



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, JUNE 11, 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 (0:23) 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 Councilmember Sonia Sheffield. Dr. Jack Dillenberg was absent.

Staff Present included Town Manager Brett Klein, Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

7:00PM (0:32) 2. PROCLAMATIONS

A. Representatives from Colby and Powell will Present the Firm's Audit of Jerome's Financial Statements for Fiscal Year 2023.

Council may make a motion to accept the FY 2023 Audit findings.

Mayor Barber introduces Colby and Powell to give their presentation regarding the audit of Jerome's financial statements. Mr. Klein connects Colby and Powell via telephone.

Mr. Jim Usevich from Colby and Powell starts on page 1 with the independent auditors' report. He points out the 2nd paragraph, reads a small excerpt of that paragraph and summarizes that the financial statements are clean. He says the many questions he usually receives are 1. Is the Town better off this year compared to last year. He says their data found that this year we are better off than we were last year. He further elaborates that we had to buy a lot of assets and do a lot of infrastructure work, and while overall there was a loss of a little money, it's not a big deal due to the number of assets that we purchased. He says the second question is always was there any fraud that happened? He answers this is always a great question sharing a while ago their jobs changed, and as a result one of the main goals is to actively look for fraud. He says in the case of our audit they found no instances of fraud whatsoever. He continues another question is usually, was there difficulty during the audit? He says no there was no difficulty, he notes the Town changed accounting software which made some things a little bit tricky, but everything was handled well and all reconciled. He says Ms. Muenz did a great job having the information they needed, and overall everything went well. He asks if anyone has any questions.

Ms. Barber asks if council has any questions.

Ms. Moore says she doesn't have any and asks if the public can ask questions.

Mr. Klein says it's up to Council.

Ms. Barber asks the audience if they have any questions about the audit.

Jerome resident, Mark Krmpotich says on page 19, Section E. Allowance for Uncollectible Accounts, he asks what the money is, because it's blank?

Mr. Klein says the number is zero.

Ms. Barber says with no further questions she would make a motion to accept the audit.

Ms. Moore seconds the motion.

Ms. Barber calls the question. The audit is accepted.

Motion to accept the audit.

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

7:06PM (6:11) 3. FINANCIAL REPORTS

Discussion/Possible Action

A. Financial Report and Detail Invoice Register Report for May 2024

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

Ms. Barber asks if there are any questions or comments on the financial reports.

Ms. Moore makes a motion to approve the financial reports for the month of May.

Ms. Sheffield seconds the motion.

Ms. Barber calls the question, and the financial reports for the month of May are approved.

Motion to approve the financial reports for the month of May

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

7:06PM (6:32) 4. STAFF AND COUNCIL REPORTS

Discussion/Possible Action

A. Reports by the Town Manager / Clerk, Deputy Clerk, Utilities 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 introduces the item, deferring to Mr. Klein for additional information.

Mr. Klein shares the only update aside from his written report is that we are working on an RFQ for engineering services as a requirement for our CDBG grant. He says we have no issues with our engineering firm at the moment, but this is something entities are supposed to do to ensure they are getting fair pricing and the best services possible. He says it is a Request for Qualifications and will contain nothing regarding pricing, it is more about being able to provide the service. He says it hasn't been done in the past 6 to 7 years and is necessary for the CDBG grant.

Ms. Barber extends her congratulations to Mark Boan from the Police Department for 8 years of service effective June 3rd, Shirley Powell also in our Police Department for 1 year effective June 20th, Rusty Blair our Fire Chief for 23 years of service effective June 25th and to Brett Klein our Town Manager for 2 years as of June 30th. She thanks everyone for their service and asks if anyone from Council has a report.

Ms. Moore thanks our employees for staying with us.

Ms. Barber makes the motion to approve the staff and council reports.

Ms. Sheffield seconds.

Ms. Barber calls the question. Staff and council reports are approved.

Motion to Approve Staff and Council Reports.

