



TOWN OF JEROME

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DRAFT MINUTES

SPECIAL COUNCIL MEETING OF THE TOWN OF JEROME COUNCIL CHAMBERS, JEROME TOWN HALL 600 CLARK STREET, JEROME, ARIZONA

MONDAY, NOVEMBER 24, 2025, AT 5:00 PM

5:00 PM 1. CALL TO ORDER/ROLL CALL

Mayor/Chairperson to call meeting to order
Town Clerk to call and record the roll.

*Present were Mayor Alex Barber, Vice Mayor Jane Moore, and Councilmembers Dr. Jack Dillenberg, and Sonia Sheffield. Councilmember Issam "Izzy" Sharif joined via speakerphone.
Staff members included Town Manager/Clerk Brett Klein, Zoning Administrator Will Blodgett, and Deputy Clerk Kristen Muenz.*

5:01 (0:40) 2. PETITIONS FROM THE PUBLIC

There were no petitions from the public.

5:01 PM 3. NEW BUSINESS

Discussion/Possible Action

5:01 (0:48) A. Discussion, Consideration and Possible Staff Direction Regarding the Council Prioritization of Capital Improvements for Potential Inclusion in Fiscal Year 2027 Budget

Council will engage in a work session type discussion and may prioritize capital projects for budget purposes and provide staff direction regarding the same.

Town Manager Klein introduced the Capital Improvements Projects, explaining briefly that we have many items which are top priority, some of which will be handled first because we have already secured grant funding to complete them. Council reviewed and briefly discussed the list of Capital Improvement Projects, but no items were requested to be added or omitted.

Mayor Barber said there will be many more budget meetings, and we need to keep in mind any projects that need to be added to the list.

5:15 (14:59) B. Consider Removing from the Table and Consideration of Bids in Response to the Town's Issuance of an Invitation for Bids Regarding its Notice of Intent to Sell 655 Holly

Council will consider the bid(s) received and may approve, and / or provide staff direction.

Mayor Barber introduced the item by saying that we have been trying to find ways for people to live here. She explained that we used to require 5 department heads to live in town, and now we only require 2, but she would continue to fight to keep the Fire and Police Chiefs in town as it was important for them to be able to respond to emergencies.

Town Manager Klein pointed out that he had submitted a new staff report and briefly explained that the purpose of purchasing the house at 655 Holly Avenue was for affordable staff housing. He reminded council that the item had been tabled at the last meeting.

Mayor Barber moved to remove the item from the table and discuss.

Vice Mayor Moore seconded the motion, and it carried unanimously.

Motion to Remove Item 3B from the Table for Discussion

| COUNCILMEMBER | MOTION | SECOND | AYE | NAY | ABSENT | ABSTAIN |
|---------------|--------|--------|-----|-----|--------|---------|
| BARBER | X | | X | | | |
| DILLENBERG | | | X | | | |
| MOORE | | X | X | | | |
| SHARIF | | | X | | | |
| SHEFFIELD | | | X | | | |

Town Manager Klein briefly explained the land trust agreement again and gave some examples as to the benefits or liabilities of maintaining the house.

Councilmember Sharif stated that the question was, do we sell or keep the house. It was a liability because of the type of house and the location. Also, while some work had been done, most of the house was not updated. Councilmember Sharif said that if we keep it and rent it, we would have a plan to have someone put money back into house.

Jerome resident Carol Anne Teague said that she represented the house next door, which was listed for sale, and she disagreed with the estimate that 655 Holly could not be 100% rented. She also felt it was not doing anyone any favors to have a land trust and only sell the brick and boards of the house.

Town Manager Klein refuted this and explained that the design of the land trust is to keep the cost of the house within the buying market of town employees.

There was some discussion as to the current housing market, and Councilmember Jack Dillenberg commented that it could be rented again.

Councilmember Sheffield stated that it was difficult, and she was unsure of the best decision.

Mayor Barber replied that it was okay to be unsure, we need to do the best we can for the town.

Town Manager Klein explained that the land trust was the best way for the town to recover some equity in the house.

Also, we recently purchased 621 Main Street, which had 3 units in total, 2 of which were available as affordable employee housing.

Ms. Teague made comments comparing a land trust to a modular house, but Manager Klein pointed out that the difference would be it was not mobile, and the neighborhood would be other homeowners. He added that the town attorney pointed out the difference is mobile home neighborhood make profits off the land where a land trust is a non-profit who hold the land to keep the price down.

Councilmember Sharif repeated that to keep the house, we would need to put money back into it to make it rentable. He added that the town needed funds for a garbage truck and we have to make hard decisions.

Vice Mayor Moore asked about the possibility of offering it for sale to someone in town.

Town Manager Klein explained that we could open it up for bidding, but we would have to take the highest bid and that would price out town employees.

Vice Mayor Moore asked about the land trust lease and representatives from the Verde Valley Community Land Trust were given the opportunity to explain briefly.

Council member Dillenberg asked what the downside to selling the house was.

Town Manager Klein explained that if the council would like to maintain control and the guarantee of employee housing, the land trust would keep it affordable. If they wanted to look into trying to recoup as much money as possible, then they could consider selling instead.

Councilmember Sheffield pointed out that when we purchased 655 Holly, we were looking at a soon to retire Police and Fire Chief and needed housing. Now both those things have happened, and the need is not as great as it was.

Councilmember Dillenberg said that he wanted to consider selling but if we go that route, we want to make sure it is good decision.

Mayor Barber asked if we want to look at a deed restriction and then compare options apples to apples.

Councilmember Sheffield agreed that she would like more information.

Mayor Barber said that we need a trash truck, we are trying really hard to do it and not waste the town's money.

There was a brief discussion as to whether the item can be tabled again.

Town Manager Klein explained that they want to prioritize housing, look at the land trust. However, if they wished to prioritize funding, they would need to reject the bid and give staff directions.

Vice Mayor Moore moved to table the item until the next meeting for more information.

Jack 2nds.

Councilmember Dillenberg seconded the motion.

Brett asks Town Manager Klein asked for clarification on what information they would like to see at the next meeting, and Mayor Barber said we would like to see an example of a deed restriction.

The vote was called and carried with a majority.

Note: Councilmember Sharif experienced connection issues with the speakerphone and was forced to disconnect at 5:57 P.M.

Motion to Table to the Next Council Meeting for More Information

| COUNCILMEMBER | MOTION | SECOND | AYE | NAY | ABSENT | ABSTAIN |
|---------------|--------|--------|-----|-----|--------|---------|
| BARBER | | | X | | | |
| DILLENBERG | | X | X | | | |
| MOORE | X | | X | | | |
| SHARIF | | | | | X | |
| SHEFFIELD | | | X | | | |

4. TO AND FROM THE COUNCIL

Council may direct staff regarding items to be placed on a future agenda.

There was no to and from the council. The meeting proceeded directly from item 3B to adjournment.

6:15PM (1:14:30) 5. ADJOURNMENT

*Mayor Barber made a motion to adjourn the meeting.
Councilmember Dillenberg seconded the motion.
Mayor Barber called the question and by majority vote the meeting adjourned at 6:15 p.m.*

Motion to Adjourn at 6:15 P.M.

| COUNCILMEMBER | MOTION | SECOND | AYE | NAY | ABSENT | ABSTAIN |
|---------------|--------|--------|-----|-----|--------|---------|
| BARBER | X | | X | | | |
| DILLENBERG | | X | X | | | |
| MOORE | | | X | | | |
| SHARIF | | | | | X | |
| SHEFFIELD | | | X | | | |

APPROVE:

ATTEST:

Alex Barber, Mayor

Brett Klein, Town Manager