

This regular meeting of the Jerome City Council was called to order by Mayor Davis at 5:30 p.m.

Present: Mayor David M. Davis, Councilman Chris Barber, Councilman Robert Culver, Councilman Brent “Oop” Johnson and Councilman Jason Peterson. Councilman Barber excused himself at 6:15 p.m.

Also present were staff members: City Clerk Bernadette Gomes, City Attorney Ted Larsen, City Administrator Mike Williams, Information Services Director Carlos Hernandez, Public Works Director Brian Ahrens, City Planner Ida Clark, Library Director Linda Mecham, Building Official Dave Richey, Wastewater Superintendent Gilbert Sanchez, Finance Director Ross Hyatt, Accounting and Budget Manager Lori McCrae, Human Resources Manager Esmeralda Chavez, City Engineer Tyson Carpenter and Police Chief Dan Hall.

PLEDGE OF ALLEGIANCE:

Mayor Davis led the audience in recitation of the pledge of allegiance.

INVOCATION:

An invocation was given by Pastor Fritz Redmer, Calvary Chapel Jerome.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the July 2, 2019 regular and executive meetings
2. Monthly Department Reports
3. Approve claims

Advanced Collection Technology \$100.00, Aflac \$164.90, AICPA \$445.00, Air St. Luke's \$45.00, American Construction Supply & Rental \$72.00, Analytical Laboratories, Inc. \$62.68, Andersons, Inc \$542.64, Aracely's Boutique \$95.40, Argo Company \$552.94, Assoc of Jerome City Firefighters \$144.00, B & R Bearing \$83.30, Badger Meter \$129.94, Bennett's Truck Repair \$2,723.33, Blue Cross \$6,148.70, Bonneville Blue Print Supply \$113.00, Brodart Co. \$167.59, Bullock Automation and Electric \$1,200.00, B-Z Plumbing \$55.18, Callen Refrigeration LLC \$242.00, CDW Government, Inc. \$2,620.00, Center Point Large Print \$88.08, Century Link \$1,428.10, Centurylink Business Services 64.32, Chase Paymenttech \$2,484.22, Cintas Corporation \$517.48, City of Jerome \$272,616.02, City of Twin Falls \$2,500.00, Civil Science, Inc \$9,703.35, Clark, Ida \$82.28, Coastline Equipment Company \$1,550.00, Colonial Life & Accident Insur \$1,896.70, Computer Connection \$19.99, Conrad & Bischoff Inc \$296.29, Culligan Soft Water Service \$325.40, Culver, Robert \$134.56, Curtis, Intermountain Division \$151.94, D & B Supply \$2,112.20, Dell \$19,611.30, Diamondz Event Center \$725.00, Dig Line Inc \$145.70, Dubois Chemical \$8,964.31, Energy Management Corp. \$498.53, Enviro-Clean Intermountain LLC \$1,892.00, Farmore of Idaho \$1,512.07, Fedex \$1,056.40, Ferguson Enterprises, Inc. \$3,043.51, Fireworkes & Stage Fx America \$5,225.00, Floyd Lilly Co \$1,381.62, Fred Kenyon Repair Inc. \$4,186.93, Freedom Electric Inc. \$595.00, Freedom Mailing Services, Inc \$2,009.18, Gem State Welder's Supply \$192.84, Goble Sampson Associates Inc. \$632.00, Go-Fer It Express \$288.00, Gonzales, Cynthia A \$49.01, Grainger \$157.71, Greatamerica Financial Services \$271.00, H.D.Fowler \$342.03, Hach Company \$828.17, Haffners Lock and Key \$24.00, Hall, Daniel \$25.67, Hotel 43 \$1,198.00, Hub City Building Inc \$304.29, Hyatt, Ross \$10.68, ID Child Support Recepting \$1,969.35, ID Ground Water Appropriators \$3,000.00,

