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# TOWN OF JEROME

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## MINUTES

REGULAR MEETING OF THE JEROME TOWN COUNCIL  
JEROME CIVIC CENTER - 600 CLARK STREET - COUNCIL CHAMBERS  
TUESDAY, OCTOBER 13, 2015 AT 7:00 P.M.

### TENTH REGULAR MEETING OF 2015

<p><b>ITEM #1:</b></p>	<p><b>CALL TO ORDER/ROLL CALL</b></p> <p>Mayor/Chairperson to call meeting to order. Town Clerk to call and record the roll.</p> <p><i>Mayor Lew Currier called the meeting to order at 7:00 p.m.</i></p> <p><i>Town Manager/Clerk Candace Gallagher called roll. Present were Mayor Lew Currier, Vice Mayor Doug Freund and Councilmembers Abe Stewart, Alex Barber and Frank Vander Horst.</i></p> <p><i>Other staff in attendance at roll call included Zoning Administrator Albert Sengstock and Deputy Town Clerk Joni Savage.</i></p>
<p><b>ITEM #2:</b> 7:01</p>	<p><b>PLEDGE OF ALLEGIANCE</b></p> <p>Mayor/Chairperson to lead the Pledge.</p> <p><i>The Pledge of Allegiance was led by Mayor Currier.</i></p> <p><i>At this time, Mayor Currier asked to address item 8A. There were no objections and Item 8A was addressed at this time, but is reflected in the minutes in the agenda order.</i></p>
<p><b>ITEM #3:</b> 7:19</p>	<p><b>STAFF REPORTS</b></p> <p>Written staff reports by the Town Manager/Clerk, Deputy Town Clerk, Utilities Representative, Public Works Department, Building Inspector, Library, Municipal Court, Police Chief, and Fire Chief.</p> <p><i>Mayor Currier commented that the format of the Fire Chief's report had changed, and no longer indicates the nature of special duty calls, although it does now include addresses. Chief Blair said that this was not intended, and he will provide a revised copy of the report with specifics regarding the nature of the special duty calls and without the addresses.</i></p> <p><i>In response to questions from Vice Mayor Freund and Councilmember Barber, Ms. Gallagher stated that the leaning wall project and a possible change order for that work (as mentioned in her staff report) would be discussed at length at a special meeting scheduled for the coming Thursday.</i></p> <p><i>Also referencing the Town Manager's report, Councilmember Stewart asked who would comprise the group of three people that will be conducting interviews with candidates for the position of Public Works Director. Ms. Gallagher replied that the group will consist of Jay Kinsella, Jane Moore and Rusty Blair. Mr. Stewart asked if they would be recommending the top three candidates, or how the process would work. Ms. Gallagher said that she believes they will rate each candidate and then give her their recommendations regarding the appointment.</i></p> <p><b>Motion:</b> Vice Mayor Freund moved <b>to accept the staff reports</b>, it was seconded by Councilmember Barber. <b>Motion carried, 5-0.</b></p> <p><i>Councilmember Vander Horst congratulated Ms. Gallagher on six years of service. It was also mentioned that Zoning Administrator Al Sengstock has been with us for one year.</i></p>