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

As Ms. Barber introduces the next item on the agenda Ms. Moore asks if this item can be moved because she has some things she would like to say.

Ms. Barber suggests moving the item to the end.

7:43PM (43:23) 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 introduces the item for discussion. She defers to Ms. Moore for further commentary.

Ms. Moore says she is glad they are discussing some of these things and the minutes were very informative. She says she is glad the discussion is being had and that we need housing for people, however she thinks there may be some issues not being thought about while discussing this. She said the words fear and afraid kept recurring.

Mr. Blodgett says he apologizes, there was probably better terminology that could have been used. He acknowledges that there are very real concerns that are completely valid, and it was not in any way shape or form intended to diminish

the actual concerns.

Ms. Moore says she has been watching for years the push across the country and now in the state. She continues, the state has some legislation in which they're talking about pretty much annihilating single-family zoning. She says some of the bills they're introducing would disallow communities from having single-family zoning. She says the League has weighed in on it as well.

Mr. Blodgett says he is not a proponent of that. He says there is a balance to be maintained and our balance is not there. We are leaning too much one way as opposed to the other in his opinion. He says his opinion could be wrong as he's still fairly new here. He says he is somewhat critical of single-family zoning especially when we are in a housing crisis and the state of Arizona is short 270,000 housing units. He says that's probably a conservative estimate and his priority is to try to generate more housing. He says he recognizes the policy in the Town doesn't necessarily change things overnight, but it sets a tone.

Ms. Moore asks if we are to assume people are fine with walking half a mile to where they park? Are we considering more traffic on one lane roads?

Mr. Blodgett says that's the cost to pay to have more residents in the long run. He says that's the goal we want people to live here who are engaging in the Town and are a part of the Town, and that may be a part of the cost of that.

Ms. Barber says she agrees we need more residents to keep the town alive, but we have to do this very carefully. She says the reason it's been so scary and fearful is the State overreaching laws like SB1350 saying we could not regulate vacation rentals.

Mr. Blodgett says he wholeheartedly agrees with that.

Ms. Barber points out that he touches on it here that it seems like we were getting shot in the foot and that vacation rentals could do whatever they wanted to do, and that we weren't letting multi-stories be multi-family/multi-unit, we were calling them single-family residential. She says that's not all of it, adding some things slipped through the cracks and some people work it out. As far as the question of will they park that far away, she says they'll say they will and then they won't; they'll cram themselves in any little space or ditch that they can fit.

Mr. Blodgett says parking is only part of the issue and so is enforcement. He says we have a lot of discussions left and we are going to start to touch on a lot of topics because we have to start talking about them and start trying to find solutions. He says that the intention was to open the discussion and start brainstorming, adding there is a lot more that could and should have probably been done historically and he is trying to fix some of that. He says he hopes that explains his intentions a little better.

Ms. Moore says she thought the R2 zoning was a good idea, allowing places where there is parking to be duplexes, but nobody really has done that. She says there is no way, if you start building apartments or more houses, to prevent them from becoming Airbnb's in the future because with private property you can't tell somebody they can't do that. She says if we could push the Hotel Jerome along there is parking for that. She says the Town owns parking that would go with the Hotel Jerome, and she would really like to see an old building put back in use and money put towards it.

Mr. Blodgett says also changing public policy to allow the opportunity for a duplex to be rented out as such, as opposed to being stuck in single family use. He says sometimes our zoning does that and takes a duplex or a tri-plex and sort of transforms it into a single-family home, adding it can make you feel crazy to say yes, you have two dwelling units, but they can't be rented out. He finishes with there is a lot more discussion to be had before there is any viable solution, and that he appreciates the comments and input from Council.

Ms. Moore says she realizes that nothing can be done without a lot of discussion and public hearings. She says it would be nice to have input from residents as well. She says she knows there are a lot of people here that want housing, but you need to also think about the repercussions down the line.