ID Rural Water Association \$525.00, ID State Tax Commission \$8,526.51, ID Transportation Dept \$500.00, Idaho Department of Enviro Quality \$6,425.82, Idaho Materials and Construction \$308,220.94, Idaho Peace Officers Association \$135.00, Idaho Power Co. \$75,269.96, Idaho State Police \$1,718.75, Ingram Book Company \$1,730.56, Integrated Technologies, Inc. \$138.01, Intermountain Gas Company \$1,112.35, Intermountain New Holland \$6.45, Intl Institute of Muni Clerks \$170.00, Jerome Chamber of Commerce \$5.09, Jerome City Water Department \$6,978.75, Jerome County \$10,153.19, Jerome FF Local Union 4589 \$600.00, Jerome Printshop \$99.00, Kenworth Sales Company \$68.75, Kubota Membrane USA Corp \$505,400.00, Les Schwab Tire Centers Inc \$3,409.70, Lifemap Assurance Company \$4,466.41, Local Highway Tech Assit.Council \$120.00, Magic Valley Labs \$7,197.75, Mailfinance \$916.68, Malwarebytes \$3,001.00, Matthew Bender & Co., Inc. \$496.32, McHugh Bromley, PLLC \$1,421.32, Mecham, Linda \$164.78, Mike's Repair \$1,071.95, Minert & Associates, Inc. \$90.00, Mountain View Spraying Inc \$61.00, Mower Office Systems \$954.90, Munimetrix Systems Corp. \$89.98, MWI Veterinary Supply \$268.44, Napa Auto Parts \$170.51, NCPERS Group Life Ins C356 \$240.00, Neofunds by Neopost \$107.69, Northside Canal Co. \$6,449.51, Nutrien Ag Solutions \$382.50, Olson, David \$150.00, On the Ball Plumbing, LLC \$115.00, O'Reilly Auto Parts \$12.99, Pacific Steel & Recycling \$90.58, Peterson, Cheryl \$300.99, Prevent Fire, LLC S Corp \$1,747.00, Productivity Plus Account \$7,280.64, Pro-Flame, Inc \$19.68, Project Mutual Telephone \$1,694.69, PSI Environmental Services Inc \$21,144.64, Rainbow Book Company \$807.85, Reliant Behavioral Health, LLC \$284.28, Rexel Usa Inc \$97.23, Rodda Paint Company \$3,208.96, Rosales, Silvia \$1,050.00, RSCI \$234,989.36, Sawtooth Veterinary Services \$385.00, SelectHealth \$86,748.70, SHRM Snake River Chapter \$80.00, Signed Sealed & Delivered \$57.44, Signworks \$140.00, Silver Creek \$466.45, Siteone Landscape Supply, LLC \$1,116.51, SKM, Inc. \$47.50, Something More \$139.89, Southern ID Water Quality Coalition \$1,000.00, Southern Idaho Solid Waste \$9,270.56, Specialty Sales LLC \$43,750.00, Starr Corp \$23,911.00, Sterling Codifiers, Inc. \$317.00, Terminix \$70.00, TFD Enterprises, LLC \$13,629.06, Thatcher Company \$12,469.66, The Cove of Twin Falls \$500.00, Times News \$826.94, Traffic Safety Supply Co Inc \$1,280.49, Treasure Valley Coffee, Inc. \$27.40, Triple C Concrete \$1,207.52, Tri-State Tire Jerome \$496.57, US Bank of Idaho \$41,402.88, US Bank Equipment Finance \$288.49, United States Treasury \$156.60, Urgent Care of Jerome/Twin Falls \$540.00, US Bank Credit Card \$9,959.20, USA Bluebook \$5,812.57, Vanguard \$1,194.27, Verizon Wireless \$3,093.54, Walker Sand & Gravel \$3,670.71, Wal-Mart Community \$91.20, Watts Hydraulic and Steam Store \$20.80, Western States Equipment \$150.61, Western Waste Services \$2,213.92, Williams Meservy & Larsen LLP \$12,856.42, Wolverton Homes \$122.64, Wright Physical Therapy \$60.00, Xpress Bill Pay \$710.56, Young Chrysler Dodge \$29,438.00.

Councilman Culver made a motion to approve the consent calendar as presented. Second to the motion was made by Councilman Barber. After consideration the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Johnson and Councilman Culver. **NAYS:** None.

JEROME 20/20 QUARTERLY UPDATE:

Jerome 20/20 Executive Director Larry Hall appeared before council to provide updates on group activities. On behalf of the group Mr. Hall expressed appreciation for the city's contributions and support to Jerome 20/20 and briefly reviewed the projects in which the group has been involved. He stated they are constantly working on new business attraction and expansion projects.

