



TOWN OF JEROME

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MINUTES

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

TUESDAY, OCTOBER 08, 2024, AT 7:00 PM

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

7:00PM (0:33) 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, Issam "Izzy" Sharif and Sonia Sheffield.

Staff present included Town Manager Brett Klein, Zoning Administrator Will Blodgett and Administrative Specialist Michele Sharif.

Prior to the proclamation Mayor Barber moved item 8A to be addressed next, accommodating Bond Counsel members present in the audience.

7:08PM (8:58) 2. PROCLAMATIONS

A. Proclamation Proclaiming October as Domestic Violence Awareness Month

Mayor Barber will read or summarize the proclamation.

Mayor Barber introduced the proclamation proclaiming October as Domestic Violence Awareness, she points out that it is also Breast Cancer Awareness Month. She read the proclamation for Domestic Violence aloud.

7:10PM (10:47)3. FINANCIAL REPORTS

Discussion/Possible Action

A. Financial Report and Detail Invoice Register Report for September, 2024

Council will consider and may approve the financial reports for month ending September 2024.

Ms. Barber introduced the financial reports and asked if everyone had time to look over and ask questions. With no additional input she moved to accept the financial and invoice register report for September 2024

Dr. Dillenberg seconded the motion.

Ms. Barber asked again if anyone had anything else to add. She called the question, and the Financial and Invoice Register Report for September 2024 was accepted.

Motion to approve Financial Reports for September 2024.

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

7:11PM (11:15) 4. STAFF AND COUNCIL REPORTS

Discussion/Possible Action

A. Reports by the Town Manager / Clerk, Deputy Clerk, Utilites Clerk, Accounting Clerk, Public Works Director, Building Inspector, Library Director, Municipal Magistrate, Police Chief, Fire Chief and Council Members, Which in the Case of Council Member's Reports will be Limited to a Summary of Current Events and will Involve no Action

Council will consider and may approve the staff reports.

Ms. Barber introduced the item.

Mr. Klein said in addition to his written report that we had previously filed an intent to apply for the Water Supply development fund which is a 2 million dollar grant. He said we are looking for it to be a 100% grant, with no match, for much needed projects

on Verde Central, Mescal Canyon, the regulators, and 2 major projects with 2 parts to each of them. He said everyone worked hard and pitched in to submit that information and feels we stand a good chance of being awarded that. He said if there were any other question about that he'd be happy to answer them.

Ms. Barber asked if anyone else on the council had any questions for Mr. Klein or regarding his report. There were no additional questions.

Ms. Barber said she will take this time to do the congratulations. She congratulates Charles Harris with the Police Department for 5 years of service as of Oct 17th, Eric Jackson with the Fire Department for 1 year or service as of October 23rd, and Robert Vega with Public Works for 2 years of service effective Oct 24th. She further expressed her thanks to everyone that helps to run this town. She asked if anyone else had any questions. There were none.

Dr. Dillenberg moved to approve the Staff and Council Reports.

Ms. Moore seconded the motion.

Ms. Barber called the question, with 5 ayes staff and council reports were approved.

Motion to approve Staff and Council Reports.

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

7:13PM (13:42) 5. ZONING ADMINISTRATOR’S REPORT/PLANNING & ZONING AND DESIGN REVIEW BOARD MINUTES

Information/Council Review

A. Report Provided by the Zoning Administrator. Minutes are Provided for Information only and do Not Require any Action

Ms. Barber introduced item 5 reiterating that the minutes are informational only and require no action. She asked if everyone had a chance to review them. General response from council members was yes.

Mr. Blodgett said it had been a busy few weeks, sharing that since he wrote his report the one big thing that happened was the acquisition of a collection of old maps, journals, documents, and first-person statements related to Jerome and mines. He said it is a wealth of information and includes utility line maps going back to the early teens. He shared he is working to find a place to store it and has reached out to State Park and the Historical Society and that both have offered support. He said he will be getting flat map storage from the State Park as they upgrade their current facilities, and that Mr. John Sterr with the Historical Society has been helping to educate him on archival. He shared that he had a very productive conversation with Ariana from SHPO, he told her about the collection as well as discussed other things, adding they will try to help provide support and assistance. HE said there is more information coming about this and very likely come budget season may request a slight increase in his Historic Preservation budget and will be happy to justify it at that time. He said regarding Planning and Zoning there are a lot of other things going on in town. He said someone is starting to gather information about building a property in the gulch but is still a little bit away from the site plan review. He finished adding if anyone would like to look at the collection to reach out to him and he'd be happy to share.

