if any, do you have regarding the impact of growth on the town and its infrastructure?

I think growth is limited by the town's position on the mountain and the one main road through it, so population growth would be naturally limited. Tourists and services for them are the main impact on the infrastructure so attention should be paid to reinforcing water supply, roads, sidewalks & parking locations

What is your long-term "vision" for Jerome? Please explain your answer.

Maintain Jerome's authenticity as a real town with real people living here and don't become a stereotypical tourist trap. Keep this a friendly destination for visitors, long-term residents, and newcomers who make this their home.

How important or not is the Historic Landmark Status of Jerome?

It is important for the purpose of maintaining the town's historical authenticity, attracting tourists but not morphing into a fake tourist trap

If there were one major change you would like to see happen in this town, what would it be?

What qualities and qualifications do you feel you have that would make you an excellent member of the Planning & Zoning Commission or Board of Adjustment?

Career experience in contract management - negotiations, terms & conditions, cost management; project management; organizational training & development participation on private sector councils, boards, committees (HOA, church, nonprofit)

We feel it is very important to be knowledgeable about the laws, concepts and reasoning behind our Zoning Ordinance and general plan. Are you free enough and willing to read published materials and go to occasional conferences to enhance your ability to do a good job on the commission?

Yes, I am retired and basically determine how I spend my time (and my time with my husband.)

Do you understand that your duty as a Commissioner or Board member is to give a fair and impartial hearing to each proposal or appeal based on its meeting the requirements of the Jerome Zoning Ordinance?

Yes.

Give an example of a situation in which you have had to handle something under pressure that would relate to serving on this board.

During my career in negotiations, project team management, and organizational development and team training my work often involved team building and conflict resolution to achieve "meeting of the minds" in a variety of situations.



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Name: JOSEPH TESTONE Date: 12-17-18

Mailing Address: _____

Physical Address: JEROME, AZ 86331

Home phone: _____ Cell phone: _____

Email: JTestone@earthlink.net

Which board or commission would you prefer to join? PLANNING & ZONING

How long have you resided in Jerome? 18 MONTHS

Have you read Jerome's present Zoning Ordinance? YES

Have you read Jerome's Comprehensive Plan? YES

Do you have previous experience on any of our boards or commissions? If yes, which ones? Have you served on similar committees, councils, boards, etc. in other communities? Which? When? Where?
I served as VP and Treasurer on the Board of a 40-unit CO-OP Apt Bldg @ 284 5th Ave in NYC from 2005-2011 and 2014-2017. I worked closely with the NYC Landmarks Commission during that time.

Please list any or all background information that would enhance your qualifications to serve.
Volunteered on "100% West 22nd St" Block Assn in NYC, 2015-2017. Worked to guide and approve facade and interior (lobby) renovations in accordance with Landmarks' requirements.

Briefly state your reasons for wanting to serve at this time.
I want to become involved in our local government so that I can help protect Jerome's historic character while helping us address the Town's current needs and desires thoughtfully.

What attracted you to Jerome?

The character, views, and sense of community all struck me as simply awesome. I've been blessed to live on other special, historic places, but Jerome is a "snapshot" in time come to life.

What concerns, if any, do you have regarding the impact of growth on the town and its infrastructure?

Part of the attraction of Jerome is its smallness, so large future developments should be limited. However, no town can remain stagnant; "smart" growth, that encourages pedestrian friendly areas, parks, and does not exacerbate parking and traffic problems is critical. The town's water and sewer systems are old and fragile. I believe any significant new development should be required to upgrade the existing water and sewer lines that they connect to.

What is your long-term "vision" for Jerome? Please explain your answer.

I'd like Jerome to maintain its small-town, friendly character. I also believe maintaining our tourist base is critical to our economy. I think we need to develop affordable housing for artists and local residents, possibly in one or more of the town-owned properties. I believe Jerome maintain and expand its "cultural" offerings (such as ghost walk, historic walking tours, home tour, enhanced museum, etc.)

How important or not is the Historic Landmark Status of Jerome?

It is critical! I know how special Jerome is. So few former mining towns exist in such a real way (as opposed to ghosts of their former selves).

If there were one major change you would like to see happen in the town, what would it be?