Some of the projects reviewed include: Project X at the Northside Subdivision; Magic Valley Quality Milk Producers expansion; Commercial Creamery expansion; downtown revitalization; and, Operation Facelift, a program that has seen many improvements in cities throughout southern Idaho. There was one city project completed during the city's City Wide

Clean-up Day in May, and Mr. Hall stated there have been approximately twenty different projects throughout the City of Jerome since the program's inception in 2011.

Mr. Hall stated he participated in SelectUSA whereby he traveled with Idahoans from various cities and the Idaho Department of Commerce to Washington, D.C. to attract foreign businesses. He stated there were approximately 3,100 attendees at the conference including over 700 economic development directors and representatives from Taiwan, China and Mexico. He further stated he has been working with Taiwan representatives regarding products that could be developed with milk processors.

Mr. Hall stated he assisted with the 2018 Jerome County Comprehensive Plan and with Idaho Department of Parks and Recreation Grants which resulted in new bathroom facilities at Wilson Lake. Other projects along those lines include Auger Falls, Yingst Road and new RV parking for the fairgrounds. He also commented on the completion of the Jerome Recreation District's Becker Park. Mr. Hall stated the University of Idaho (U of I) CAFÉ Discovery Center of approximately 50,000 square feet will be built at Crossroads Point on approximately five acres. He invited the mayor and council to meet with the new president of U of I at a roundtable discussion on July 22nd.

Other projects include the completed Mr. Gas and Precision Aviation at the Jerome County Airport. Mr. Hall stated bigger sites for future industrial growth may be needed, and that he went to the Site Selectors Guild in March. Four site selectors are coming to Jerome in August with a focus on processors, and Mr. Hall states their presentation will show the city's strengths and what the city has to meet their challenges.

RESOLUTION NO. 14-19:

The clerk read Resolution No. 14-19 in full as follows:

RESOLUTION NO. 14-19

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO DECLARING CERTAIN REAL PROPERTY OWNED BY THE CITY TO BE UNDERUTILIZED PURSUANT TO IDAHO CODE SECTION 50-1401; EXPLAINING AN INTENDED EXCHANGE OF SUCH REAL PROPERTY FOR OTHER THAN MONETARY CONSIDERATION PURSUANT TO IDAHO CODE SECTION 50-1402; ORDERING PUBLICATION OF A SUMMARY OF THIS RESOLUTION AND ORDERING A PUBLIC HEARING BE HELD CONCERNING THE PROPOSED EXCHANGE OF REAL PROPERTY.

WHEREAS, the City of Jerome owns certain real property within the City of Jerome that is not used for public purposes, lacks access for ingress and egress, and is underutilized. The real property owned by the City is more particularly described as follows:

See **Exhibit A**

(hereinafter the "City Parcel"); and

WHEREAS, adjacent to the City Parcel is a parcel of real property owned by Thomas W. Richmond and Linda D. Richmond, husband and wife, which parcel is more particularly described as follows:

See **Exhibit B**

(hereinafter the “Richmond Parcel”); and

WHEREAS, The City of Jerome is also the beneficiary of a right of way over, across and under the Richmond Parcel which was originally intended for the extension of 10th Avenue West but that is currently underutilized and undeveloped. The right of way is more particularly described as follows:

See **Exhibit C**

(hereinafter the “City Right of Way”); and

WHEREAS, the City is undertaking the task of installing additional waste water infrastructure (the “New Sewer Line”) to convey waste water from a lift station within the Jerome Estates Subdivision (the “Jerome Estates Lift Station”) to the City Waste Water Treatment Facility; and

WHEREAS, existing rights of ways and waste water easements do not provide a direct route for the New Sewer Line, requiring significantly more infrastructure to convey waste water from the Jerome Estates Lift Station to the City Waste Water Treatment Facility; and

WHEREAS, a more direct route that would require less infrastructure and installation costs can be designed over, across and through a portion of the Richmond Parcel and the City Parcel, if adequate easements can be obtained from the owners of the Richmond Parcel (the “Preferred Route”); and

WHEREAS, the owners of the Richmond Parcel, are willing to convey a Sewer Line Easement to the City along the Preferred Route for the purposes of constructing, repairing and replacing the New Sewer Line. The Sewer Line Easement would be more particularly described as follows:

See **Exhibit D**

(the “Sewer Line Easement”); and

WHEREAS, in exchange for conveying the Sewer Line Easement to the City, the owners of the Richmond Parcel request the City convey the City Parcel and vacate the City Right of Way; and