Mr. Blodgett expressed his agreement and said there doesn't seem like an easy way out of this.

Ms. Moore says the beauty of the Hotel Jerome is that the Town can say no Airbnb's.

Mr. Blodgett says the Hotel Jerome is a good project in many aspects, but we still need to revisit some of the policies to allow people to make better use of their properties. We can't dictate what that use is obviously with the State tying our hands in terms of certain limitations.

Ms. Barber says she wants to point out that most of the people talking in the meeting about this subject are newer to Jerome, who haven't been here over 10-20 years or so. She says she's not saying anything about the new timers; welcoming them to come on in, be a part of the community, volunteer, and do what you can to continue to have people live in Jerome. She says thank you for bringing up these conversations, sometimes it's a hard pill to swallow but we have to figure it out. She clarifies, before the State put SB 1350 down our throat, saying we could not regulate vacation rentals, if you were in a residential area and you wanted to do a bed and breakfast, we had you do a conditional use permit. She says we were having people pay a little bit of money, it wasn't a huge sum, but once vacation rentals came in, we could not charge them. She continues, we didn't want them, but we want the bed and breakfast, and so we weren't charging our bed and breakfasts either. She says we were losing out on revenue that we really, really need at this point, because we are not the Town that says we are going to charge you for doing what we want, but we can't charge you for what the State is shoving down our throat. She says coming back to the League and the resolutions about mother-in-law quarters, and casitas, she says that is usually always for municipalities with 750,000 people in them.

Mr. Blodgett says he thinks it's 17,000 plus.

Mr. Klein clarifies they are getting it lower.

Ms. Barber says there is a push that we need people to live here. But people say we're going to turn this into places

people can stay, then they turn around and get a vacation rental license from the Town of Jerome, and here we are 29 residences down of people that could actually live here. She says it's a long hard discussion and we need to figure it out, we need to figure out how people in residential areas can use their multiple areas with the parking and everything, but we need to do right before opening a can of worms. She says if you've never done it before then you don't know how it's going to go until it turns out, then you get to see all the bad parts of it and then try to fix it and make it better. She says she's just trying to be very protective over a town she loves and grew up in. She says it's very hard that we don't have kids and families here anymore, so whatever we can do to continue to support our population and grow as responsibly as we can is something we must do for the future of the Town. She asked for any additional input from council members, but there was none.

Ms. Barber reiterates this is just for discussion and there is nothing to vote on. She moves to item 10 as agendized.

7:08PM (8:50) 6. APPROVAL OF MINUTES

Discussion/Possible Action

A. Consider Approval of the May 14, 2024, Regular Council Meeting; and May 28, 2024, Special Council Meeting Minutes

Council will consider and may approve the May 14th Regular Council Meeting; and May 28th Special Council Meeting minutes.

Ms. Barber introduces the minutes from the May 14th and May 28th meetings and asks if there is any reason they wouldn't be approved at the same time.

Councilmembers answer no.

Ms. Moore makes a motion to approve both sets of minutes if there are no other changes.

Ms. Barber seconds the motion to approve.

Ms. Moore says we talked about having the helicopter and helipad issue on this agenda and it's not. She says she assumed that is because nothing can be done about it.

Mr. Klein confirms no, not at this time, but it is still being looked into.

Ms. Barber notes that it was mentioned in the prior meeting minutes that it could be an agenda item. That is why Ms. Moore brought it up. Acknowledging the motion and the second Mayor Barber calls the question.

The meeting minutes from the Regular May 14th meeting and the Special May 28th meeting are approved.

Motion to Approve May 14th and May 28th Council Meeting Minutes.

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

7:10PM (10:09) 7. PETITIONS FROM THE PUBLIC

Ms. Barber asks if there are any petitions from the public.

Mr. Klein confirms there were none.