<p><b>ITEM #4:</b> 7:23</p>	<p><b>FINANCIAL REPORTS</b></p> <p>Issued checks and Budget to Actual reports for the month of September 2015. Figures included therein are presumed accurate as of the report's preparation date, but are subject to adjustment as further information is gained.</p> <p><i>Vice Mayor Freund noted an expenditure of almost \$16,000 to Cottonwood Motorsports, and asked if the Town acquired a new Polaris. Ms. Gallagher confirmed that we did. Mr. Freund noted that this had not been discussed during budget meetings, and Mayor Currier agreed. He said that Council would address this at Thursday's special meeting.</i></p> <p><i>Vice Mayor Freund also noted a payment of \$500 to the "Friends of the Verde River," and asked if this was the same item that had been discussed by Council during budget talks. Mayor Currier said that it was, and after discussing the matter with Mayor German of Camp Verde, he felt it was best to approve the payment, and did so. Mr. Freund asked if this would be an annual payment. The Mayor replied that we will wait and see if we get anything out of it. He explained that he felt that it was better to be neighborly and active in this situation rather than not. We can look at that project next year, he said, and we can change our mind at that time.</i></p> <p><i>Councilmember Vander Horst stated that he has previously requested that monthly balance sheets be provided, and is under the assumption that this would be difficult; however, he would like to at least see bank balances each month. Ms. Gallagher said that this could be provided in the packets. Mayor Currier said that balance sheets could be discussed at Thursday's special meeting.</i></p> <p><i>Councilmember Vander Horst said that he had also asked for a one page summary of the budget to actual reports every month, and he took it upon himself to create that. He provided copies to the Council and Manager.</i></p> <p><i>Mayor Currier suggested that everyone review the budget to actual reports carefully each month "to see if things add up."</i></p> <p><i>Councilmember Vander Horst said that he was unable to locate a line item in the reports for court revenue. Ms. Gallagher explained that it appears on the first page, and is titled "Fines and Forfeitures."</i></p> <p><i>After brief further discussion,</i></p> <p><b>Motion:</b> Councilmember Vander Horst made a motion <b>to approve the financial reports</b> it was seconded by Vice Mayor Freund. <b>Motion carried, 5-0.</b></p>
<p><b>ITEM #5:</b> 7:32</p>	<p><b>PLANNING AND ZONING AND DESIGN REVIEW MINUTES/ RECOMMENDATIONS/ZONING ADMINISTRATOR'S REPORT</b></p> <p>Minutes are provided for the information of Council and do not require action.</p> <p><i>Albert Sengstock asked that Item 10A be tabled until the next meeting in order to meet the timing requirements of our Zoning Ordinance.</i></p> <p><b>Motion:</b> Mayor Currier made a motion <b>to table item #10A until the next regular Council meeting</b>, Vice Mayor Freund seconded it.</p> <p><i>Councilmember Vander Horst said that, when he was on the Planning and Zoning Commission, he had suggested that we change the date of their regular meetings so that our clients (residents of Jerome) wouldn't have to wait 45 days to get an answer. Mr. Sengstock said that he feels this would be good, and will look into what would be necessary to do that. Mayor Currier noted that it would require a change in our Ordinance. Councilmember Vander Horst said that perhaps we could change the Code and lower the 15-day requirement [between approval by P&amp;Z and approval by Council]. Mayor Currier said that the P&amp;Z Board should be included in that discussion.</i></p> <p><i>Mr. Sengstock went on to report that he spoke with the future owners of the Clubhouse and that project should still be moving forward.</i></p>

	<p>Mayor Currier called the question on the motion to table. <b>Motion carried, 5-0.</b></p>
<p><b>ITEM #6:</b> <b>7:36</b></p>	<p><b>COUNCIL MEETING MINUTES</b></p> <p>June 18 budget meeting; June 25 budget meeting; July 6 budget meeting; July 9 budget meeting; September 8 regular meeting</p> <p><i>As not all members of Council were present for all budget meetings, Mayor Currier asked that the minutes be considered individually.</i></p> <p><b>June 18 budget meeting:</b> Vice Mayor Freund noted that he was quoted as saying that Ms. Gallagher was "grossly underpaid," and noted that he meant that in the context of comparing her salary to the salaries of Managers in other cities and towns. He added that he does feel that she is "somewhat underpaid." Ms. Gallagher will add a clarifying footnote to the minutes.</p> <p><b>Motion:</b> Vice Mayor Freund made a motion <b>to approve the minutes of June 18 as adjusted.</b> Councilmember Vander Horst seconded it, and <b>motion carried, 5-0.</b></p> <p><b>June 25 budget meeting:</b> Vice Mayor Freund noted that these minutes did not go into great detail about the longevity increases that had been proposed. He believes that that portion of the minutes should be expanded to include what the proposal was and what the objections were. It was discussed and agreed that these minutes would be expanded by Ms. Gallagher and brought back to Council at the next meeting.</p> <p><b>July 6 budget meeting:</b> Mayor Currier noted a minor typographical error that Ms. Gallagher will correct. Vice Mayor Freund complimented staff on the quality of these minutes and those of July 9.</p> <p><b>Motion:</b> Vice Mayor Freund moved to <b>approve the minutes of July 6,</b> and the motion was seconded by Councilmember Barber. <b>Motion carried, 4-0.</b> Councilmember Stewart did not vote because he was not present at that meeting.</p> <p><b>July 9 budget meeting:</b> Mayor Currier noted that his comments on page 6 reading, "Mayor Currier said that Council talked about making the tax increases temporary (for one year only)..." did not reflect what he actually said. Ms. Gallagher said that she had listened to the tape, and his actual words were that Council had discussed "a sunset of one year." Mayor Currier asked that the minutes reflect that, and Ms. Gallagher will make that change.</p> <p><b>Motion:</b> Councilmember Vander Horst made a motion <b>to approve the July 9<sup>th</sup> minutes as amended.</b> Vice Mayor Freund seconded the motion. <b>Motion carried, 4-0.</b> Councilmember Stewart did not vote because he was not present at that meeting.</p> <p><b>September 8 regular meeting:</b> Mayor Currier asked if Council's request to light our flag at night had been taken care of. Ms. Gallagher confirmed that it had.</p> <p><b>Motion:</b> Mayor Currier moved <b>to approve the minutes of September 8, 2015.</b> The motion was seconded by Vice Mayor Freund. <b>Motion carried, 5-0.</b></p>
<p><b>ITEM #7:</b> <b>7:44</b></p>	<p><b>PETITIONS FROM THE PUBLIC</b></p> <p>Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda but the subject matter must be within the jurisdiction of the Council. All comments are subject to reasonable time, place and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please step to the microphone, state your name and please observe the three (3) minute time limit. No petitioners will be recognized without a request. The Council's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.</p> <p><i>There were no petitions from the public.</i></p>