WHEREAS, Idaho Code Section 50-1401 authorizes the exchange of real property owned by the City of Jerome and Section 50-1402 authorizes said exchange for other than monetary consideration; and

WHEREAS, Idaho Code Section 50-1402 further requires the City provide a public explanation of an intended exchange or conveyance for other than monetary consideration to be made on the record at a public meeting of the council; and

WHEREAS, the City Parcel has an estimated value of *Eighteen Thousand Dollars (\$18,000.00)*, as opined by Bonnie Ross, Associate Broker of the Silvercreek Realty Group; the City Right of Way has no value as it is undeveloped and unused. EHM, the Project Engineers estimate costs savings to the City by use of the Preferred Route for the Sewer Line Easement instead of the Non-Preferred Route through existing easements and rights of way at *One Hundred Thousand Eighty Five Dollars (\$100,085.00)*, due in large part to the use of less material and labor, reduced rock removal, and an overall shorter route; and

WHEREAS, the Sewer Line Easement through the Preferred Route will result in savings to the City in installation of the New Sewer Line over the costs of installing the New Sewer Line along existing easements and rights of way; and

WHEREAS, the savings to the City by obtaining and using the Sewer Line Easement are far in excess of the estimated value of the City Parcel and the City Right of Way;

BE IT THEREFORE RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF JEROME, AS FOLLOWS:

Section 1: Declaration of City Parcel and City Right of Way as Underutilized:

The City Parcel and City Right of Way, as more particularly described herein, are hereby declared to be underutilized and not used for public purposes.

Section 2. Explanation of Intended Exchange:

In order to obtain significant savings in the installation of the New Sewer Line, the City of Jerome intends to pursue an Exchange Agreement whereby the City will convey the City Parcel to Thomas W. Richmond and Linda D. Richmond and to vacate the City Right of Way. In exchange, Thomas W. Richmond and Linda D. Richmond will convey to the City the Sewer Line Easement through the Preferred Route. A depiction of the proposed New Sewer Line Easement is attached hereto and incorporated herein as **Exhibit E**. As part of said Exchange Agreement, the City will agree to Compensate Richmond for damages to the Richmond Parcel, including crop loss, that occur outside the boundaries of the Proposed Sewer Line Easement.

Section 3. Publication and Public Hearing:

Pursuant to Idaho Code Section 50-1402, the City Clerk shall publish a summary of this Declaration of Intent to Enter into the Exchange Agreement in the *Times News* and shall schedule a public hearing in front of the City Council concerning the proposed exchange. Publication of the summary of this Declaration shall occur at least fourteen (14) days prior to the date of the public hearing.

This resolution shall take effect and be in force from and after its passage and approval.

PASSED BY THE COUNCIL this 16th day of July, 2019.

SIGNED BY THE MAYOR this 16th day of July, 2019.

CITY OF JEROME

By:

/s/ David M. Davis

David M. Davis, Mayor

ATTEST:

/s/ Bernadette Gomes

Bernadette Gomes, City Clerk

Mr. Williams stated in the Fiscal Year 2019 budget, staff had a project titled the Jerome Estates Bypass Sewer Line. Easements from the current property owner were needed, and negotiations with the property owners began last winter. A tentative exchange agreement was reached, and Mr. Williams showed council a map of the sewer line path from the Jerome Estates Lift Station to the canal and eventually into the treatment plan. He stated development opportunities are limited in that area due to the size of the existing lift station. The developer of the next phase of Jerome Estates is participating in the construction of the sewer line; eliminating the existing lift station would open development to the Jerome Estates subdivision along with

annexed land north of 16th Ave E and further to the northwest. Mr. Williams spoke of a 4-acre parcel owned by the city that would be included in the exchange and asked that council approve the resolution declaring the exchange the easement for the 4 acres.

Mr. Larsen briefly reviewed the process for disposing of city property. Idaho Code 50-1402 sets procedures for selling or exchanging real property, and staff is satisfied that the real property can be exchanged for the easement by declaration of intent to exchange. Resolution No. 14-19 serves this purpose and is the first formal step in the process. Once the resolution is passed, the next step will be to publish a summary of the resolution and hold a public hearing to receive public comment on the city's intent to enter into the exchange agreement. After the public hearing is held, the Mayor will be authorized to negotiate the exchange agreement, and the full terms will be public record. Once terms are finalized, staff will seek authority to sign the exchange agreement.