Convert the Hotel Jerome into beautiful, usable space for Jerome, its residents, artists, and others.

What qualities and qualification do you feel you have that would make you an excellent member of the Planning & Zoning Commission or Board of Adjustment?

I would listen to everyone that needs to be heard. We do have rules and regulations (Zoning Ordinance), but one also needs to hear and understand how these policies affect those in the town and how to best deal with issues between the two.

We feel it is very important to be knowledgeable about the laws, concepts, and reasoning behind our Zoning Ordinance and general plan. Are you free enough and willing to read published materials and go to occasional conferences to enhance your ability to do a good job on the commission?

Absolutely!

Do you understand that your duty as a Commissioner or Board member is to give a fair and impartial hearing to each proposal or appeal based on its meeting the requirements of the Jerome Zoning Ordinance?

Definitely.

Give an example of a situation in which you have had to handle something under pressure that would relate to serving on this board.

In 2006-2007, a shareholder at 284 5th Avenue proposed and executed an extensive renovation of the Penthouse apartments which required both approval of the co-op's board, on which I served, and of the NYC Landmarks Commission. I and other board members needed to work with this shareholder, meet the needs of his architect and budget, and provide advice and approvals (or not) on an expedited basis. We were able to make fair compromises which maintained the historic appearance of the property, while meeting the needs of a modern renovation.



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Name: Jessamyn Ludwig Date: 2.15.18

Mailing Address: PO Box 384

Physical Address: [REDACTED] (Jerome resident)

Home phone: — Cell phone: 928. [REDACTED]

Email: jessamyncoral@gmail.com

Which board or commission would you prefer to join? Design Review

How long have you resided in Jerome? 1 yr

Have you read Jerome's present Zoning Ordinance? yes

Have you read Jerome's Comprehensive Plan? partial

Do you have previous experience on any of our boards or commissions? If yes, which ones? Have you served on similar committees, councils, boards, etc. in other communities? Which? When? Where?
Not in Jerome. I sat on the Planning Board in Rindge NtH for 3 yrs

Please list any or all background information that would enhance your qualifications to serve.
My previous experience sitting on a board in another small historic town.

Briefly state your reasons for wanting to serve at this time.
As for the same reason I volunteer @ the Visitor's Center I fully believe in service work being important in town you live in.

For Planning & Zoning Commission and Board of Adjustment Applicants only:

What attracted you to Jerome?

Community, art, landscape and no Ntt winters

What concerns, if any, do you have regarding the impact of growth on the town and its infrastructure?

I get concerned about the water and the roads and how that impacts the permanent residents

What is your long-term "vision" for Jerome? Please explain your answer.

Long term I'd like to see the historic value a quaintness remain however allowing for small business growth

How important or not is the Historic Landmark Status of Jerome?

Very important to me

If there were one major change you would like to see happen in this town, what would it be?

More control over vacation rentals & Air BNBs

What qualities and qualifications do you feel you have that would make you an excellent member of the Planning & Zoning Commission or Board of Adjustment?

I'm educated, fair, a good active listener. I am the director of a small business in Ntt that ask me to

We feel it is very important to be knowledgeable about the laws, concepts and reasoning behind our Zoning Ordinance and general plan. Are you free enough and willing to read published materials and go to occasional conferences to enhance your ability to do a good job on the commission?

Yes

have clear and clean communication

Do you understand that your duty as a Commissioner or Board member is to give a fair and impartial hearing to each proposal or appeal based on its meeting the requirements of the Jerome Zoning Ordinance?

Yes

Give an example of a situation in which you have had to handle something under pressure that would relate to serving on this board.

Dispute over dismantling of a stone wall to make a driveway. In Ntt stone walls are not only property markers but are also considered historic landmarks. Result was landowner had to rebuild

also the management of



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Name: Tyler J Christensen Date: 12.10.18

Mailing Address: P.O. Box 1132

Physical Address: REDACTED

Home phone: N/A Cell phone: REDACTED

Email: Mingus81@gmail.com

Which board or commission would you prefer to join? Planning & Zoning

How long have you resided in Jerome? Native Resident / Since 2012

Have you read Jerome's present Zoning Ordinance? No, partially

Have you read Jerome's Comprehensive Plan? No, partially

Do you have previous experience on any of our boards or commissions? If yes, which ones? Have you served on similar committees, councils, boards, etc. in other communities? Which? When? Where? No

Worked on Town Crew, Fire Dept, CWO, Native Resident
Please list any or all background information that would enhance your qualifications to serve.