<p><b>ITEM #8</b> <b>7:02</b></p>	<p style="text-align: center;"><b>PRESENTATION</b></p> <p><b>ITEM #8A: YAVAPAI COLLEGE UPDATE</b></p> <p>Scott Farnsworth, Interim Vice President for Instruction and Student Development, will present an update regarding Yavapai College.</p> <p><i>Mr. Farnsworth introduced himself and explained that they are going to all the municipalities to give them an update about the college and answer any questions. Their vision statement, he said, is "all about being a community partner." They want to make the college a premiere place to live, work and learn. He said that the college offers:</i></p> <ul style="list-style-type: none"> <li>• <i>Adult education, where they help adults to get their GEDs.</i></li> <li>• <i>Dual credit, which allows high school juniors and seniors to earn college credits while they are still in high school. This gives students a jump start.</i></li> <li>• <i>Developmental education for students with learning disorders.</i></li> <li>• <i>A "university experience at a community college cost."</i></li> <li>• <i>A variety of career, technical, and general interest courses.</i></li> </ul> <p><i>Mr. Farnsworth said that there are a lot of different facets and perspectives to education. Another goal or charge they fulfill, he said, is economic development. Two years ago, the college developed a regional economic center. It's not a physical location, he clarified, but a concept. They provide contract training for a particular need for a business, and can tailor programs for them. For example, a health care study was recently done to find out what the health care needs are.</i></p> <p><i>A third goal, Mr. Farnsworth said, is cultural enrichment. They have the ability to bring in a variety of cultural opportunities for the diverse populations of the county, and can provide classes, art galleries, shows and cultural events. He added that they are currently negotiating a contract with a well-known musician to perform there.</i></p> <p><i>They are in the process of retooling their former strategic plan, he said, and these are the goals that they have moving forward over the next five years. They are working with various partners to make sure that their students complete their education. They are increasing the number of credit courses, and are improving community engagement.</i></p> <p><i>Regarding cost, Mr. Farnsworth said that they are confident that they can provide a university experience at a community college price. They have tracked former students and found that they do better in their junior and senior years than students who began their education at a university. They have higher GPA's and they "seem to be a little more grounded." "We feel we are doing a good job in preparing students to move into universities," Mr. Farnsworth said.</i></p> <p><i>Councilmember Vander Horst asked what this is attributable to. Mr. Farnsworth replied that class sizes are smaller, and yet they have a higher number of PhD faculty members than other community colleges. "We think there is a closer, more personal relationship," he said.</i></p> <p><i>Councilmember Vander Horst asked Mr. Farnsworth if he believed there was enough opportunity for the students here in Yavapai County. Mr. Farnsworth said that it depends on the degree. Health care is a growing industry in Yavapai County, he said.</i></p> <p><i>Mayor Currier stated that student body from this side of the mountain is declining and has been for years. He asked Mr. Farnsworth if he has any enrollment numbers. Mr. Farnsworth answered that they do track enrollment and they have seen a decrease. When the economy improves, he said, it is easier to get jobs, so people sacrifice on their educations. Another challenge they are facing is the availability of online courses.</i></p> <p><i>Mayor Currier mentioned that the number of classes has declined over the past few years. Mr. Farnsworth said that this campus is shrinking by two to three percent; however, welding, automotive and culinary have grown in the career technical area.</i></p> <p><i>Mayor Currier mentioned that the University of Phoenix is having some bad press lately and Mr. Farnsworth noted that the marketing capability of the University of Phoenix is something</i></p>
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they can't compete with.

