TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 www.jerome.az.gov

AGENDA

SPECIAL MEETING OF THE JEROME TOWN COUNCIL

VIA ZOOM

TUESDAY, JANUARY 19, 2021 AT 1:00 PM

DUE TO PUBLIC HEALTH CONCERNS, IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL FURTHER NOTICE.

Notice is hereby given pursuant to A.R.S. 38-431.02 that members of the Town Council will attend this meeting.

PUBLIC PARTICIPATION IN THE MEETING

Members of the public are welcome to participate in the meeting via the following options:

1. *Zoom Conference*
   a. *Computer: https://us02web.zoom.us/j/9286347943*
   b. *Telephone: 1 669 900 6833 Meeting ID: 928 634 7943*
2. *Submitting questions and comments:*
   a. *If attending by Zoom video conference, click the chat button and enter your name and what you would like to address.*
   b. *Email c.gallagher@jerome.az.gov (Please submit comments at least one hour prior to the meeting.)*

*NOTE: FOR THOSE WITHOUT HOME INTERNET: A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. Bring your device and access the internet while sitting in your car. The network is **Sparklight Yavapai Free WIFI** and no password is required.*

ITEM #1:	**CALL TO ORDER/ROLL CALL** Mayor/Chairperson to call meeting to order. Town Clerk to call and record the roll.	
ITEM #2:	**MEXICAN POOL SITE** Council will hear from Bethany Halbreich and Cameron Sinclair, purchasers of the Mexican Pool site at 300 Queen Street, regarding their plans for its restoration.	*Sponsored by Mayor Jack Dillenberg* *Discussion; Possible Direction*
ITEM #3:	**CODE ENFORCEMENT** Council will continue their discussion of code enforcement procedures and penalties.	*Sponsored by Mayor Jack Dillenberg* *Discussion; Possible Direction*
ITEM #4:	**ADJOURNMENT**	

The Town Council may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3). The Chair reserves the right, with the consent of Council, to take items on the agenda out of order.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before _____ on _____ in accordance with the statement filed by the Jerome Town Council with the Jerome Town Clerk.

970 Gulch Road, side of Gulch Fire Station, exterior posting case
600 Clark Street, Jerome Town Hall, exterior posting case
120 Main Street, Jerome Post Office, interior posting case

_____
Rosa Cays, Deputy Town Clerk

Mexican Pool Restoration

300 Queen Street, Jerome, Arizona

DRAFT ONLY

DRAFT ONLY

Renew and Restore

Over the next 18 months we are hoping rehabilitate the Mexican pool to its' original footprint and create a new public point of interest in the heart of Jerome. Collectively we bring decades of experience working on historic preservation and non profit reconstruction work from around the world.

With this project we are looking forward to calling Jerome home and creating a unique addition to its' rich history.

Cheers,
Bethany Halbreich and Cameron Sinclair

Only known photograph of pool opening in 1928.

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Renew and Restore

- 1. Plan for rehabilitation and restoration of Mexican Pool Complex
- 2. Opportunities for partnership with Town of Jerome
- 3. Synopsis and Next Steps
- Appendix A: About Us
  Appendix B: Satellite Images, 2006 to 2017
  Appendix C: Historic Surveys
  Appendix D: News Articles, 1928 & 2020
  Appendix E: Soil Report, 2018

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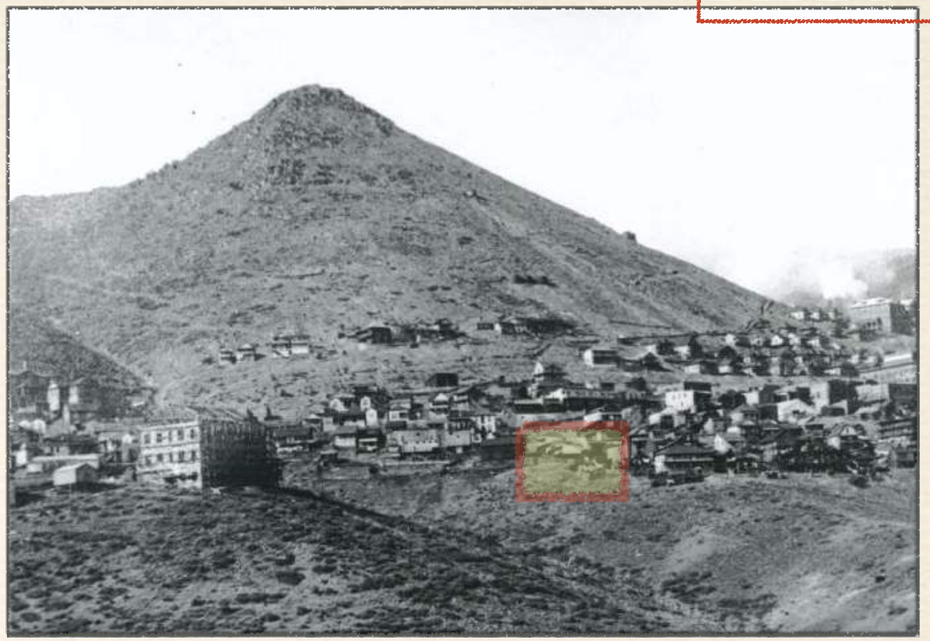
The creation of the Mexican pool

In June1928 the UVCC announced the construction of “a centrally located and well-furnished recreation center” for hispanic workers and families, to be built on Rich Street with land donated from UVX. The amenities included lighting to enable nighttime swimming, a diving board, and a shower and changing room.

After falling into disrepair the site has been neglected and forgotten. For the last 20 years it has been filled in with mud and used as a side yard. We hope to bring it back to life before its’ 100th Anniversary.