7:10PM (10:15) 8. ORDINANCES AND RESOLUTIONS

Discussion/Possible Action

A. Consider Second Reading of Ordinance No. 490, Amending the Jerome Zoning Ordinance for Exterior Lighting, and Adopting and Publishing

Council will consider and may approve the Second Reading of Ordinance No. 490.

Ms. Barber introduces the second reading of Ordinance No. 490 Amending the Jerome Zoning Ordinance for Exterior Lighting. She clarifies with Mr. Klein saying, "this does not say Dark Sky but that is pretty much what this is correct?"

Mr. Klein says, correct, adding there are no changes from the first reading at the last council meeting. He says it has gone through P&Z with changes made subsequent to that and at this point this should be ready, as far as staff is concerned, for adoption.

Ms. Barber asks if there are any questions or comments from the Council.

Ms. Moore makes a motion to approve Ordinance No. 490 Amending the Jerome Ordinance for Exterior Lighting and adopting and publishing.

Ms. Sheffield seconds the motion.

Mayor Barber calls the question, and Ordinance No. 490, Amending the Jerome Ordinance for Exterior lighting is approved.

Motion to Approve Ordinance No 490 Amending the Jerome Zoning Ordinance for Exterior Lighting, Adopting and Publishing.

COUNCILMEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			

DILLENBERG					X	
MOORE	X			X		
SHEFFIELD		X		X		

7:11PM (11:18) B. Consider Resolution No. 669, A Resolution of the Town of Jerome, Arizona Mayor and Common Council, Designating the Chief Fiscal Officer for Officially Submitting the Fiscal Year 2024 Expenditure Limitation Report to the Arizona Auditor General

Council will consider and may approve Resolution No. 669.

Ms. Barber introduces the item. She says this is designating our Manager to take care of this. She asks if there are any questions or comments on this. There were none. Ms. Barber makes a motion to approve Resolution No. 669

Ms. Sheffield seconds the motion.

Ms. Barber calls the question and Resolution No. 669 is approved.

Motion to Approve Resolution No. 669

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

7:11PM (11:58) 9. UNFINISHED BUSINESS

Discussion/Possible Action

A. Update, Possible Discussion and Direction on the Wastewater Treatment Plant Project

Council will be provided an update on the progress to-date on the Wastewater Treatment Plant Project and may discuss elements of the project and provide staff direction.

Ms. Barber presents the item and defers to Mr. Klein for additional introduction.

Mr. Klein says it's been quite a while since the engineers from PACE and our engineer Krishan have been here to discuss and update. He says we are coming up on some benchmarks so it's a good idea to get Council updated on where we're at with progress. He says there will be a couple of decisions based on how pricing has gone since this project was initially started. He says we won't get into the easement discussion per se but some input from you will be needed, if not today then at the next meeting, so we can proceed. He says Taylor (Pierce) from PACE will start with the update and then we'll proceed to questions from there.

Mr. Pierce starts by saying he brought some handouts for Council.

Ms. Moore asks if there is anything that the public can review if they would like to.

Taylor says he does have some extra copies, if someone wants to see them. He says they aren't stamped or official drawings, so he'd prefer to take all copies with him when he leaves.

Mr. Klein shares when it comes time to talk about the access road, they will have something to put up on the screen.