Liz Gale, Vice Chair of the Chamber of Commerce, stated that Kathy Bazan, with the college's Small Business Development Center, came to a Chamber meeting recently and talked about social media, and also provided them with information regarding small business loans and grants. Mr. Farnsworth said that they are interested in enhancing the economic potential of the county, and are able to offer advice, consulting and mentoring for small businesses.

Mayor Currier said that he would like to see the enrollment go up, and Mr. Farnsworth said that they would like to see that also.

Kevin Savage, a local business owner, stated that, if the country's administration was more interested in jobs, we would see an increase in college enrollment. Mr. Farnsworth said that he believes that education is the foundation for employment and jobs.

Mayor Currier asked if the cost of education is increasing. Mr. Farnsworth replied, "Not at the rate of university levels. There are costs involved with online classes and recruiters. We want to make sure that people get their money's worth."

Mayor Currier thanked Mr. Farnsworth for his presentation.

**ITEM #9**

**UNFINISHED BUSINESS**

**7:45**

**ITEM #9A: EMERGENCY DECLARATION (LEANING WALL)**

Pursuant to Section 3-3-6 of the Jerome Town Code, a statement is included in the meeting packet regarding the declaration by Council of an emergency and the award of a contract, without formal competitive bids, to Elite Performance Concrete for stabilization of the leaning wall.

Ms. Gallagher noted that a statement regarding the declaration of an emergency is in the meeting packet in order that it can be publicly acknowledged. Discussion ensued.

Councilmember Vander Horst said that he doesn't know how Council can declare something an emergency that they've known about for years. An emergency, he said, is something that is "sudden, unexpected or unforeseen." Mayor Currier said that he had drafted a statement also, the gist of which was that, despite the fact that the wall looked terrible, it was not brought to our attention as a life threatening issue until the engineers looked at it and said that it was a life threatening situation. And once they said that, he said, "to ignore that was very serious."

Councilmember Vander Horst said that that is what the document should say. Mayor Currier asked Ms. Gallagher to include the statement he drafted in the file. Ms. Gallagher apologized for not having included it in the meeting packets, and said that she would place it in the file, and that the Mayor's comments would become part of this meeting's public record.

Councilmember Vander Horst said that the memo provided by Ms. Gallagher states that the engineers said a few years ago that the wall could fall at anytime. Mayor Currier responded that, once that had been said, "we dithered on this, but you saw why. We had so many people coming from so many directions and it was hard to make a decision. However, as soon as we received a consensus, the council acted immediately. We then declared it an emergency."

Councilmember Vander Horst asked if the engineer's statement that it was a life threatening emergency took place at a Council meeting. "Maybe not," the Mayor replied. "It happened at the beginning of the debate, about the same time as it went to Design and Review. We were going to tear it down, and then by a mistake on my part, I said, 'We should respect Design and Review.' They said, 'No don't tear it down.' This caused chaos which took two years or more, and that's what happened."