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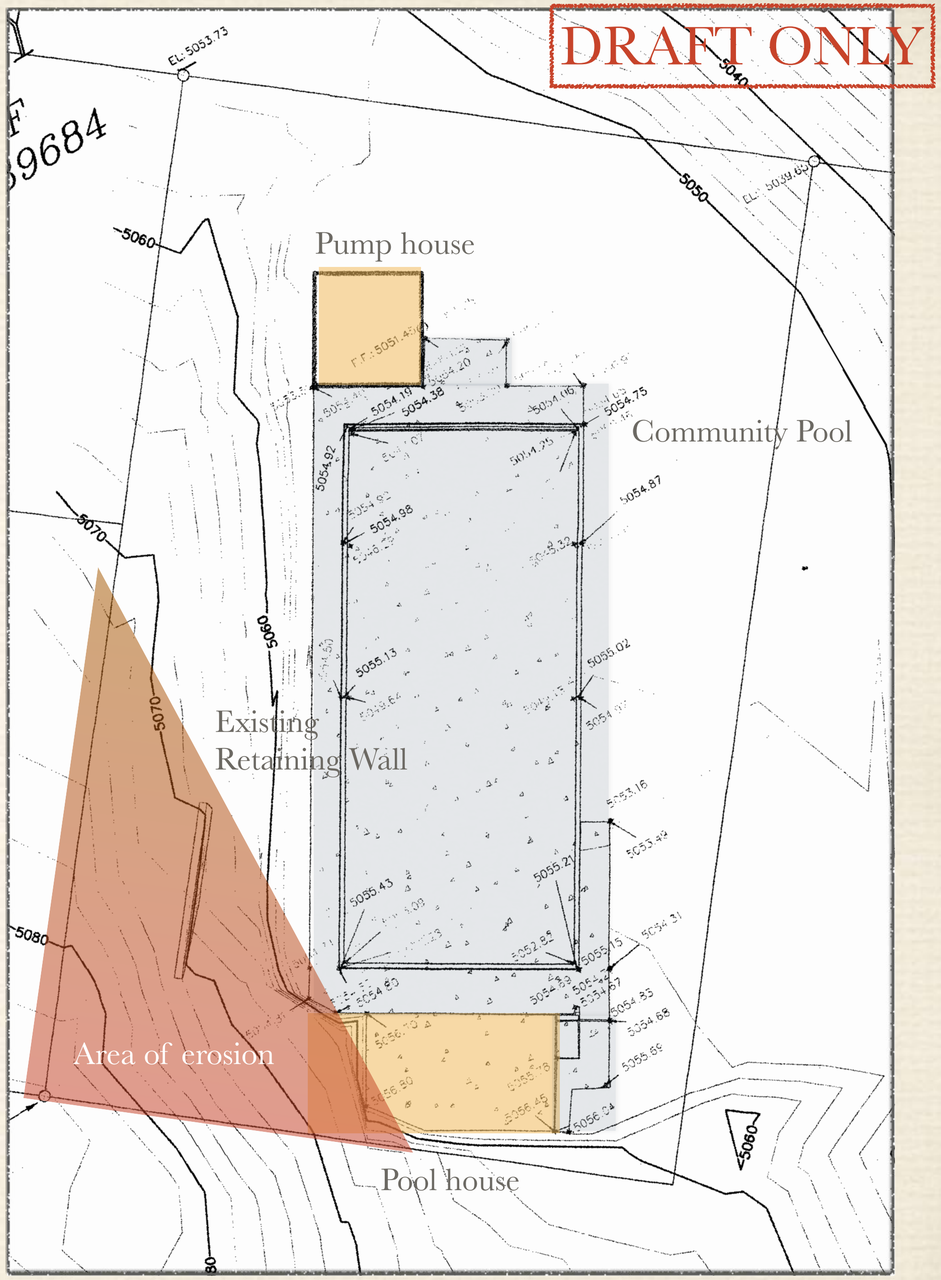
Our Current Goals.

1. Restore the pool complex to its' original 1928 footprint.
2. Protect it from further erosion.
3. Use auxiliary buildings for housing.
4. Connect it to a broader masterplan

Our Phasing Plan.

- **Phase One:** Restore/complete Pump House
- **Phase Two:** Build retaining walls to prevent further erosion into historic property.
- **Phase Three:** Restore original pool house, including signage to tell the full story and history of complex.
- **Phase Four:** Restore pool to working condition
- **Phase Five:** Integration into larger masterplan*

*design approved earlier.



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Immediate action.