Ms. Moore asked if the slide information and documentation can be shared.

Mr. Blodgett answered absolutely.

Ms. Moore said it shouldn't be her sharing it with the rest of the council, but she is sure that some of the public will be interested. She said it is information about after the slide happened and people talking about their recollection of having moved here in the 1890's and were here when things started to slide in the 20's, and it's just fascinating. She shared that she recognized a lot of the names.

Mr. Blodgett shared there were interviews with the Town Manager and the Pipe Foreman, who was the public works director of that time. He said that they are deeply fascinating will find and outlet to have some of it published for public review. He said he wants to make it available as research for any institution that would like to try to do something with the data.

Ms. Moore said there is context to it too, because the townspeople were blaming the mines and blasts, and so you see both sides of it.

Mr. Blodgett shared the best part is that there are maps and charts documenting and graphing 10 years of downward movement by street.

Ms. Barber asked if he was going to get it digitized so people could check it out.

Mr. Blodgett said that would be the end goal. He said the problem with digitizing is going to require some help from SHPO and the State Archives or State Library Office and will see what he can do to get it done the fastest way possible to get the data out there.

7:18PM (18:38) 6. APPROVAL OF MINUTES

Discussion/Possible Action

A. Consider Approval of the September 10, 2024, Regular Council Meeting Minutes

Council will consider and may approve the September 10th Regular Council Meeting minutes.

Ms. Barber introduced the meeting minutes for approval, asking if there were any suggestions, corrections or questions.
 Ms. Moore moved to approve Tuesday September 10ths Council meeting minutes.
 During the motion and the second there was technical difficulty with the phone in council chambers.
 Ms. Barber seconded the motion and called the question. With 5 ayes, the meeting minutes for September 10th are approved.

Motion to approve meeting minutes from Tuesday September 10, 2024, Regular Council Meeting.

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

7:20PM (20:08) 7. PETITIONS FROM THE PUBLIC

There were none.

7:01PM (1:05) 8. ORDINANCES AND RESOLUTIONS

Discussion/Possible Action

A. Consideration of Resolution No. 674, A Resolution of the Town Council of the Town of Jerome, Arizona, Authorizing the Sale, Issuance, and Payment of a Sewer System Note in a Principal Amount Not To Exceed \$1,819,000

Council will consider and may approve Resolution No. 674.

Mayor Barber introduced the item and asked for additional introduction from Mr. Klein.

Mr. Klein shared that the interim loan would help fulfill expenses coming up, adding we are at the end of engineering bidding out and getting construction started. He said the loan will be covered by USDA grant, but before that we have to get the letter of conditions with the requirements from USDA completed as well. He said this will be a short-term loan and once USDA approves, we will be able to pay it back. He recounted from the last meeting that we had received two bids that were different in format, and the consensus was to go with Rural Water Financing.

Dr. Dillenberg moved to accept Resolution 674.

Ms. Moore seconded.

Mr. Tim Stratton, Bond Counsel, shared that he would add that Rural Water, the agency serving as the lender in this case, this is all they do; provide low interest reasonable loans to rural towns for projects just like this. They have a lot of experience working with rural development and know a lot of the requirements of USDA and are very familiar with this. He added the financial advisor was not present for the meeting, but they went through a whole process of shopping this around to institutions that do this type of work and Rural Water came back with the best proposal for the town. So, their recommendation to the Town Manager was to accept that proposal.

Ms. Moore said it's a monumental amount of money, and she wanted to make sure the public is aware and clear about what is going on. She added the engineering costs alone are phenomenal.

Dr. Dillenberg commented that it is a lot of money, but we are fortunate to be able to do it.

Ms. Barber agreed, adding it's turning into more money than originally estimated. She asked if anyone else from the Council or the public had input, welcoming Ms. Robinson back to town.

Jerome resident Mark Krmpotich said he had a question and concern. Regarding the rising costs he asked who on the Council is controlling things, so they don't continue to rise in cost.

Ms. Barber answered that it is not really a Council thing, it's more the way of the world with increasing costs.

Mr. Krmpotich expressed his understanding; he added that Council is given a budget to work from, adding its not like the government has unlimited pockets to give us money and thinks things need to be done in conjunction to limit costs.

