



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, SEPTEMBER 10, 2019, AT 7:00 P.M.

<p>ITEM #1:</p>	<p>CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE</p> <p>Mayor/Chairperson to call meeting to order.</p> <p><i>Mayor Alex Barber called the meeting to order at 7:00 p.m.</i></p> <p>Town Clerk to call and record the roll.</p> <p><i>Town Manager/Clerk Candace Gallagher called the roll. Present were Mayor Barber, Vice Mayor Sage Harvey, and Councilmembers Mandy Worth, Jane Moore and Dr. Jack Dillenberg.</i></p> <p><i>Other staff present were: Melanie Atkin, Accounting; John Knight, Zoning Administrator; and Joni Savage, Deputy Clerk.</i></p> <p>Mayor or Mayor's designee to lead the Pledge of Allegiance.</p> <p><i>Mayor Barber led the pledge.</i></p>																																										
<p>ITEM #2: 7:01 (00:37)</p>	<p>FINANCIAL REPORTS</p> <p>Budget to Actual reports, vendor ledger and balance sheet for August 2019</p> <p style="text-align: center;"><u>Motion to Approve the Financial Reports</u></p> <table border="1" data-bbox="427 898 1248 1020"> <thead> <tr> <th>COUNCILMEMBER</th> <th>MOVED</th> <th>SECONDED</th> <th>AYE</th> <th>NAY</th> <th>ABSENT</th> <th>ABSTAIN</th> </tr> </thead> <tbody> <tr> <td>BARBER</td> <td>X</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DILLENBERG</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HARVEY</td> <td></td> <td>X</td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WORTH</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER	X		X				DILLENBERG			X				HARVEY		X	X				MOORE			X				WORTH			X			
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<p>ITEM #3: 7:03 (02:51)</p>	<p>STAFF AND COUNCIL REPORTS</p> <p>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.</p> <p><i>Ms. Gallagher noted pertinent information from her staff report.</i></p> <p><i>Several councilmembers made comments and had questions for Ms. Gallagher.</i></p> <p style="text-align: center;"><u>Motion to Approve Staff Reports</u></p> <table border="1" data-bbox="427 1276 1261 1398"> <thead> <tr> <th>COUNCILMEMBER</th> <th>MOVED</th> <th>SECONDED</th> <th>AYE</th> <th>NAY</th> <th>ABSENT</th> <th>ABSTAIN</th> </tr> </thead> <tbody> <tr> <td>BARBER</td> <td>X</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DILLENBERG</td> <td></td> <td>X</td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HARVEY</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WORTH</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER	X		X				DILLENBERG		X	X				HARVEY			X				MOORE			X				WORTH			X			
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<p>ITEM #4: 7:13 (13:20)</p>	<p>ZONING ADMINISTRATOR'S PLANNING AND ZONING AND DESIGN REVIEW REPORT AND MINUTES</p> <p>Minutes are provided for the information of Council and do not require action.</p> <p><i>John Knight shared relevant information from his staff report.</i></p> <p><i>Vice Mayor Harvey pointed out a correction that needed to be made to the July 22, 2019 Design Review Board minutes.</i></p> <p><i>Councilmember Worth had a question about zoning enforcement at a property on Hampshire.</i></p>																																										