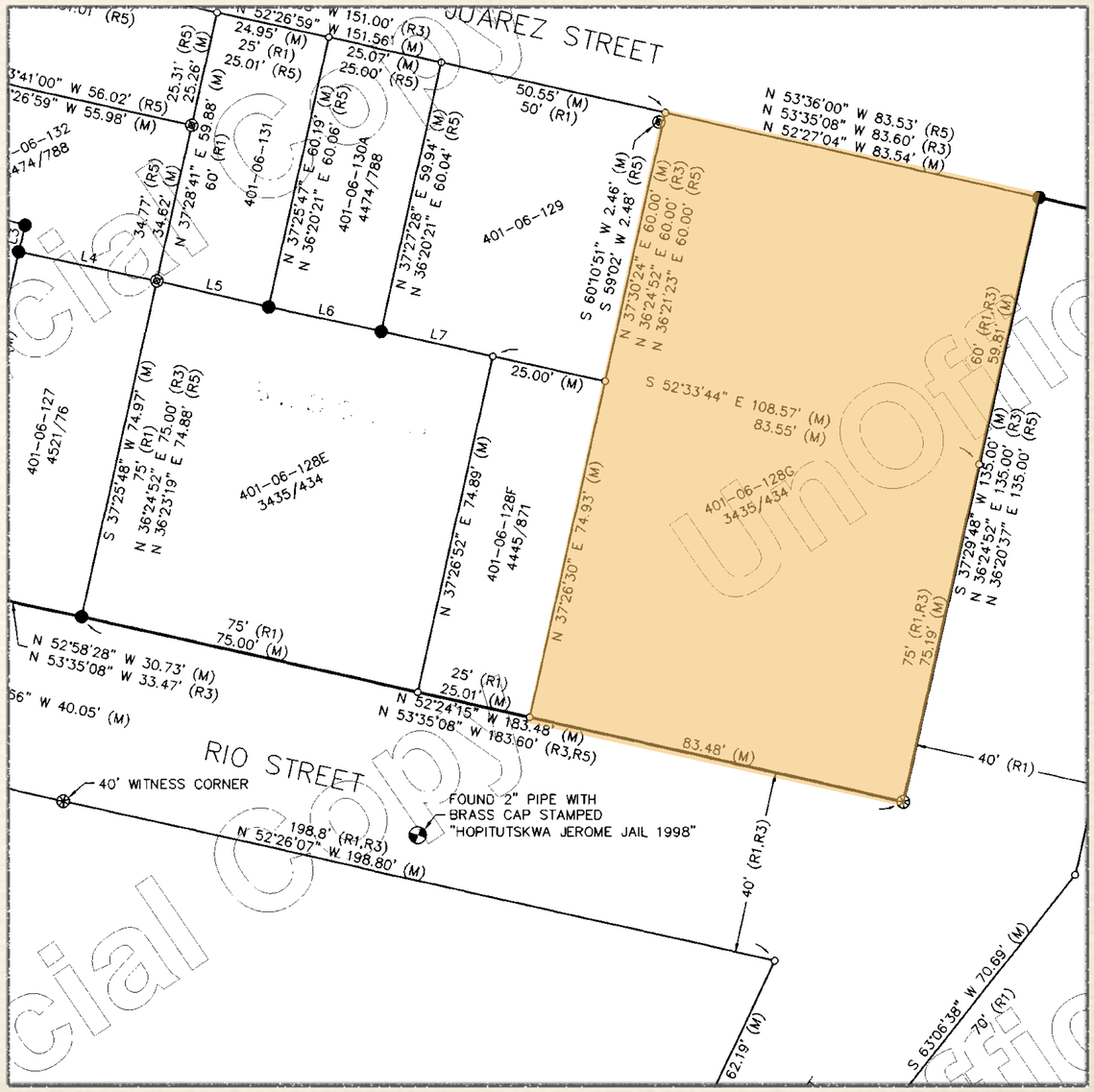
Erosion and Site Stabilization
The site has heavy erosion and based on the soil report we will need to build a retaining wall. While we understand the city cannot financially support, we are hoping that the city council will help facilitate expediting permitting.

Confirming adjacent lot boundaries.
Due to heavy erosion it is vitally important that we reconcile neighboring lots, esp as we are bordered on three sides by city owned lots. Shephard Wesnitzer Inc (SWI) was commissioned to survey the City of Jerome property and surrounding lots in anticipation of future work. We will work to ensure this matches sellers topo. survey. For now erosion looks to just be on lot.

Utility Infrastructure and Fire Suppression
Listing noted due to historic structure, water & sewer hookups will be waived for build. We will work with Jerome Fire Dept. and city to ensure site has appropriate fire suppression. Potentially sharing cost of upgrades.

Cultural Resource Study
We will commission a cultural resource study, then hire locally based engineering company to develop a retaining wall system that will support city owned lots from eroding into the pool.

**Please note that, with the rebuilding of the Cuban Queen Bordello, the city may need to expand and extend the 4" waterline and add a new fire hydrant.*



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Support we need.

- Endorsement of pool and auxiliary building restoration.
- Waiving of water and sewer hookups, support for implementing electrical.
- Conditional Use Permit for residency in C-1 as per Section 507 B.18 or C.1 and permit for building in AR as per Section 503 B.1, B.3 or C.10.
- Expediting permits for new retaining wall.
- Permits for restoring original pool house, historic pool and area lighting

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Opportunities

- **Restore:** Ensuring property is built to enhance the historic district.
- **Unify:** Co-develop a plan with P&Z, DRB and Town Council on enhanced parking area and landscaping
- **Expand:** Create a new unique district around Rio, Diaz, Juarez, Conglomerate and Rich streets. Through public/private partnership.
- **House:** Representatives for Verde Extension offered original 1928 housing plans, designed by Sen. Clark, intended to be built around an expanded community center. These can be used as a template to create worker housing on city owned lots that surround the pool.