Mr. Pierce addresses Council and says this case has been in front of them for over a year and a lot has happened in that time. He says he brought other members of the project team with him that have been very instrumental in the process of getting where we are today. Referring to his handout, he says the cover page is the exhibit that was included in the PER. He said that the PER was completed in 2021 and is coming up on 3 years since it was submitted to USDA for funding, and at that time we were discussing cultural resource studies on the site and getting proper permissions and environmental clearing in order to do the project. That delayed the project until mid-2022 starting the design and that was the last update he gave to Council. He says since then they've gone through thirty 60% design review packages and are on schedule for the 90% submittal this month pending discussions that Mr. Klein has alluded to. He says page 1 is just a box plan and was their best guess at the time. He continues, the next page shows the process flow diagram and the equipment. He highlights to Ms. Moore that the motor horsepower is included, and that they've done their best to limit power usage, noise pollution and reuse existing components wherever possible in the project. He says they are using gravity wherever possible, and that the plant being in a strategic location they can use gravity going downhill to flow from one process to the next. He says they are utilizing that through the SBR process and the digester. He says where there will be pumps are the wasting to bagging unit, which is a passive low energy dewatering unit, and the blowers, for aeration which is a requirement needed to create the anaerobic processes. He says it has been planned out and sized correctly using common wall construction and shared basins for as much as possible limiting the footprint. He says the next 3 pages show the site plan for the facility, noting sheet M2.4 shows how the SBR will be built into the side of the hill and that they will be able to reuse one of the reedbeds for a drying bed. He says this is a very low energy cost effective way to use AZ's number one resource, the sun, to dewater. He says it will be more expensive to operate than the current plant, but this is as efficient as we could do this design in a pretty small footprint. He says he's not going to go through a lot of what is on the design but if there are any questions or anything anyone would like highlighted further to let him know. He says the last 3 pages are the easement which is the linchpin in the civil side of design right now. The first 2 pages are the roadways to get to the plant, adding they've given 2 alternatives for how to get down to the plant and the third page is the sewer line down to the plant. He reiterates that the easements do not exist at this time, and they are negotiating how to

best move forward.

Mr. Mike Krebs with PACE introduces himself and says it's important to understand the letter of conditions the town has with USDA. He says in section 3 are the things that need to be done before going out to bid, and rights of way are one of them. He adds they are always a big item that have to be resolved before we can finish design and go out to bid.

Ms. Barber thanks him for the clarification.

Ms. Moore asks if the old historic trickling filter will remain in place.

Mr. Pierce says it will remain in place.

Ms. Moore says she asked that it be left if we ever in the future wanted to hook up to it we could.

Mr. Pierce says a lot of the components in the facility will remain, they will be abandoned in place. He says that is the most cost-effective way to do the construction; noting some things will have to be removed and some grading will need to be done at the facility, but they are trying to limit that as much as possible.

Ms. Barber thanks him.

Mr. Pierce then says he would add that the USDA PER was done in 2021 and they've been tracking changes as best as they could but obviously equipment prices, specifically electrical equipment, have gone up significantly, and so things are trending over budget right now. He says a point of emphasis with USDA lately is trying to maintain budget, so they are doing their best. He says if additional funds are needed, they may not look as favorable as the original loan and grant the Town received, but there is money available to grant the additional funds if they are needed, it is just a condition of when the request is made and what is needed.

Mr. Krebs says the USDA has been serving rural communities for a long time, and as part of that they had loan and grant money available to help projects just like this one, which is quite a bit, at 72% grant, on the letter of conditions you have. He says what has happened over the last 2 years is they've pulled funding from USDA, and everything is now going through appropriation channels. So, you have to apply through your Senators and congressmen in order to get on the list. He says then they go through the list, and it's anybody and everybody all across the US; big towns like Phoenix or Glendale versus Jerome or Winslow it's a mix. He says the grant money they normally had is not available for new projects, but they've got all the loan you want. He says he was in D.C. recently meeting with USDA and shares that they have a pot of grant money for current projects that are moving forward but haven't gone out to bid yet, he is unsure of how much money it is or how many projects it is for. He says every project they've seen is over budget, and what they are saying is to plan on whatever the overage is being a 50/50 loan grant amount. He says it might be higher grant percentage, but for now they're saying plan for more like 50/50.

Mr. Klein says for perspective when this was first discussed the talk was that this could undoubtedly go over in cost and at that time the answer was undoubtedly USDA will pony up the difference. He continues, we still have the original money for the original cost, which doesn't have to go through the appropriation process, and it sounds like projects already in the pipeline will have opportunity and access to this funding, of which worst case scenario would be 50/50. He says we're still sitting much better than if Jerome were to go and start the process right now.