Ms. Moore commented that maybe Mr. Stratton can elaborate.

Mr. Stratton answered that he can provide a little bit of context. He says USDA rural development has an approved letter of conditions for the project and so they are also monitoring this. He says when we go out for construction bids, they are going to look at where things come out and will approve or deny, pretty close to those estimated numbers. He said if costs overruns come up, they are good about going back to the town engineers to value engineer the project to keep the costs down. He says that is the process and is Not a blank check by any means.

Mr. Krmpotich said he is aware of that but there are already overruns.

Mr. Stratton answered that yes there are cost overruns already.

Mr. Krmpotich then asked who on Mr. Stratton's side is controlling costs, if they're the project manager.

Mr. Stratton clarified that he is an attorney.

Mr. Klein answered they are Bond Counsel and that there is no budget for this, as it is covered by the grant.

Mr. Krmpotich said he understands, but a grant has a limited number.

Mr. Klein further clarified yes it does but if we can't get the project done within that they we will look at other options.

Mr. Krmpotich shared his concern is if you experience overrun followed by overrun then you run out of money and end up with a half-built project.

Mr. Stratton shared usually for USDA on these projects for smaller communities they will step in and award more grant money if there is a cost overrun, but if it's too much then they can say enough is enough but that is rare.

Ms. Barber thanked everyone and asked if there was anything further. She called the question and with 5 ayes Resolution number 674 was accepted.

Motion to approve Resolution No. 674

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

Ms. Moore said after the vote, any time there are changes, all of that has to come to a public meeting and we would hope the public would ask what's going on and have someone to explain it to them.

At this point the meeting returns to Item 2 and proceeds in order as agendized.

7:20PM (20:13) 9. UNFINISHED BUSINESS

Discussion/Possible Action

A. Consider Taking the Item from the Table and Discussion and Update / Possible Direction Regarding the Proposed Community Garden and the Community Garden Shed

Council will be provided an update regarding the proposed community garden and shed, and may provide staff direction

Ms. Barber introduced the item and said she would like to push it again to next month, adding we'll see if we can get any discussion about this community garden shed. She clarified if it needed to be taken from the table or a motion.

Mr. Klein answered to take it from the table and make a motion to table it again.

Ms. Barber moved to table to the next month.

Mr. Sharif seconded the motion.

Ms. Barber called the question and the motion to table discussion regarding the community shed is table to the next meeting.

Motion to table item until next meeting.

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

7:20PM 10. NEW BUSINESS

Discussion/Possible Action

7:20PM (20:57) A. Consideration of the Jerome Chamber of Commerce Special Event Permit Application for the Annual Town Dinner at Spook Hall

Council will consider and may approve the special event permit.

Ms. Barber introduced Item 10A. She asked if anyone on Council noticed anything missing, adding that she didn't.

Mr. Klein clarified that we are missing the certificate of insurance and should be included with the motion.

Ms. Barber clarified that we move to accept but need their certificate of insurance.

Mr. Klein answered yes, they know and are aware.

Ms. Barber said this is an event that happens every year. You bring a dish, there are usually 3 kinds of meat, and you eat all the food with your neighbors, so everyone should put this on their agenda and show up.

Dr. Dillenberg moved to approve

Ms. Sharif seconded the motion.

Ms. Barber called the question and the special event permit for the Annual Town Dinner at Spook Hall was approved.

Motion to approve Special Event Permit for Annual Town Dinner contingent upon receiving required certificate of insurance.

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

After the vote the date was confirmed for December 7th 5-8p.m.

7:22PM (22:13) B. Consideration of the Jerome Chamber of Commerce Special Event Permit Application for the Annual Light up the Mountain Event

Council will consider and may approve the special event permit.

Ms. Barber introduced item B. for the annual Light up the Mountain event. She said usually Santa is present asking if we are missing him because she sees nothing about him. She shared that usually Santa and his wife show up, adding that Mingus Union Choir will be there. She said this is fun, they get it all ready and light it up and it happens every year. She asked if there was any discussion from Council.

Ms. Sheffield moves to approve.

Mr. Sharif seconded the motion.

Ms. Barber called the question and the special event for the annual Light up the Mountain was approved.

Motion to approve special event permit for Jerome Chamber's Annual Light up the Mountain Event.

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

After the vote the date was confirmed as Saturday November 30th.