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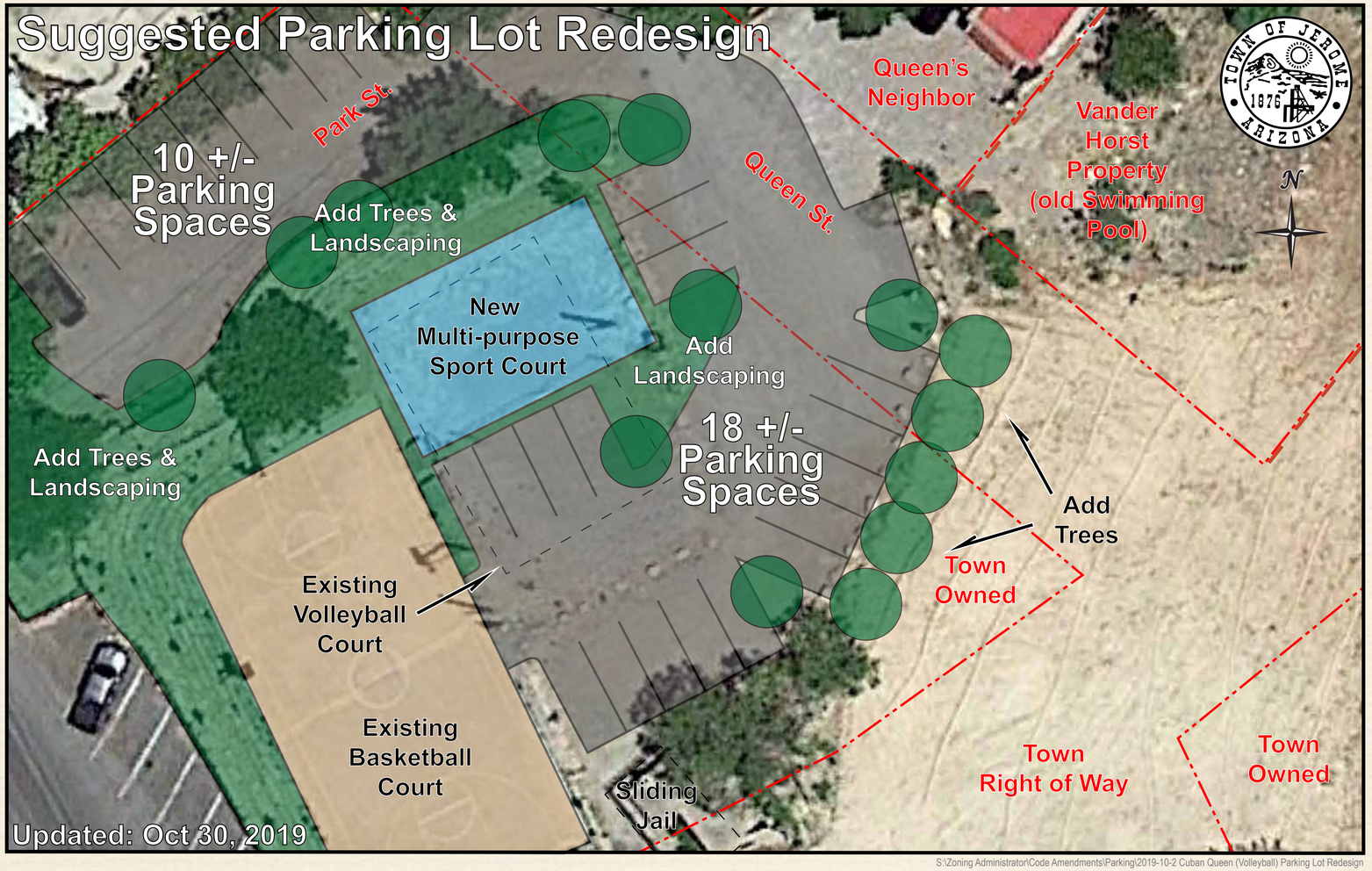
Long Term Partnerships: Unify



Public/Private partnership is highly encouraged in Section B of 2018 General Plan. We would be delighted to engage in a community led process to ensure the parking lot redesign is developed so as protect historic properties that run along Queen Street / Rio Street.

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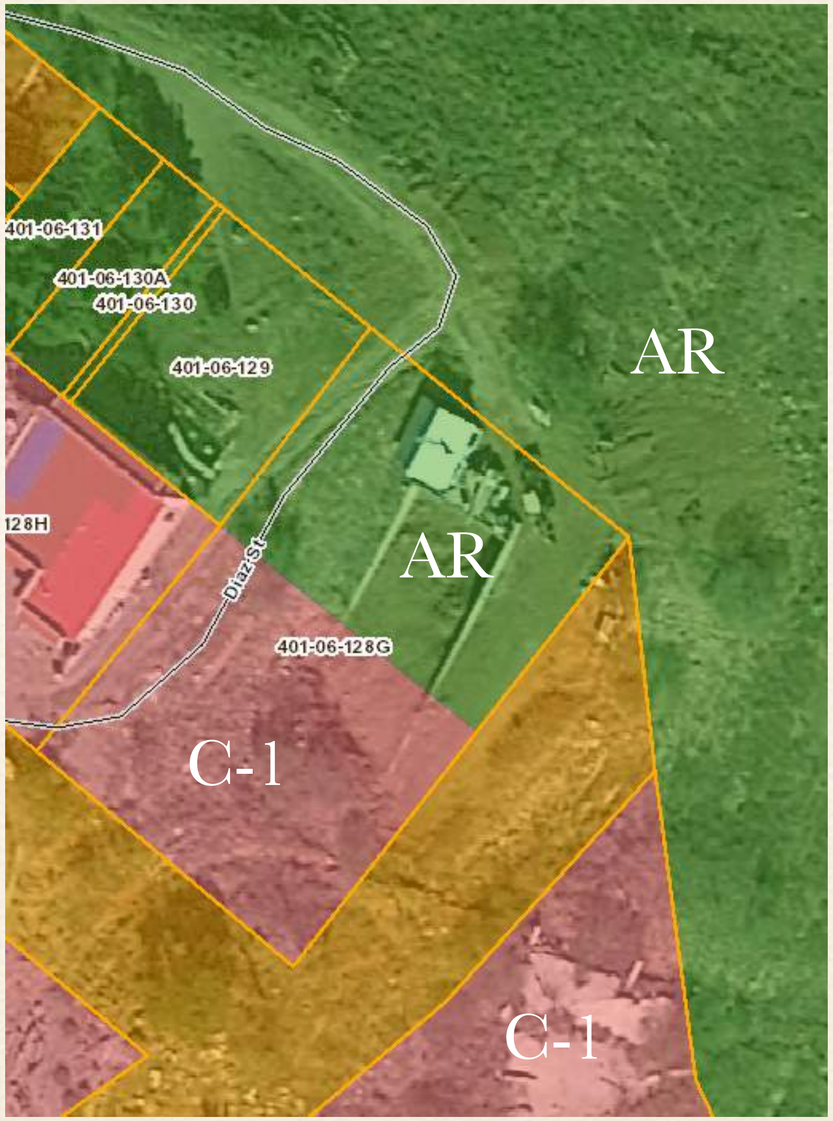
Enable a new commercial district

Currently the property* is unique in Jerome as its' zoning is both AR and C-1.