Ms. Moore says what you're saying is we have the 72/28 for the original amount it was going to cost, and whatever else that's over budget is going to be 50/50. She continues, we probably won't have amounts until we figure out which way we're going to have to go.

Mr. Krebs says correct, you won't know the amount until it goes out to bid.

Mr. Pierce adds we can't go out to bid until we know which way to go, so that is a step in the process.

Mr. Krebs says this is why we need to know that to be able to finish the design and get all the information submitted to USDA. He says then they will give the Town a letter permitting you to advertise for bids.

Mr. Klein says there are two big pieces that Council input is needed on. He says first based on the cost, until it goes out to bid, we can't be sure, but we could guess \$8-10 million more, he adds also, we already know from initial discussions with current landowners that easements aren't going to be as easy as initially thought. As such, from a cost factor and the difficulty in acquiring easement, was born the possibility of only doing the plant right now and saving the line as its own separate project. He then asks for one of the PACE representatives to expound further on this.

Mr. Krebs says absolutely and says that one of the ways is to put the plant out as the main bid with everything that's on that site. Then as an added alternate bid you put out the pipeline. Then you will know do you have the budget, or can you bring it together? You will also know how much funding you need for the pipeline.

Mr. Klein says that's pretty easy and if bids come in favorable, doubtful, but if they do, then we could get both pieces done. Otherwise, the one under the order must get done which is the plant. He says the other piece of the puzzle council has to consider, on the last 3 pages of the handout, would be the access road.

Ms. Moore says she had asked that there be an onsite visit to look at the alternative route.

Mr. Klein says input is necessary but is not right now.

Ms. Moore asks how soon.

Mr. Klein says it would need to be soon. So we can schedule a special meeting for the onsite trip and then be able to give the engineering team what the Council decides.

Ms. Moore confirms June 28th is the deadline for submission.

Mr. Klein says that is correct adding that Taylor has been in communication with ADEQ about some of the issues we are having, and they've been pretty amenable to our situation.

Mr. Pierce confirms they are understanding of the issues at hand. He says it's an atypical situation. He continues it's not usual that you see a road in use for 100 years, not have an easement, or the same for a sewer main. When it is like that,

you assume because it benefits the property user that it's pretty easy to get, but it's a different scenario here, so we are working through that.

Mr. Krebs adds it seems to be pretty typical for mining companies, adding working in the Globe area they experience the same type of issues.

Mr. Pierce says he has let ADEQ know of potential delays and will keep them abreast of what is going on. He says they've volunteered to be included or provide extra assistance if needed, but they haven't gone that route yet. He says they are understanding of the situation and if we go beyond the June 28th deadline, we'll address it then.

Mr. Klein says the fieldtrip would have to be agendaized. Then we can go onsite and look at 2 possibilities that we have on paper, but it may be easier to see out there. He says there are pros and cons to both, adding he isn't sure he captured all pros or cons, but perhaps a few to consider are; A new roadway might upset some property owners who might not like their new site line, but it could be less expensive, however that hasn't been determined yet.

Mr. Pierce says it's less linear footage but is a more difficult construction. He says not being a contractor he can't say with certainty if it would be more or less expensive for the new road.

Mr. Klein shares we do own most of the property so that takes away a lot of the easement discussion. He continues, it leaves smaller, still critical, but smaller pieces to deal with. He says it was also determined to be easier for the sludge removal process.

Mr. Pierce confirms that has to do with vehicle width.

Mr. Klein says it also means not having to go through the cemetery. He says those are some items to take into consideration on the trip down there and then we will need subsequent input.

Ms. Moore shares she likes the idea that the road would be almost all on Town owned property.

Ms. Barber agrees. She asks if we broke it up into the sewer plant and then did the pipeline later would that satisfy, without easements, us being able to do our grant and go out to bid for the part that is the actual plant, and not the line.