<p>ITEM #5: 7:20 (20:44)</p>	<p>APPROVAL OF MINUTES</p> <p>August 13 special meeting – open and closed sessions; August 13 regular meeting – open and closed sessions; August 16 special meeting</p> <p><u>Motion to Approve the Open and Closed Session Special Meeting Minutes of August 13, 2019</u></p> <table border="1"> <thead> <tr> <th>COUNCILMEMBER</th> <th>MOVED</th> <th>SECONDED</th> <th>AYE</th> <th>NAY</th> <th>ABSENT</th> <th>ABSTAIN</th> </tr> </thead> <tbody> <tr> <td>BARBER</td> <td>x</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DILLENBERG</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HARVEY</td> <td></td> <td>x</td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WORTH</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><u>Motion to Approve the Open and Closed Regular Meeting Minutes of August 13, 2019</u></p> <table border="1"> <thead> <tr> <th>COUNCILMEMBER</th> <th>MOVED</th> <th>SECONDED</th> <th>AYE</th> <th>NAY</th> <th>ABSENT</th> <th>ABSTAIN</th> </tr> </thead> <tbody> <tr> <td>BARBER</td> <td>x</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DILLENBERG</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HARVEY</td> <td></td> <td>x</td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WORTH</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><u>Motion to Approve the Special Meeting Minutes of August 16, 2019</u></p> <table border="1"> <thead> <tr> <th>COUNCILMEMBER</th> <th>MOVED</th> <th>SECONDED</th> <th>AYE</th> <th>NAY</th> <th>ABSENT</th> <th>ABSTAIN</th> </tr> </thead> <tbody> <tr> <td>BARBER</td> <td></td> <td>x</td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DILLENBERG</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HARVEY</td> <td>x</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WORTH</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER	x		X				DILLENBERG			X				HARVEY		x	X				MOORE			X				WORTH			X				COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER	x		X				DILLENBERG			X				HARVEY		x	X				MOORE			X				WORTH			X				COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER		x	X				DILLENBERG			X				HARVEY	x		X				MOORE			X				WORTH			X			
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<p>ITEM #6: 7:22</p>	<p>PETITIONS FROM THE PUBLIC</p> <p>7:22 (22:05) Robert Altherr, a Jerome business owner, stated that he is opposed to the Town charging for parking.</p> <p>Councilmember Moore noted that "Petitions from the Public" is intended to allow comment regarding items that are not on the agenda.</p> <p>7:26 (25:50) Curtis Lindner invited Council to a joint session to be conducted by Yavapai County on October 10th at 9:00 regarding vacation rentals. It will take place at the County Annex building.</p>																																																																																																																														
<p>ITEM #7: 7:30 (29:35)</p> <p>7:31 (30:34)</p>	<p>ORDINANCES</p> <p>ITEM #7A: SECOND READING AND POSSIBLE ADOPTION – ORDINANCE NO. 455, AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, RESCINDING ORDINANCE 321, ADOPTED DECEMBER 9, 2003, REGARDING FEES, FINES AND OTHER CHARGES FOR THE JEROME PUBLIC LIBRARY</p> <p>Council may conduct the second reading of, and may adopt, Ordinance 455, which would rescind Ordinance 321, adopted on December 9, 2003, and which established fees, fines and other charges for the Jerome Public Library. Ordinance 455, once adopted, would eliminate those fees, fines and charges.</p> <p><u>Motion to Adopt Ordinance No. 455</u></p> <table border="1"> <thead> <tr> <th>COUNCILMEMBER</th> <th>MOVED</th> <th>SECONDED</th> <th>AYE</th> <th>NAY</th> <th>ABSENT</th> <th>ABSTAIN</th> </tr> </thead> <tbody> <tr> <td>BARBER</td> <td>x</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DILLENBERG</td> <td></td> <td>x</td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HARVEY</td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WORTH</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>ITEM #7B: SECOND READING AND POSSIBLE ADOPTION – ORDINANCE NO. 456, AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AMENDING THE JEROME TOWN CODE TO ADD NEW ARTICLE 12-3, "PAY TO PARK"</p> <p>Council may conduct the second reading of, and may adopt, of Ordinance 456, which would add new Article 12-3, "Pay to Park," to the Jerome Town Code, establishing procedures, violations and penalties with respect to paid parking requirements.</p> <p>Vice Mayor Harvey reiterated the need for funds for our infrastructure.</p> <p>Councilmember Moore clarified what the audience wished to comment on.</p> <p>7:33 (33:39) Randall Hunt, a Jerome resident, said that he had not seen the text posted. He asked that it be put in the library.</p> <p>Vice Mayor Harvey read a letter from Steve Cheifetz. (Attached.)</p> <p>7:40 (40:30) Eric Jurisin, a Jerome business owner, spoke about paid parking.</p> <p>7:45 (45:00) Deborah Mongeon, a Jerome resident suggested that donations be solicited at the parking kiosks.</p> <p>7:50 (50:00) Liz Gale, a Jerome business owner, remarked about the survey.</p> <p>7:54 (54:35) Bill Sotiros, a Jerome business owner predicted that paid parking will be detrimental to the businesses.</p>	COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER	x		X				DILLENBERG		x	X				HARVEY				X			MOORE			X				WORTH			X																																																																																							
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MOORE			X																																																																																																																												
WORTH			X																																																																																																																												

Motion to Adopt Ordinance No. 456

COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			
DILLENBERG		X	X			
HARVEY	X		X			
MOORE			X			
WORTH			X			

7:56
(56:00)

ITEM #7C: FIRST READING – ORDINANCE NO. 457, AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AMENDING SECTION 509, “SIGNS,” OF ARTICLE V, “USE REGULATIONS,” OF THE JEROME ZONING ORDINANCE

Council may conduct the first reading of Ordinance 457, which would amend the Jerome Zoning Ordinance regarding signs. The Planning and Zoning Commission conducted a public hearing on the ordinance on August 7, 2019 and has recommended its approval.