We would like a Conditional Use Permit for placing a residency in C-1 as current restrictions in A/R would mean covering up the Mexican pool.

One future opportunity is to clean up'the AR pockets along Rio/Queen and Diaz/ Juarez and have a more uniform zoning masterplan for the commercial area of the town.

**Rusty Blair has confirmed the address of the Mexican Pool is 300 Queen Street (not 320 as previously listed.*



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Synopsis: Next Steps

1. Reconcile Topographical Survey (Frank) with Town Survey (SMI)
2. Gain approvals for utilities needed for historic preservation work.
3. Close on property
4. Implement Cultural Resource Study
5. Complete pump house rehabilitation
6. Set up design workshop process with P&Z, DRB and Town Council.

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Thank You

We are only just at the start of this journey but we would like to acknowledge the support of the Jerome City Council, the Jerome Fire Department and the Jerome Historical Society with special thanks to John Knight, Dr. Jack Dillenberg, Donna Chesler, Candace Gallagher, Alex Barber, Jay Kinsella, Barry Wolstencroft and Patrick Conley.

Additional thanks to Aron Wray (SWI) and Robert Pecharich (BPCWS/Verde Exploration)

Cheers
Cameron Sinclair and Bethany Halbreich

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Thank You

"Respect for the past, looking toward the future "

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Appendix A: About Us

Bethany Halbreich is the founder of Paint the World, a non profit dedicated to inspiring and enabling creative expression through collaborative experiences. They have programs in eight countries, primarily activating communities by securing large blank canvas installations in areas that would otherwise have little or no access to these tools. In 2020, Paint the World worked with emergency wards and intensive care units across the United States, including Arizona, to utilize art therapy as a creative outlet for the stress in frontline workers responding to the Covid-19 crises.

She leads Incipe Insight, an innovation, design & strategy company with clients including IBM and PepsiCo. For the past three years she has also run Going Tiny, Living Large - a site to support those building and developing location specific tiny homes. This was borne out of her own experience designing and building a home in Topanga, California. Her tiny home video has has over 950K views this year.

Previously Bethany was director of onsite operations of THINK Global School, the world's first traveling high school, to empower the next generation of leaders through travel and cultural immersion. In her first stint as an Arizona resident, she worked at in addiction rehabilitation, directing various projects that harnessed the Native American communities' entrepreneurial potential.

Bethany received her B.A. from New York University's Gallatin School of Individualized Study, concentrating in Sustainable Development, Entrepreneurship and Global Initiative and her M.S.Ed. in Education Entrepreneurship at the University of Pennsylvania. She was an inaugural Resident at TED and has spoken at TED conference across the US.

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Appendix A: About Us

For the past two decades Cameron has worked at the forefront of social innovation, community development and historic preservation. As a trained architect he has built cultural centers, educational facilities and implemented community centric urban planning projects. He has managed multi-multidisciplinary teams to support communities in 58 countries, developing and building shelter solutions to over two million people.

Cameron has run a for-purpose design consultancy for over a decade which was recognized for designing and building schools for thousands of displaced children. Recent activities have included developing mobile health centers and cultural sustainability and preservation projects in Afghanistan, Japan, South Africa and the United States. He also serves pro bono as Executive Director of Armory of Harmony, which transforms decommissioned weapons into musical instruments, and co-founded Worldchanging Ventures, a sustainable housing company.

Previously he led social innovation at Airbnb, developing a range of projects from livelihoods for resettled refugees, economic revitalization of rural towns in Japan and Jordan, addressing systems for nomadic populations and developing marketplaces for traditional craftspeople in Japan. Sinclair was co-founder of Architecture for Humanity, which designed and built schools, health clinics, resilient housing and developed long term sustainable reconstruction programs.

He is a strong advocate in the power of design as a catalyst for social and economic change. Sinclair compiled a number of best selling books, is a visiting professor to a number of universities and holds an honorary doctorate of Architecture. Sinclair was a Senior Fellow of the Design Futures Council, an advisor at USAID, UNESCO and a Young Global Leader of the World Economic Forum.

Sinclair won the TED prize, the National Design Award and a runner-up for UK Designer of the Year.

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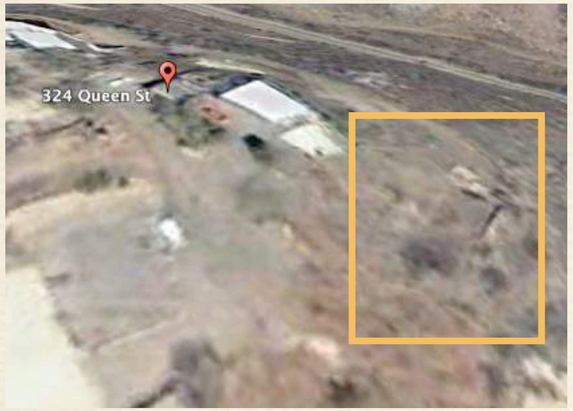
Appendix B: Satellite Images



2006

2009

2011

2012

2014

June 2015

Dec 2015

June 2017

Queen Street toward valley: 2006 to 2017

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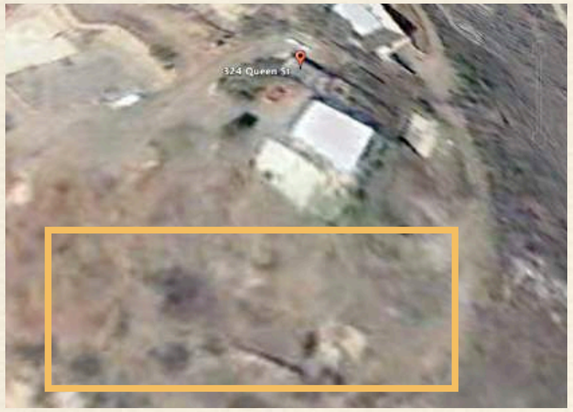
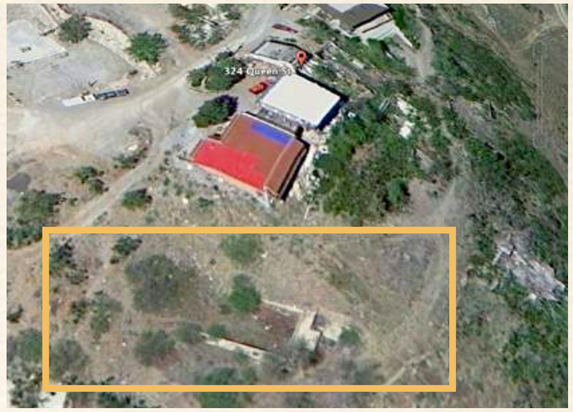
Appendix B: Satellite Images