ITEM #10	NEW BUSINESS
	<p><b>ITEM #10A: USE PERMIT – HUNTER BACHRACH AND CHARLOTTE PAGE</b></p> <p>Council will review and may approve an application by Hunter Bachrach and Charlotte Page, 38 Rich Street, for a Use Permit to allow a duplex in the C-1 Zoning District. The permit was approved by the Planning and Zoning Commission on October 7, 2015.</p> <p><i>During discussion of the Zoning Administrator's report (Item #5), this item was tabled to the next regular meeting.</i></p>
7:49	<p><b>ITEM #10B: SPECIAL EVENT LIQUOR LICENSE – JEROME CHAMBER OF COMMERCE</b></p> <p>Council will review and may approve a special event liquor license for the Jerome Chamber of Commerce for the Town Holiday Dinner scheduled for December 12, 2015, at Spook Hall.</p> <p><i>Liz Gale, Vice Chair of the Chamber, asked Council to approve a special event liquor license for the Town Holiday Dinner.</i></p> <p><b>Motion:</b> Vice Mayor Freund moved to <b>approve the special event liquor license</b>. The motion was seconded by Councilmember Barber. <b>Motion carried, 5-0.</b></p> <p><i>Ms. Gale mentioned that they would like to include a notice in the Town's water bill for the Town Dinner, Light up the Mountain and the Polar Express. She wants to do this because attendance at the Town dinner is dwindling. Ms. Gallagher noted that this had not been agendaized, therefore it should not be discussed by Council. She said that she will be approving it unless any member of Council would like to place it on a future meeting agenda for discussion. No objections were heard, and no request for discussion was made.</i></p>
7:52	<p><b>ITEM #10C: HOLIDAY DECORATIONS</b></p> <p>Council will review and may approve the annual installation of holiday lighting at Upper Park. Council will also discuss holiday décor at Town Hall, and may direct staff in that regard.</p> <p><i>Mayor Currier said that, in the past, there have been objections to these lights, but he believes it is a minority view. The holiday decorations are secular in nature, he said, and he sees no objection to decorating the park.</i></p> <p><i>Chief Blair interjected and said that, traditionally, the Fire Department has placed lights on their building. He asked if that is an issue. Mayor Currier said that he has no problem with that.</i></p> <p><i>The Mayor then talked about holiday decorations at Town Hall and those that Councilmember Stewart brought in. Mr. Stewart had talked to Mark Hemleben, who had offered to repaint those, but some in the office have said that they like the old look of them. Councilmember Barber said that "they're cool the way they are," and added, "everyone can decorate and feel the spirit in their own way."</i></p> <p><i>Ms. Gale mentioned that the Plein Air Festival will take place on October 20<sup>th</sup>, and, on October 30<sup>th</sup>, Channel 3 will be up here to film the Town. Ms. Gallagher said that she may post something about that on the Town's Facebook page, and added that Chief Muma will be working with them regarding where they will put their equipment.</i></p> <p><i>Discussion returned to the Town dinner. Ms. Gale said that all of the restaurants pitch in, and noted that, last year, the insurance cost was about \$500, divided between the Historical Society, the Chamber and the Town. It was discussed and agreed that the Town would again contribute to that cost, as well as to the cost of the meat, as we have done in the past. Mayor Currier asked that Ms. Gallagher let Council know if that total cost exceeds \$500.</i></p>
8:00	<p><b>ITEM #10D: APPOINTMENT TO DESIGN REVIEW BOARD</b></p> <p>Council will review an application by Mark Venker to serve on the Design Review Board, and may appoint him to the remainder of the three-year term ending February 28, 2018, formerly occupied by Carole Lozano.</p>

Mark Venker was present, and Mayor Currier invited him to speak about why he would like to be appointed to the Board. Mr. Venker spoke about the importance of active volunteerism to the success of a community. He said that he is a business owner and a resident, and would like to go further and play a larger part in the Town so that it maintains its charm.

Mayor Currier asked Mr. Venker how he sees the role of the Design Review Board. Mr. Venker replied that, in general, the Design Review Board has the goal of ensuring that any new plans coming in (for new construction or modifications to existing structures) generally meet the aesthetic feel that we as a Town are hoping to uphold. He said that he has no practical experience in any of this, but his father is an architect and has been a City Planner for Scottsdale and Tempe over the last 30 years. Mr. Venker said that he has been able to absorb some of that, and he understands the main goal -- to ask "Does this building fit in its immediate surroundings and with the larger feel in Jerome?" He said that he has listened to Mr. Sengstock speak about maintaining our historic status, and what qualifies us for that, and, although he does not have the entire Town Code memorized, he is confident that he could be a voice of reason.

Mr. Sengstock expressed support for Mr. Venker's appointment to the Board.

Vice Mayor Freund asked Mr. Venker if he had sat in on any of the Board's meetings. He replied that he had not, although he has witnessed the process and he feels capable.

Councilmember Stewart asked Mr. Venker if he plans to build a house here anytime soon, and he replied that he does not.

Mayor Currier thanked him for applying, and said that the DRB can be "a very touchy board." Over the last couple of years, he said, it has been a focal point of rage and serious arguments. He expressed concern that Mr. Venker has no background in this, and suggested that he sit in on some of the Board's meetings before Council makes a decision. "It can be very painful," he said, "and a mistake can be disastrous for us."

Councilmember Vander Horst spoke to say, "I have actively encouraged Mr. Venker to do this, because I have gotten to know him and I respect his judgment. We have four members that could perhaps take him under their wings. I have encouraged him to do this."