To serve and to Learn
Briefly state your reasons for wanting to serve at this time.

For Planning & Zoning Commission and Board of Adjustment Applicants only:

What attracted you to Jerome?

I was born here.

What concerns, if any, do you have regarding the impact of growth on the town and its infrastructure?

Concerned with wastewater and water capacities.

What is your long-term "vision" for Jerome? Please explain your answer.

Avoiding another Sedona like environment, lets keep this
place our home

How important or not is the Historic Landmark Status of Jerome?

Priceless

If there were one major change you would like to see happen in this town, what would it be?

Upgrade the wastewater plant for next 100 years

What qualities and qualifications do you feel you have that would make you an excellent member of the Planning & Zoning Commission or Board of Adjustment?

Ability to Learn, Native Resident, A Desire to serve.

We feel it is very important to be knowledgeable about the laws, concepts and reasoning behind our Zoning Ordinance and general plan. Are you free enough and willing to read published materials and go to occasional conferences to enhance your ability to do a good job on the commission?

Absolutely, yes.

Do you understand that your duty as a Commissioner or Board member is to give a fair and impartial hearing to each proposal or appeal based on its meeting the requirements of the Jerome Zoning Ordinance?

yes

Give an example of a situation in which you have had to handle something under pressure that would relate to serving on this board.

Presenting a 20+ projects outline to council
for upgrading our water source, and running for Council.

**APPLICATION TO SERVE AS MEMBER OF DESIGN REVIEW BOARD, PLANNING & ZONING COMMISSION
OR BOARD OF ADJUSTMENT**

Do you have previous experience on any of our boards or commission? If yes, which ones? Have you served on similar committees, councils, boards, etc. in other communities? Which? When? Where?

Yes, I have significant previous experience on Jerome boards, including:

- Planning & Zoning, Jerome – Late 1980s – 1990s
- Board of Adjustment, Jerome – 1990s
- Steering committee member, Jerome General Plan 2018

List any or all background information that would enhance your qualifications to serve.

I believe that my experience with the Jerome Fire Department and my work on the Jerome General Plan greatly enhance my qualifications to serve on the Board of Adjustment.

- **Jerome Fire Department** – served as EMT from late 1980's through 1990's. Responsibilities included community service, ongoing technical and team learning and development, efficient decision-making, involvement in construction of new fire station and establishment of street names, house numbers and a map of town to improve response time.
- **Jerome General Plan** - Participated for several years on steering committee for the Jerome General Plan where I interacted with members of the committee, community and council to develop and complete Jerome's General Plan (often in a time-pressured situation, in an effort to meet all deadlines.)

Briefly state your reasons for wanting to serve at this time.

I desire to be of service to the Town of Jerome (my home for 45 years) by participating in our town's governance.

What attracted you to Jerome?

I arrived in Jerome in 1973. I was called to this beautiful historic place on the side of a mountain by a community of people with similar views and interests. It was the place I wanted to raise my children, especially because of the caring, sharing, creative, industrious, hard-working and smart people that lived here. The Jerome community - together and individually - created hope and new life in a deserted, abandoned town. Today – decades later – I still appreciate these same values that characterize our town.

What concerns, if any, do you have regarding the impact of growth on the town and its infrastructure?

My concern is circulation (as laid out in the Circulation section of the Jerome General Plan 2018.) Currently, the long back-up of vehicles coming up into town - stopped from below Gibson's Market to the stop sign at Main Street - needs to be managed. Eventually, we need to problem-solve and plan to address the increasing numbers of vehicles and pedestrians visiting our town. To do this, I suggest a committee of representatives from the fire department, residents, businesses, The Historic Society and Town Hall.

What is your long term "vision" for Jerome? Please explain your answer.