Upon inquiry by Mayor Davis, Mr. Larsen stated staff hopes to have the exchange agreement signed within 30-60 days and then closing procedures will begin. Additionally, the public hearing will be held on August 5th. Mr. Williams further stated the design of the sewer line project is complete. Upon inquiries by Councilman Barber and Councilman Johnson, Mr. Williams stated the existing lift station will be taken out of operation but left in place; an existing conduit will be utilized for gravity flow. He stated the project was budgeted at \$350,000; an alternate bid item may be included in the bid documents for future improvements to the crossing below the canal along with the line to the plant. Councilman Barber commented on an easement for the canal and Councilman Peterson questioned if developers were also putting monies into the project. Mr. Williams stated that TKO Homes, the developer to the Jerome Estates subdivision, have indicated they will contribute approximately \$250,000 towards the project. Additionally, development of Jerome Estates will move towards the east of the existing subdivision. Zoning of certain lots may change in the future.

Councilman Culver made the motion to pass Resolution No. 14-19 Explanation of Intent to Exchange. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Johnson and Councilman Culver. **NAYS:** None.

ESPA CAMP IMPLEMENTATION COMMITTEE:

Mr. Williams stated he was contacted by Twin Falls City Manager Travis Rothweiler regarding an implementation committee of local governments in the Magic Valley that looks at recommendations from the Joint Aquifer Stabilization and Planning Committee. The implementation committee will review the recommendations to see how they affect city operations and provide comments. Mr. Williams also commented how the aquifer is vital to all cities along the eastern Snake River Plain in terms of flow and quality.

Councilman Culver made the motion to appoint Mike Williams to the ESPA Camp Implementation Committee. Second to the motion was made by Councilman Barber. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Johnson and Councilman Culver. **NAYS:** None.

CHANGE ORDER #4 – IDAHO MATERIALS & CONSTRUCTION:

Mr. Carpenter stated that the S. Tiger Drive paving project is complete, and the purpose of the change order is to reconcile with the contractor for changes made throughout the project. It is quantity reconciliation based on a unit priced contract. The overall increase in quantity items resulted in an additional cost of \$176,455.28 and the underruns resulted in \$82,470.59 in decreased costs; the difference is amount of \$93,984.69 proposed in the change order. He stated there were changes made (extended concrete on pathways, added curb and gutter, additional turn lanes, etc.) that contributed towards the additional costs. Upon inquiry by Councilman Johnson, Mayor Davis stated the Urban Renewal Agency will pay the additional costs, and that some decisions were made outside of regular approval procedures prior to Mr. Carpenter's employment with the city; he commented that the changes might have been approved but were not brought to council. Mr. Carpenter also stated some of the costs of the changes may not have been known at the time the changes were made.

Councilman Culver made the motion to approve Change Order#4 for Idaho Materials & Construction for the S. Tiger Reconstruct Project with an increase of \$93,984.69. Second to the motion was made by Councilman Barber. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Johnson and Councilman Culver. **NAYS:** None.

FISCAL YEAR 2020 PRELIMINARY BUDGET PRESENTATION:

Mr. Williams and Mr. Hyatt presented the preliminary budget to council. A calendar of events was provided and includes the adoption of the tentative budget for Fiscal Year 2019-2020 on Monday, August 5th (the regular council meeting was moved from Tuesday to Monday due to the fair parade). At that time, the maximum expenditures will be set, and council will have an opportunity to cut the budget but not increase it. A public hearing will be scheduled for August 20th to seek public input, and then council will have the discretion of adopting the appropriations ordinance. Mr. Williams stated the budget was prepared with the city's mission statement and strategic plan in mind along with the priorities expressed by the council. He also stated that focus areas of the strategic plan are referenced throughout the budget, and the city's mission is to protect the health and safety of citizens, customers and businesses in a courteous and friendly manner. Mr. Williams stated costs of services were kept in mind throughout the budget process to ensure a better place for people to live, work and visit. He briefly reviewed the budget drivers and key priorities including maintaining service levels and good reserves, restricting funds for a new police station, continuing sidewalk maintenance and funding connectivity initiatives to make Jerome more pedestrian-friendly.

Mr. Williams spoke of property taxes and stated staff conservatively estimated an overall increase in the city's total taxable value by approximately 2.5%. The budget was balanced with the statutorily allowed 3% increase to property taxes which allows for continued funding of priorities in the governmental funds including capital improvements. He briefly reviewed property tax scenarios with tax rates based upon no increase, new construction only and new construction plus 3% along with costs for the average citizen to live in Jerome. Additionally, he provided net levy rate comparisons from 2018 with cities of similar size.