Council reviewed this ordinance at some length. The issue of temporary holiday decorations was raised. Ms. Gallagher suggested that this could be addressed as a separate ordinance, if Council prefers.

It was agreed that the ordinance would be slightly amended to provide that the Town Manager would be delegated to approve special event banners on Town property for those events that take place regularly, and that if the manager is unsure or if it is a first-time event, it would come to Council for approval. Ms. Gallagher recommended one additional change to clarify that all special event banners must be removed within three business days.

These changes will be made to the pending ordinance.

8:12

Motion to take a Break at 8:12 p.m.

COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			
DILLENBERG			X			
HARVEY		X	X			
MOORE			X			
WORTH	X		X			

ITEM #8:

UNFINISHED BUSINESS

8:26 (Pt. 2)

ITEM #8A: RESOLUTION NO. 586, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, ESTABLISHING PARKING FEE EXEMPTIONS AND/OR DISCOUNTS

Council will discuss the provision of certain exemptions and/or discounts related to parking fees, and may approve a Resolution to effect same.

Mayor Barber referred to a worksheet provided by Ms. Gallagher.

They discussed Category 1, Handicapped placards. After discussion they decided that anyone with a handicapped placard would be exempt from paying a fee in the paid parking areas.

8:34 (08:30) Eric Jurisin, a Jerome business owner commented about handicap parking.

Vice Mayor Harvey noted that paid parking would be from 9:00 a.m. to 6:00 p.m.

Mayor Barber moved on to Category 2, First Responders in private vehicles on official Town business. After discussion, Council concluded that this category should be exempt with a hang tag.

8:39 (13:15) Liz Gale spoke on the topic.

They moved on to Category 3, Residents in the C-1 that are not required to provide off-street parking. They discussed the possibility of one permit per unit being exempt with proof that the CUP for the residential use did not require off-street parking. Direction was given to staff to put a list together of the CUPs for residential units in the C-1 zone, and to put this on the next meeting agenda.

8:43 (17:10) Randall Hunt had questions about the topic.

8:52 (26:55) Eric Jurisin spoke on the topic.

The Council then discussed Category 4, Guests of overnight accommodations in C-1 that are not required to provide off-street parking.

Council discussed that a code would be provided to the hotel owners to exempt one vehicle per lodging unit, provided that the hotel is up to date with sales tax, licenses and utility bills, and that they were not required to provide off-street parking.

8:57 (31:19) Anne Conlin, owner of the Conner Hotel, suggested that Council change the hours of the paid parking.

9:01 (35:46) Liz Gale spoke again.

The Council discussed Category 5, Residents outside of C-1.

9:13 (47:50) Eric Jurisin spoke again.

9:21 (55:45) Bill Sotiros suggested giving all 444 residents free parking.

Councilmember Worth gave direction to staff to gather further information.

9:30 (1:04:43) Eric Jurisin spoke again.

9:31 (1:05:47) Officer Mark Boan spoke.

9:32 (1:06:19) Liz Gale continued to add comments.

9:38 (1:12:38) Bill Sotiros addressed Categories 6 (business owners), 7 (business employees), and 8 (regular visitors).

9:44 (1:18:50) Rebekah Kennedy, a Jerome resident and business owner spoke.

It was generally agreed to disregard Category 8 (regular visitors) and remove that from the list. It was summarized that staff will gather further information regarding categories 3 (Residents in C-1 that are not required to have off-street parking) and 5 (residents outside of C-1).

Motion to Change hours of paid parking to 10 a.m. to 4:00 p.m.

COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER				X		
DILLENBERG	X		X			
HARVEY			X			
MOORE			X			
WORTH		X	X			

Motion to Table action on the Resolution to a special meeting

COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			
DILLENBERG			X			
HARVEY			X			
MOORE		X	X			
WORTH	X		X			

It was agreed that the Resolution would be discussed again at a special meeting to be held at 8:30 a.m. on Thursday, September 19.

ITEM #9
9:54
(1:28:48)

NEW BUSINESS

ITEM #9A: CONDITIONAL USE PERMIT – JEROME CLUBHOUSE LLC, 123 HILL STREET

Council may approve a Conditional Use Permit for Dewayne Woodworth, Jerome Clubhouse, LLC (123 Hill Street, APN 401-07-169A), located in the C-1 zone, for a change from retail and residential use to residential only use. The Planning and Zoning Commission reviewed this CUP on August 7, 2019 and recommended its approval by Council.