Vice Mayor Freund asked Mr. Venker if he has had any architectural training or study. Mr. Venker replied that he has not, but over the course of his life he has read articles.

Mr. Sengstock said that he is confident that Mr. Venker will pick up on all of this, and he will direct him to the historical guidelines. "We will certainly be working closely with him," he said.

Mr. Venker said that he would be comfortable to wait for another meeting and attend a Design Review Board meeting in the meantime. Mayor Currier stated, "I hate to put you off. It's hard to find volunteers."

Councilmember Stewart asked Mr. Sengstock if there are any prerequisites for Design Review Board. Mr. Sengstock said that there are not. Design Review is a unique discipline, he said, which has largely to do with the general flavor of the community, and that is different throughout the state. "The procedural stuff is not that difficult," he said. "It is teachable. If you live here long enough you'll start to get a taste of what is accepted."

It was clarified that there is no minimum residency requirement for DRB members. Ms. Gallagher read from the Code, which states only that members shall be "qualified by design background, training or experience," and it was suggested that even existing members may not meet those qualifications.

Councilmember Barber commended Mr. Venker for stepping up, and said, "We'd love to have the qualifications required, but we need to take who will step up."

Councilmember Stewart said that the fact that his father is an architect helps him.

Mr. Sengstock said that he feels very confident with Mr. Venker, and added that there are

	<p>people on the Board right now doing quite well that had no experience.</p> <p>Mr. Venker said, "Maybe I can say something that will ease some concerns." He said that the ultimate goal is to find a means to a mutually satisfactory end, and "it is the intangibles that do cause the most problems." From what he has learned informally, he said, there is a tangible that you can apply to design. There are many books written about the subject in its own right. "You need to formally ask those questions to the person submitting the designs," he said. He spoke about finer details which give it more of an aesthetic than just a structure, and the need to pinpoint those things – shapes, colors, sizes, weight. "You can pinpoint this on a building and you can say that these windows are not befitting a general timeline and you can go to frames of reference and structures within the Town," he said.</p> <p>"You make a good argument," Mayor Currier said. "I am looking for a motion."</p> <p><b>Motion:</b> Councilmember Vander Horst made a motion to <b>appoint Mark Venker to the Design Review Board</b>, Councilmember Stewart seconded the motion.</p> <p>There was discussion regarding the length of the term, and it was clarified that he will fill the remainder of Carole Lozano's unexpired term, which will end in February 2018.</p> <p>Mayor Currier mentioned that he has seen the Town polarized on a foot or two of height on the roof, and saw a feud break out recently about a door on a house. He then called the question.</p> <p><b>Motion carried, 5-0.</b></p>
<p>8:15</p>	<p><b>ITEM #10E: 2016 CDBG APPLICATION PROCESS</b></p> <p>Council will discuss the upcoming round of CDBG (Community Development Block Grant) funding, and may discuss potential projects and establish a date for a public hearing regarding potential projects.</p> <p>Ms. Gallagher stated that 2016 is our year to receive CDBG funding. We are eligible for \$309,000, and need to let NACOG know by the next day if we wish to accept it, and when we plan to hold the required public hearings. The first hearing needs to be scheduled during November, and is intended as a forum to discuss potential projects and for the public to make their own suggestions. It does <u>not</u> have to be conducted as part of a Council meeting. We will need a three week lead time in order to advertise the hearing. Optionally, we can conduct a second public hearing for the same purpose, and in December or January, we will need to have another public hearing to announce the project and adopt a Resolution.</p> <p>Ms. Gallagher said that the State has drastically changed the income eligibility requirements. In the past, we have been able to qualify for townwide projects. 51% of those benefitting from the project must be low- to moderate-income, but the numbers the State has for Jerome as a whole show that we are 31% low- to moderate-income. We could conduct our own income survey, as we have done in the past, but because the gap is significant, it would likely be questioned if the percentage were to come in higher. It is unlikely that we will be able to do a townwide project, she said.</p> <p>Ms. Gallagher explained that there are other options:</p> <ul style="list-style-type: none"> <li>• We could request funds for housing rehabilitation, which would be qualified on an individual basis and would not require an income survey.</li> <li>• We could choose a project that would benefit a specific area of town where the residents may meet the 51% requirement.</li> <li>• We could do an ADA project or a project to abate an urgent life-threatening health issue.</li> </ul> <p>She said that Fire Chief Rusty Blair had one suggestion regarding a limited-area project.</p> <p>Chief Blair spoke to say that he is familiar with the various areas in town, and feels that we could meet the income criteria in the area of Deception Lane, where we could use the funds for road improvements and domestic water system improvements. He said that there is</p>