2006

2009



2011

2012

2014

June 2015

Dec 2015

June 2017

Queen Street toward town: 2006 to 2017

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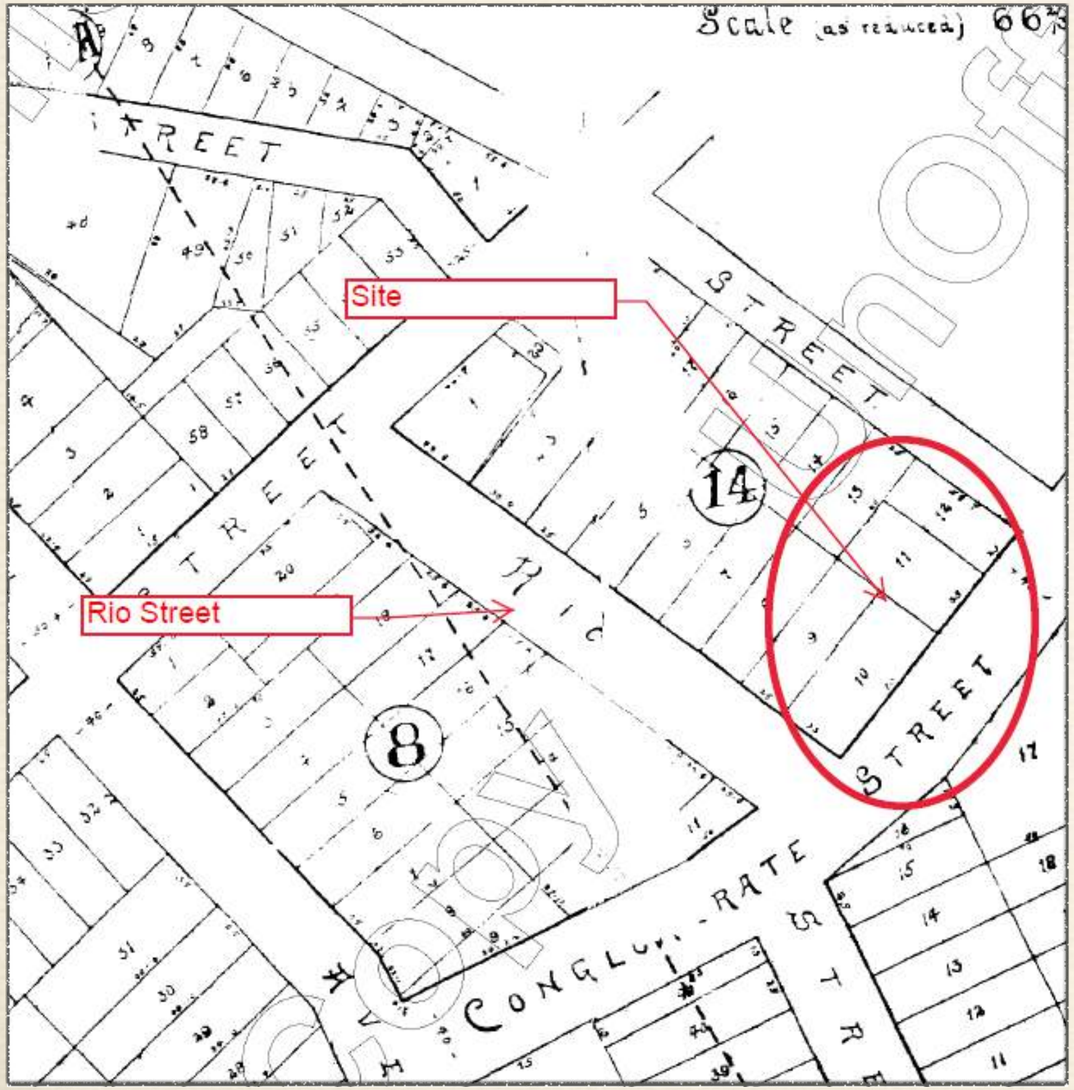
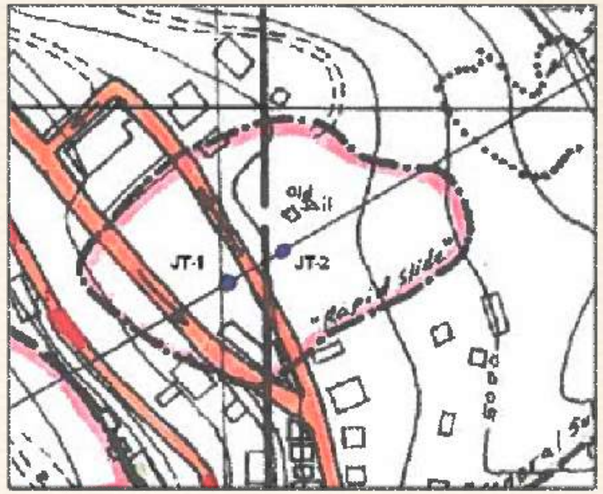
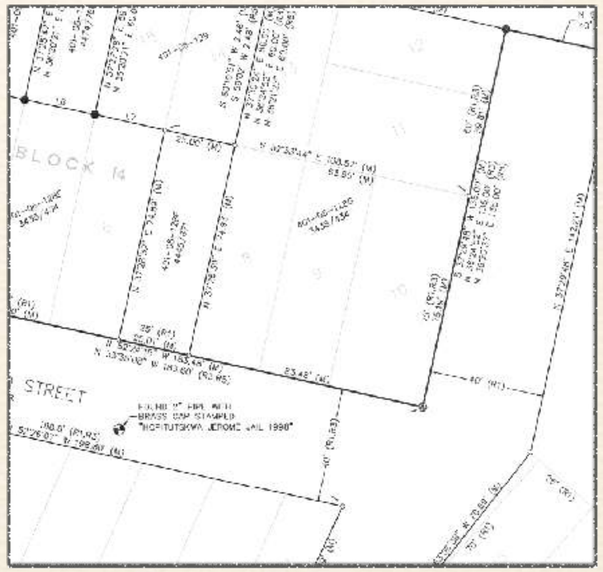
Appendix C: Historic Surveys