Mr. Pierce says you still need the easement for the road.

Ms. Barber thanks him for the clarification.

Mr. Krebs says USDA would allow a bid, if you're still not sure about the easement, they would allow that as an add alternate so you can figure it out.

Mr. Pierce says the scenario Mr. Krebs is describing with pricing out the pipeline, you don't need the sewer easement to do that part of it. But you would need it if you decided to actually construct it.

Mr. Klein says we would definitely need the roadway either way.

Ms. Moore says regarding the discussions that have been going on, Marty has been in these meetings and has said that the crew could deal with the upkeep of the existing line and minor repairs, without having to replace the whole thing in the meantime.

Mr. Klein says that is correct but if that is the case to immediately look for grants to get it done.

Ms. Moore says it should be replaced but in the meantime we could function without it getting replaced.

Mr. Krebs then suggests a new 75/25 grant program to Mr. Klein from the Core of Engineers. He says the size of this project would fit really well into that process.

Ms. Barber asks if there is anything further.

There was brief discussion on when to set the special meeting field trip. General consensus was Monday morning June 17th, 2024, at 9AM.

Mr. Klein confirms the special meeting time as Monday June 17th at 9AM.

Ms. Barber asks where they will meet.

Mr. Klein says to meet at Town Hall and then head out to the site from there.

Town Engineer, Krishan, asks if proposed new road will need to be staked for the fieldtrip meeting.

Mr. Klein says no that is not necessary but if one of the engineers would be available that would be good.

Ms. Moore confirms an hour is plenty of time for the meeting and reminds everyone to wear boots.

Ms. Barber confirms enough direction has been given.

Mr. Klein confirms yes it has.

7:35PM (35:34) B. Discussion and Update Regarding the Council Vacancy

Council will be provided an update regarding the solicitation of interest along with the one application received, and provide staff input for an appointment, expanding the search, or any other action.

Ms. Barber introduces item B and asks Mr. Klein if there is any kind of update on the council vacancy.

Mr. Klein says we still have a vacancy. He says it was tabled from last meeting to this meeting and since then the candidate is now eligible. He says they need to provide staff input for either appointment, expanding the search, deferring to the election or however they would like to handle it.

Ms. Barber asks for input from Council.

Ms. Moore says we need someone on the Council. She says she doesn't know that we've ever had anyone appointed that hasn't served on the council prior to, adding it might be the most difficult part bringing someone up to speed in a short amount of time.

Ms. Barber says usually when you are elected you go to the new council person training and they teach you all the ins

and outs, so to be seated would mean not having the training until the election. She addresses Mr. Sharif directly referring to his time on the Planning and Zoning Commission she asks if he has read the Zoning Ordinance and Town Code.

Mr. Sharif responds that he has.

Ms. Barber asks Mr. Sharif if he knows anything about, or is aware of, Robert's Rules of Order, or Riggins Rules, which are like dos and don'ts for the conduct of public hearings and commissions.

Mr. Sharif answers he is aware of them but has not read them in depth.

Ms. Moore says she assumes someone would be able to bring him up to speed on everything about being on the Council.

Mr. Klein shares any new council member would be receiving an orientation. Not only the in-house orientation that we provide but also the League of Cities and Towns.

Ms. Moore confirms that it would include open meeting law.

Ms. Sheffield says she believes the meeting for the League happens in December.

Mr. Klein says yes that'll happen, but anyone appointed now will have an in-house orientation immediately.

Mr. Blodgett shares that he has some handouts for open meeting law he can provide to Mr. Sharif as well.

Mr. Barber says the Robert's Rules of Order is more procedural and the Riggins Rules is pretty much dos and don'ts and is definitely something that needs to be read to be behind the dais. She asks if there is anything else from the Council.

Ms. Barber makes a motion to seat Izzy Sharif.

Ms. Moore seconds the motion.

Ms. Barber calls the question and the appointment for Izzy Sharif is approved.