	<p>a long range plan to get fire hydrants in that area. It would be an ideal project to expand our firefighting capability there.</p> <p>With respect to housing rehab, Ms. Gallagher said that she has found in the past that people tend to be hesitant and distrustful about entering into the agreement for that, and she questions whether it would succeed here in Jerome.</p> <p>She went on to say that Council does not need to decide on a project at this time, but should be considering ideas. Right now, she said, she would ask that they agree that they wish to pursue the funding and schedule the public hearing dates.</p> <p>Councilmember Stewart asked if there is a limit to the geographical area or number of households for an area project. He was thinking of the entire Gulch. Ms. Gallagher said that the only limitation is income level, and that is based on the number of residents in the household. Mayor Currier said that he would say that all of the Gulch is in that low- to moderate-income bracket. Chief Blair said that maybe we could do sewer improvements there.</p> <p>Councilmember Vander Horst stated that we should definitely use the funds, and noted that there had been a drainage issue identified in that area.</p> <p>Councilmember Stewart asked if this funding could be used to develop low income housing at the Hotel Jerome. Ms. Gallagher was not sure, and will find out.</p> <p>Mayor Currier said that he had heard that funds for housing rehab have been cut back, but Ms. Gallagher had not heard that.</p> <p>It was agreed that Ms. Gallagher will set the public hearing dates and communicate those to NACOG.</p> <p style="text-align: center;"><b>Motion:</b> Councilmember Vander Horst made a motion <b>to continue with the CDBG process.</b> It was seconded by Vice Mayor Freund and <b>motion carried, 5-0.</b></p> <p>Ms. Gallagher noted that we would be contracting with NACOG once again for full grant administration.</p>
<p><b>ITEM #11</b> <b>8:28</b></p>	<p><b>TO AND FROM THE COUNCIL</b></p> <p>Council may direct Staff as to items of pending importance that they would like placed on a future meeting agenda.</p> <p>Councilmember Vander Horst thanked Ms. Gallagher for getting the flag lit at night. He also noted that new rules regarding overtime could impact us and could go into effect as early as January. We should have a plan as to what we will do about that. Ms. Gallagher suggested that we could have a special meeting to discuss that.</p> <p>Mayor Currier talked about working differently. He said that he has asked each Council member to look at different parts of the Town's operations. Councilmember Stewart is looking at Public Works and the leaning wall. Vice Mayor Freund has been working on the issue of vacation rentals. Councilmember Barber is dealing with water and Councilmember Vander Horst has been looking at the Codes and our accounting system. However, the Mayor said, we have to remember that everything has to go through the Town Manager. He cautioned Council members, "Don't get into a situation where you are telling people what to do. It needs to go through the Council and then the Manager. Don't take it upon yourself to get involved.... The manager runs the machine, she's the Captain of the ship. We represent the owners of the ship. We don't tell her how to do her job, so don't overstep."</p>
<p><b>ITEM #12</b> <b>8:31</b></p>	<p><b>APPROVAL OF CLOSED SESSION MINUTES</b></p> <p>June 11, 2015</p> <p>If necessary, Council may enter into executive session, pursuant to A.R.S. §38-431.01(A)(2), for the purpose of discussion or consideration of records exempt by law from public inspection.</p> <p>There was no need for discussion in executive session.</p>

	<b>Motion:</b> Councilmember Vander Horst made a motion <b>to approve the closed session minutes of June 11, 2015.</b> The motion was seconded by Councilmember Stewart. <b>Motion carried, 5-0.</b>
<b>ITEM #13 8:33</b>	<b>ADJOURNMENT</b>  <b>Motion:</b> Upon motion by Vice Mayor Freund, seconded by Councilmember Vander Horst and <b>unanimously approved</b> , the meeting was <b>adjourned at 8:33 p.m..</b>

Edited by Town Manager/Clerk Candace Gallagher from minutes taken and transcribed by Deputy Town Clerk Joni Savage.

APPROVE:

ATTEST:

\_\_\_\_\_  
Lew Currier, Mayor

\_\_\_\_\_  
Candace B. Gallagher, CMC, Town Manager/Clerk

Date: \_\_\_\_\_