Ms. Gallagher read aloud a letter from Andrea Prince (attached).

9:57 (1:30:52) Dewayne Woodworth spoke.

10:00 (1:33:31) Dewayne Woodworth spoke about not wanting to have Vacation Rentals and that he can build safeguards into the HOA.

10:04(1:36:35) Dewayne Woodworth spoke again.

10:07(1:39:16) Rebekah Kennedy commented on construction noise.

Motion to Approve with Conditions to Abide by the Zoning Ordinance and Building Codes

COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			
DILLENBERG			X			
HARVEY		X	X			
MOORE			X			
WORTH	X		X			

10:08 (1:41:50) Rebekah Kennedy spoke about a conditional use not conforming to what had been originally presented.

10:10
(1:43:55)

ITEM #9B: APPOINTMENT TO PSPRS BOARD

Council may approve the appointment of Ian Haney to the PSPRS (Public Safety Personnel Retirement System) Board, for the term ending November 20, 2021.

Motion to Approve Ian Haney for the PSPRS Board

COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER		X	X			
DILLENBERG			X			
HARVEY	X		X			
MOORE			X			
WORTH			X			

10:11
(1:45:20)

ITEM #9C: RESOLUTION NO. 587, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, ESTABLISHING RATES OF COMPENSATION FOR MEMBERS OF THE GOVERNING BODY TAKING OFFICE ON OR AFTER NOVEMBER 3, 2020

Council may approve a Resolution establishing a pay rate for members of future Councils. Said rate would be effective upon the swearing in of the 2020-22 Council members.

Ms. Gallagher read a letter from Hunter Bachrach (attached).

Councilmembers discussed and decided not to make a motion. No action was taken.

10:23
(1:57:45)

ITEM #9D: DOWNTOWN PARKING ISSUES

Zoning Administrator John Knight will lead Council in a discussion of problems and potential solutions related to parking in the commercial zone.

John Knight talked about parking problems in the C-1 zone and possible solutions. Council expressed interest in two of the five possible solutions presented: an in-lieu payment system, and a parking overlay district (pilot program).

Mayor Barber stated that she is not ready to take action at this time.

ITEM #10:
10:44
(2:18:22)

TO AND FROM THE COUNCIL

Council may direct staff as to items of pending importance that they would like placed on a future meeting agenda.

	<p>Councilmember Worth spoke about the Hotel Jerome project and asked that we be placed on the October DRB agenda for the windows replacement. She also asked that we find a way to mitigate the dust emanating from the old Town yard parking lot, and that we consider updates to the residential parking ordinance.</p> <p>Vice Mayor Harvey mentioned roads needing pothole repair, stated that she would like to update our Code regarding vacation rentals in light of recent legislation, and that she would like to amend the Zoning Ordinance to remove the provision that one member of Planning & Zoning serves as a member liaison to the Design Review Board.</p> <p>Councilmember Dillenberg reported that a Dental Van offering free dental services will be in Jerome on Friday, September 20th and every appointment has been filled.</p> <p>Councilmember Worth reminded everyone about a fundraiser coming up at the Spirit Room on September 15th.</p>																																										
<p>ITEM #11:</p>	<p>EXECUTIVE SESSION</p> <p>Council may enter into executive session, pursuant to A.R.S. § 38-431.03 (A)(3) and/or (A)(4), to receive legal advice from the Town Attorney (who may participate telephonically) regarding zoning issues related to the Cuban Queen site.</p> <p><i>No executive session was conducted.</i></p>																																										
<p>ITEM #12:</p>	<p>ADJOURNMENT</p> <p><i>Motion to Adjourn 10:52 p.m.</i></p> <table border="1" data-bbox="427 705 1248 827"> <thead> <tr> <th>COUNCILMEMBER</th> <th>MOVED</th> <th>SECONDED</th> <th>AYE</th> <th>NAY</th> <th>ABSENT</th> <th>ABSTAIN</th> </tr> </thead> <tbody> <tr> <td>BARBER</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DILLENBERG</td> <td></td> <td>X</td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HARVEY</td> <td>X</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MOORE</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WORTH</td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER			X				DILLENBERG		X	X				HARVEY	X		X				MOORE			X				WORTH			X			
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BARBER			X																																								
DILLENBERG		X	X																																								
HARVEY	X		X																																								
MOORE			X																																								
WORTH			X																																								

APPROVE:

ATTEST:

Christina "Alex" Barber, Mayor

Candace B. Gallagher, CMC, Town Manager/Clerk

Date: _____