I believe the Jerome General Plan 2018 clearly states my vision for Jerome: for our residents, businesses, landlords, civic and social groups, The Historic Society and Town Council to join together and facilitate a high-quality of life for residents and the town - with a diverse, viable business and art community where visitors are welcome. I am especially passionate about the establishment, repair and restoration of green spaces throughout Jerome.

How important or not is the Historic Landmark Status of Jerome?

I believe the Historic Landmark status of Jerome is extremely important. It is my hope that the boards and town officials will stringently follow the guidelines and ordinances to protect our historical status.

If there were one major change you would like to see happen in this town, what would it be?

As noted above, I am extremely passionate about creating green space throughout Jerome. I would change the sliding jail area into a unique park for everyone (developed with appropriate and collaborative planning and funding.)

What qualities and qualifications do you feel you have that would make you an excellent member of the P&Z Commission of Board of Adjustment?

1. I listen well, read well and understand how boards operate to do necessary work.
2. I joined with others in my Company Hill neighborhood to restore and purchase falling down houses.
3. Jerome is my home. I care. I want to participate and volunteer with others to further the positive.

Are you free enough and willing to read published materials and go to occasional conferences...

Definitely, yes!

Do you understand that your duty as a Commissioner or Board member is to give a fair and an impartial hearing...?

Yes.

Give an example of a situation in which you have had to handle something under pressure that would relate to serving on this board?

The experience of living on Company Hill.

1. In 1984, under Restoration Commission and Historical Society approval, I was given House 31 to make into a home - a deteriorated house, in a deteriorated neighborhood.
2. Residents joined together to form Society Hill Preservation Incorporated (SHPI) to buy one large parcel of houses and property from Phelps-Dodge. (SHPI was one of two cooperative housing corporations in the state of AZ. Each resident bought shares representing their homes.) Being a member of SHPI involved regular group meetings, financial management, working with the town, long and short-term problem solving, immediate decision-making, mediation of disagreements, execution of majority vote, continued house restoration, employment of two lawyers and involvement in two law suits which involved legal reading and application of legal standards, surveying of parcels, creation of maps, and subdividing.
3. We received individual title to our houses in 2002 and dissolved SHPI. However, we maintained common ownership of Magnolia Avenue and established the Magnolia Avenue Restoration Association (MARA) to ensure continued restoration and maintenance of the road.

PSPRS BOARD

Membership category	Initial appt. term	Subsequent appt. terms	Appointee	Term Exp.
★ MAYOR or MAYOR'S DESIGNEE (Chair, approved by Council)				With expiration of Mayor's term
MEMBER EMPLOYEE elected by secret ballot - #1	2 years from effective date of Town's participation	4 years	Sgt. Rusty San Felice	11/20/19
MEMBER EMPLOYEE elected by secret ballot - #2	4 years from effective date of Town's participation	4 years	Officer Kerry Lee	11/20/19
★ CITIZEN (appointed by Mayor and approved by Council) - #1	2 years from effective date of Town's participation	4 years		11/20/21
CITIZEN (appointed by Mayor and approved by Council) - #2	4 years from effective date of Town's participation	4 years	Nancy Smith	11/20/19



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STAFF SUMMARY REPORT

FROM: Candace Gallagher, Town Manager/Clerk
ITEM: **ITEM #11C: PROP 202 FUNDING PROPOSAL**
MEETING DATE: December 11, 2018 *CARRIED OVER TO DECEMBER 20, 2018*

At the November 5, 2002 general election, Arizona voters approved Proposition 202, the "Indian Gaming Preservation and Self-Reliance Act," which in large part is codified in Arizona Revised Statutes Section 5-601-01. That statute states that a portion of the gaming funds received by the Tribes shall be contributed to "cities, towns and counties as defined in title 11, Arizona Revised Statutes, for government services that benefit the general public, including public safety, mitigation of impacts of gaming, and promotion of commerce and economic development."

The Town has received funds in the past for Upper Park improvements, a new shuttle van, completion of our horseshoe pits and new benches/picnic tables. Awards typically range between \$18,000 and \$20,000. Funding is not automatic, but competitive. We have not received funds every time we have applied.

Some of the projects discussed in the past, but not yet applied for, include a second Town van, a gazebo in Middle Park, and landscaping of the area near the parking between Main Street and Hull Avenue.

The application deadline is January 2, 2019.