Surveys provided by John Knight, Zoning Administrator/Historic Preservation Officer.

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Appendix D: Historic News Articles

VERDE COPPER NEWS

THE STATE'S GREATEST SEMI-WEEKLY — OFFICIAL NEWSPAPER OF YAVAPAI COUNTY

JEROME, YAVAPAI COUNTY, ARIZONA, FRIDAY, JUNE 1, 1928.

d for Plot to Kill a Husband

shown Mrs. Iva Austin of Riverhead, N. Y., and Arthur Bardore, s, who are held on charges of plotting to kill Mrs. Austin's hus- to obtain his $6,000 life insurance. Bardore is said to have

TRACT TO N IN FALL

es Announces Clarkdale hing Staff

WALNUT SPRINGS SWIMMING POOL OPENS SEASON

United Verde Tank Opens From 9 To 9; Frank Blazina in Charge As Life Guard and Custodian

Walnut Springs swimming pool will open for the summer tomorrow

MEXICANS TO HAVE RECREATION CENTER IN NEW UNITED VERDE CLUBHOUSE TO BE BUILT HERE

Spring Round-up Opens in Valley; Shipment Moving

The round-up is on!

From every nook and corner of the valley the cowboys are heading cattle to the Clarkdale chutes preparatory to shipment to the western market. It is the annual spring drive.

Next Tuesday the first shipment of the beefs will move from the valley via the Santa Fe. The initial shipment constitutes three cars in which more than 150 steers will be herded.

All large cattle companies of the valley engaged in the round-up, report their cattle in good condition and commanding a good price. Shipments this year are expected to eclipse last year's.

U. V. Extension Gives Ground on Rich St. For Building

TO HAVE LODGE HALL

CONTINUING the policy of the United Verde Copper company to take every interest in the welfare of their employes, a clubhouse and recreation center for the exclusive use of Mexican workers of the company has been planned and is now under construction here, according to an announcement made yesterday by officials of the copper company.

The new building will be located on Rich street, and will not be lacking in any detail to provide a resting retreat for the workmen and lodge rooms for the various Mexican orders. Its estimated cost will be $12,000.

It will be constructed on ground donated by the United Verde Extension Mining company, which was formerly owned by Francisco Madrid. Blue prints recently submitted by

POPPY CAMPAIGN

TEACHING LIND

Lieut. Com. P. V. H. Wee has been assigned by the Navy ment to tutor Col. Charles bergh in certain phases of na in preparation for his Green land-Ireland flight.

ANNUAL MEET PLANNED JUN

Jerome Grande I Annual Report Operations

OPPER NEWS

The Newspaper That Is Read—*Always*

OFFICIAL NEWSPAPER OF YAVAPAI COUNTY

OUNTY, ARIZONA, FRIDAY, AUGUST 10, 1928. VOLUME 16, NUMBER 63.

Fostering Trade With Russia

aries Smith, left, and M. Malycheff as they appeared during their ions in Moscow in an effort to foster trade relations between the States and Russia. Mr. Smith is president of the American Chamber merce, and M. Malycheff is president of the Russian Commercial

mmittee Investigates te For Local Airport

anies Interested nmediate Move or Big Field

CONDITION OF

KAIBAB HUNTING RULES FOR NEXT FALL EXPLAINED

Sportsmen Are Urged to Decrease Big Deer Herds

PROBLEM ACUTE

ANSWERING many inquiries which have been directed to the offices of the Yavapai county chamber of commerce and the immigration commissioner, relative to hunting in the Kaibab forest, the following information from the United States department of agriculture, the forest service of the Kaibab national forest, is given for the benefit of the public.

The need of relief in the removal of the excessive number of deer on the Kaibab national forest is increasing. A friendly suit is now in the federal courts to determine the respective responsibilities for conditions. In order to secure as much relief as possible pending the final determination of this suit, the forest service and the Arizona state game department have agreed to the opening of restricted areas to hunting during October, 1928.

Two hunting areas are designated—one on the east side, and one on the west side—in heavily congested areas. Maps may be seen at the camps. Hunting will not be permitted elsewhere.