7:23PM (23:22) C. Consideration of a Remote Tasting Room Series 19 Liquor License Application (Farm Winery / Craft Distillery) for Passion Cellars, LLC, DBA, Cabal Cellars at 412 Main Street, Jerome, AZ.

Council will consider and may approve the Series 19 Application for Cabal Cellars.

Ms. Barber introduced item C. regarding a remote tasting room with a Series 19 Liquor License. She asked if there were any questions.

Ms. Moore asked about question 1 being marked, both yes and no, why did they do that?

Mr. Klein answered it was a clerical error.

Ms. Moore notes the paperwork says must attached a diagram, she asked if we have that, and Council just didn't get a copy.

Mr. Klein said that the State says not necessary. He shared we do have a diagram, and that this is the same building just upstairs.

Ms. Moore added she thought that any change like that had to have a diagram.

Ms. Barber said she asked the same question and was confused about why a diagram wasn't needed. She said for clarification, Cabal Cellars is in the building down below, where the road splits into the one-ways. She said it is attached to the Bordello of Jerome and is now being taken over by them (Cabal). She said this is an extension, which made a little more sense, but still doesn't understand why we don't have to see a diagram of couches or whatever they're putting in, adding maybe it's not part of their purview. She asked Mr. Klein to explain why they don't have to see a diagram.

Mr. Klein answered it is just what the State said. He said we can get it, adding that Mr. Domanico apologized that he couldn't be present because it's harvesting time.

Mr. Blodgett shared that it won't go before Planning and Zoning because it's an extension of an existing use. He said as we update the business license then he is going to verify that it's not going to be an increased intensity of use. He said some of the parking is nonconforming to begin with, but he will review and verify that they are not doing anything excessive and are sticking to the ordinance on it.

Mr. Sharif asked if this is just an extension of the business.

Mr. Blodgett answered yes.

Ms. Moore asked if it would be upstairs and downstairs.

Ms. Barber clarified that it does not connect internally.

Dr. Dillenberg moved to approve.

Mr. Klein said for further clarification it would ordinarily be an extension of premises. The remote is usually a different area sometimes two doors down, but being that it's within the same building. So, the Zoning Administrator will make sure everything is done correctly.

Ms. Barber commented that it's a gray area.

Mr. Klein said the State said it has to be this one because of having the separate addresses.

Ms. Moore asked if the motion states contingency upon compliance.

Mr. Blodgett answered the compliance issues will dictate the granting or denying of a business license so there are already checks and balances built in there with that process. He said they'll have to get a new business license because it's a separate premises. Since this is a new location, a new license will also be needed and during that process they will verify and check everything.

Ms. Sheffield seconded the motion.

Ms. Barber called the question, and the remote tasting room series 19 liquor license is approved.

Motion to approve consideration of a remote tasting room at 412 Main Street.

COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			
DILLENBERG	X		X			

MOORE			X			
SHARIF			X			
SHEFFIELD		X	X			

7:28PM (28:02) D. Discussion and Consideration / Possible Staff Direction Regarding Month-to-Month Leases (Caron and Lahti)

Council will consider and may direct staff to adjust the monthly rent amounts for the month-to-month lease arrangements.

Ms. Barber introduced the item regarding month-to-month leases on town own properties. She said the summary from Mr. Klein says we have 2 non-residential lease agreements considered month-to-month. The town council has recently increased rental terms by 10% on all renewing leases and it has been 12 years since any adjustments to rental terms for month-to-month leases. She reads that the recommendation is to increase from \$52.97 to \$60 a month, and for the other unit it is recommended to rise from \$56.95 to \$63.00 a month. She said the last one we had come up for lease was Mr. Chad Hembrough, who we gave a 2-year lease and raised a little bit. She said she thinks this and is such a little hike that there should be no problem. She said she will move to give staff direction to do this.

Dr. Dillenberg said he thinks we should do more, but he's ok with this.

Ms. Barber said we will have staff check to see if there is a broken window and get it fixed. She said it might have been a broken windowpane but now there is a hole. She asked if there was anything else needed for staff direction or if it should be turned into a motion.

Mr. Klein answered yes, a motion to approve the staff's recommendation.

Ms. Barber moved to approve staff recommendation regarding increase to month-to-month lease terms.

Ms. Sheffield seconded the motion.

Ms. Barber called the question and staff recommendation is approved.