Motion to seat Izzy Sharif

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

Ms. Barber thanks Mr. Sharif for stepping up.

Ms. Moore asks when this happens.

Mr. Klein says at the next meeting we will have the swearing in process and the oath of office.

Ms. Moore asks if it will be the regular meeting or a special meeting.

Mr. Klein says if his schedule allows, he may want to attend the special field trip meeting but otherwise at the next regular meeting he'll step out take the oath of office and then be seated.

Mr. Barber asks Mr. Sharif to please read the Robert's Rules of Order and the Riggins Rules before then.

Mr. Sharif says he will.

Ms. Barber thanks him for stepping up for Town.

7:39PM (39:53) 10. NEW BUSINESS

Discussion/Possible Action

A. Consider Approval to Participate in the Arizona Mutual Aid Compact

Council will consider and may approve entering into the Compact.

Ms. Barber introduces the consideration to approve participation in the Arizona Mutual Aid Compact. She says she had been in contact with both the Fire and Police Chiefs to ask if this is something they wanted, and they both said absolutely.

Mr. Klein says he didn't include a staff report because he included the frequently asked questions which give a basis of what it entails. He says basically, if we had an emergency declaration, we wouldn't be eligible for certain funding and assistance without having this in place. He says it's more procedural and as Ms. Barber is aware is endorsed by both Chiefs.

Ms. Barber asks if this is an item to vote on.

Mr. Klein confirms yes.

Ms. Barber makes a motion to approve participation in the Arizona Mutual Aid Compact.

Ms. Sheffield seconds the motion.

Ms. Barber calls the question. Participation in the Arizona Mutual Aid Compact is approved.

Motion to approve to participate in the Arizona Mutual Aid Compact

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

7:41PM (41:05) B. Consideration of Amendment No. 1 to Secured Promissory Note and Authorizing the Town Manager to Execute the Required Documents

Council will consider and may approve Amendment No. 1 to the secured promissory note for the Wastewater Treatment Plant Project.

Ms. Barber introduces the consideration for amendment number 1. She says this is for our wastewater treatment plant and asks for further elaboration.

Mr. Klein informs Council that Bond Counsel, Tim Stratton, is also in attendance, adding he has been instrumental in facilitating getting an extension. He says we have exceptional terms. He continues, we have funds not expended, but they will be, and the timeline has gone out just a tad. He says the original intent was to cover all engineering right up through the bidding process which we are not at yet. This extended it to the point that by November 25th we will have everything done. He says then we will go into the other loan that was talked about beforehand, which will be paid back by the grant funds, but Tim will also assist our financial advisor in taking that loan. He says this is for just the amendment to extend the terms, and the terms are still the same.

Mr. Stratton confirms that is correct, he adds all we are doing is extending the maturity date because of the delays. He says otherwise the loan would have matured and we didn't want that to happen, so we just pushed the date back to give more time.

Ms. Barber asks for council input. There was none. Ms. Barber makes a motion to approve amendment no.1 to secure this promissory note and authorize the town manager to execute the required documents.

Ms. Moore seconds the motion.

Ms. Barber calls the question and Amendment No. 1 is approved.

Motion to approve Amendment No. 1 and Authorizing the Town Manager to execute required documents.

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

The meeting returns to item 5. Zoning Administrator's Report before To and From the Council.

7:54PM (54:48) 11. TO AND FROM THE COUNCIL

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

Mayor Barber introduces to and from the council and asks if Ms. Moore or Ms. Sheffield have any updates. There was no additional input or update from any of the council members.

7:55PM (55:10) 12. ADJOURNMENT

Mayor Barber makes the motion to adjourn the meeting.

Ms. Sheffield seconds the motion.

Ms. Barber calls the question, and the meeting is adjourned at 7:55p.m.

Motion to adjourn at 7:55p.m.

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

APPROVE:

ATTEST:

Alex Barber, Mayor

Brett Klein, Town Manager