Camps will be in charge of forest rangers and deputy game wardens,

DEDICATION OF SWIMMING POOL ATTRACTS CROWD

Letter Read from Mr. Talley Gives Tank to Community

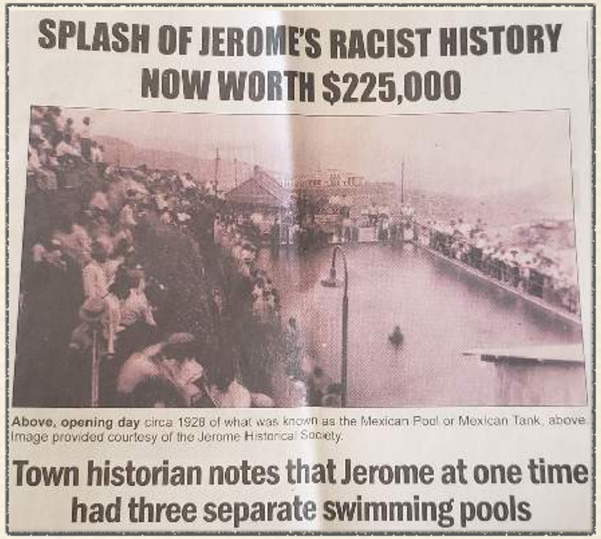
AQUATIC EVENTS

"BECAUSE of all these things and on behalf of the United Verde Copper company, its officials and directors, it gives me the deepest pleasure to dedicate this pool to the use of the people of this community," Robert E. Tally, general manager of the United Verde Copper company, told a gathering of more than 300 persons in a message which also lamented the fact that he was unable to be at the opening of the new Rich street swimming pool Wednesday evening.

Alfred Mayagoitia of the employment department read Mr. Tally's message which continued:

"I am happy to have the privilege of presenting to you, on behalf of the United Verde Copper company and its owners, another link in the chain of projects promoted by them and designed to make life in the Verde District more pleasant.

"The plan under which this swimming pool was built was close to the heart of Senator Clark, whom many of you knew and remember, and whom we all loved. This plan is now being carried to completion with the approval of his successors



SPLASH OF JEROME'S RACIST HISTORY NOW WORTH $225,000

Above, opening day circa 1928 of what was known as the Mexican Pool or Mexican Tank, above. Image provided courtesy of the Jerome Historical Society.

Town historian notes that Jerome at one time had three separate swimming pools

YAVAPAI COUNTY

VOLUME 16, NUMBER 62.

Registrations Over Next Saturday Eve.

A large number of Jerome residents have failed to register for the primary election on September 11. Registrations close at 6 o'clock next Saturday evening, August 11, according to Miss Grace Chapman, county recorder.

Those who desire to make themselves eligible for a vote in the fall elections should get in touch with either Judge Clyde B. Jones or Emmett Vickers, registration officers for the four Jerome precincts.

PREPARE ANNUAL

SWIMMING POOL ON RICH STREET OPEN TOMORROW

Aquatic Contests Will Mark Dedication of U. V. Tank

TO HAVE TALKS

A SPEAKING program and aquatic events will mark the dedication of the new United Verde Copper company's swimming pool on Rich street. The program will begin at

We are looking to tell the honest story of the pool, the context within Mexicantown / five points area of downtown Jerome in addition to engaging historians and current/former residents to explain the role the pool played in the history of Jerome.

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Appendix E: Soil Report

March 8, 2018
Project 1701665 – Vander Horst Residence
East of 310 Queen Street - APN 401-06-128G
Jerome, Arizona 86331

ACS

SCOPE

This report is submitted following a geotechnical investigation conducted by this firm for the proposed **VANDER HORST RESIDENCE**, to be located east of 310 Queen Street, APN 401-06-128G, in Jerome, Arizona 86331. The objectives of the investigation were to determine the physical characteristics of the soil underlying the site and to provide final recommendations for safe and economical foundation design and slab support. For purposes of foundation design, the maximum column and wall loads have been assumed to be as summarized below.

	Maximum Column Load (KIPS)	Maximum Wall Load (KLF)
Shallow Spread Foundations	74	4.5

- In March 2018, ACS recommended a retaining wall system to protect the site from further erosion.

ACS SERVICES LLC

BORING B-1

For: Frank Vander Horst
Project: Vander Horst Residence
Location: APN 401-06-128G Jerome, AZ

Date: 11/1/2017 **Project No.** 1701665
Type of Boring: 6.625-inch HS Auger
Field Engineer: Karl Kalliokoski, EIT
Location: See Site Plan

Remarks: Ring sample obtained from 1.5 to 2.5 feet

Depth (Feet)	Blows per 6"	Moisture %	Dry Density (PCF)	USCS Soil Class	Description of Subsurface Conditions
1	5 8 8	10.3		GC	**FILL** - Brown clayey sandy GRAVEL, medium dense, damp, PI of 24
2	11 10			GC	**FILL** - Dark brown clayey sandy GRAVEL, medium dense, damp, high PI
3	5 6				
4	6 11			GC	**FILL** - Dark brown clayey sandy GRAVEL, medium dense, damp, high PI
5	11 11				
6	9 10	11.9		CL	**NATIVE** - Light brown sandy CLAY, very stiff, damp, PI of 22
7	13 19				Becomes hard
8	17				
9	6			CL	Dark brown gravelly sandy CLAY, hard, damp, very high PI
10	13 23				

March 8, 2018
Project 1701665 – Vander Horst Residence
East of 310 Queen Street - APN 401-06-128G
Jerome, Arizona 86331

ACS

Photo 5 – View looking north along an existing cut slope on the west side of the proposed residence where an exterior retaining wall will likely be required.

TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS
COUNCIL STAFF REPORT
January 19, 2021

Item: **Update on Code Enforcement**
Recommendation: Discussion/Possible direction to staff
Prepared by: John Knight, Zoning Administrator

Background and Discussion: Recently, the council and town staff have been discussing updating the town code and zoning ordinance to address code enforcement. The Council met on December 29, 2020 to discuss updating the codes as well as the code enforcement procedures and fines.

Issues for discussion:

- **Process:** Staff is working on a more comprehensive approach to code enforcement. This includes a simple form that anyone can use to record a code enforcement complaint.
- **Record Management System (RMS):** Staff is working with the police chief to implement a record keeping system (data base) that can be used to tract code enforcement complaints and status.
- **Fees:** At the December Council meeting, staff discussed the possibility of doubling the fees for design review and site plan review if applicants begin work without permits. Note that building permit fees are currently doubled if someone starts work without a permit.

Action: Discussion and possible direction to staff.