Motion to approve staff recommendation regarding Month-to-Month lease increases.

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

7:30PM (30:51) E. Consider Planning and Zoning Commission Appointment of Jera Peterson Effective Immediately to Fill the Open Commission Seat Which Expires February 28, 2026

Council will consider and may appoint Jera Peterson to the Planning and Zoning Commission.

Ms. Barber introduced item 10E to seat Jera Peterson on the Planning and Zoning commission. She asked Ms. Peterson why did you step down and why do you want to come back?

Ms. Peterson answered that she had stepped down because of school and was overwhelmed with life and a new puppy. She said now she is free and there is an opening and would come back if we will have her.

Ms. Barber said she would absolutely give it back.

Mr. Blodgett said he was very happy to have her back.

Ms. Barber confirmed that there was general support from all council members.

Dr. Dillenberg moved to approve seating Ms. Peterson on Planning and Zoning.

Mr. Sharif seconded the motion.

Ms. Barber called the question, and the appointment was approved unanimously.

Motion to approve appointment of Jera Peterson to the Planning and Zoning Commission.

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

7:31PM (31:56) 11. TO AND FROM THE COUNCIL

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

Ms. Barber introduced to and from the council and suggested just going down the line.

Mr. Sharif said that he was working with Mr. Blodgett to help digitize the new collection. And has reached out to some of his outside contacts regarding scanners and other methods to use to help digitize.

Dr. Dillenberg shared he is trying to get better. He shared he will no longer have nurses coming to his house. He says he will continue recovery and continue to be part of the team.

Ms. Barber said she doesn't really have anything to put on the agenda or talk about. She says thank you to everyone for all they do for this Town.

Ms. Moore said next month is the start of goal setting stuff, so she will save all that stuff until then.

Ms. Barber said goal setting is so nice to bite off as much as we can chew and keep doing it every year, fixing what we can. She said hopefully we can get something fixed before something else breaks.

Mr. Klein asked for confirmation that Mondays in November at 5 o'clock work.

Mr. Sharif said let him know and he will look at or rearrange his schedule.

Ms. Barber sad evenings any day after 6-6:30 are good for her if Mondays don't work.

Ms. Moore commented that reading stuff about slide zone sounds like things were just as crazy then as they are now.

Ms. Barber asked if we have inclinometers that monitor the creep, and thought one of them needed to be replaced.

Mr. Klen shared that yes that is correct, one is tough to read and we thought DOT was going to help pay for it, but they're not no. He said we should be using tribal grant money to purchase that in the spring.

Ms. Barber asked when they were put in.

Ms. Moore recalled it being around 20 years since they were put in.

There was discussion regarding what the actual amount of shift has been.

Dr. Dillenberg interjected that he forgot that we have the retirement of police chief in December. He said he didn't know whether we as the town were planning something.

Mr. Klein shared that we had the last meeting that recognized him but that he hasn't officially provided his retirement date yet.

Dr. Dillenberg commented that it seemed like December was going to be his last month.

Ms. Barber said we will get something in the works.

Mr. Sharif confirmed there is a news story about it as well.

Ms. Barber said she saw something about it, so it is public knowledge.

Mr. Klein shared that it hasn't been provided to Town yet.

Ms. Barber questioned if the paper knows more than we do.

Mr. Klein shared the paper is not always the most accurate.

Ms. Sheffield shared that Ghost Walk was a huge success this past weekend. She said Scott (Hudson) and Jay (Kinsella) and the Historical Society worked so hard to get it ready. She said it was nice to see everyone doing it again and feels like it's fully pre-covid for the first time again.

There was brief discussion about who attended the event.

7:38PM (38:44) 12. ADJOURNMENT

Dr. Dillenberg moved to adjourn at 7:38p.m.

Mr. Sharif seconded the motion.

Before Ms. Barber could call the question for adjournment Jerome resident Nancy Robinson interjected to recognize the passing of Mr. Sanchez.

Ms. Barber thanked her, apologizing that it had slipped her mind. She shared that flags are at half-staff for Armando Sanchez, a longtime resident. She said unfortunately, we lost him a few days ago and it's sad all of our old-timers are getting older. She then called the question for adjournment and the meeting was adjourned at 7:39 p.m.

Motion to adjourn at 7:39p.m.

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

APPROVE:

ATTEST:

Alex Barber, Mayor

Brett Klein, Town Manager