Mr. Hyatt spoke of salaries and benefits for FY 2020 with a budget of \$7,567,373 which includes a 3% salary increase, longevity raises, a new position and a projected 10% increase to health insurance rates. Upon inquiry by Mayor Davis, Mr. Hyatt stated the budget includes a

mandated PERSI rate increase which went into effective on July 1, 2019. Mr. Hyatt stated the city currently employees 104.25 full-time employees.

The Governmental Funds (general fund) supports the Mayor and City Council, administration, finance, legal, police, animal control, fire and building, and shows a 3.01% increase compared to FY2019. Highlights include:

- \$15,000 Council discretionary funds
- Vehicle replacements in various departments
- \$479,000 towards the police station fund; balance will be approximately \$1.7 million

Mr. Williams noted the city's policy of maintaining 25% of annual operations in a reserve account for emergencies and confirmed the city has approximately \$400,000 above and beyond the reserve capacity.

The Street fund shows increases in personnel (one new Public Works Director position plus four seasonal positions), maintenance and operations, and transfers (computer budget) with a decrease in capital due to Idaho Office of Emergency Management (IOEM) projects. Highlights include:

- Street infrastructure projects
- Equipment and vehicle replacement
- New street lights
- An aerial update (topography and aerial photo of community)
- \$90,000 for LHTAC Transportation Master Plan Grant

The Library fund shows an increase of 1.18% from FY2019. Highlights include \$10,000 for construction of the patio area.

The parks fund shows an increase of 10.60%, which includes the continuation of part time employees to assist in parks and the Main/Lincoln corridor, and \$20,000 for the replacement of mowers and playground equipment.

Mr. Williams stated the total Governmental fund expenditures budget is \$8,863,087 for FY2020; this decrease from last year is primarily due to the IOEM projects and less spending on streets. He also stated the part-time employees will assist with the efforts in improving the overall condition and appearance of the parks to meet expectations of the council and community. Additionally, \$5,000 was added to the parks maintenance budget to offset costs related to maintaining new splash pad and aquatic features.

The Proprietary Funds –

The Wastewater Fund shows an overall decrease of approximately 23.06%, primarily due to a 62.08% decrease in capital due to the completion of the Phase II upgrades. There was a slight increase in maintenance and operations due to power and chemical costs. Highlights include:

- \$350,000 for the Jerome Estates Gravity Line
- Replacement of MBR membrane and cassette in basin #6; \$505,000 cost locked in for each membrane; membranes should last 7-10 years
- \$385,000 Construction of shop for Jet Vac truck and equipment
- \$200,000 Digester boiler and installation (had been removed from Phase II project)

Mr. Williams stated no rate increases are recommended at this time. Rates were set approximately five years ago with the understanding that potential rate increases could be required in the future to account for new equipment. With a tight and well-run operation at the plant, staff has been able to avoid an increase in rates. State Revolving Fund (SRF) loan rates have helped with keeping rates from increasing as well.

The Water Fund shows an overall decrease of 10.97% from FY 2019. There was an increase in personnel due to the public works director's salary along with the seasonal irrigator. Highlights include \$1.8 million for the 10th Street Well project and \$39,000 to upgrade the existing Fill Pay Station. Upon inquiry by Mayor Davis, Mr. Ahrens stated the Fill Pay Station is metered and still takes quarters. Discussion ensued regarding the 10th Street Well in addition to water fund rates; water rate increases (none recommended); a resolution to reallocate base rates; the option of reallocating base rates versus increasing them; and, healthy operating reserves and reallocations in previous years.

The Irrigation Fund shows an overall increase of 2.58% compared to FY 2019 and includes the new public works director position. Maintenance and operations also increased due to increased costs in gas and oil. Highlights include \$20,000 for continued irrigation system repairs and maintenance. Upon inquiry by Mayor Davis, Mr. Hyatt stated staff does not expect any irrigation projects needing completion at this time.

The Sanitation Fund reflects a rate increase from \$7.75 to \$8.12 per month per the existing contract with PSI. Staff will be reviewing the contract to renegotiate for services next year. Mr. Williams stated the recycling market is low and should be watched as options for certain materials may change. Upon inquiry by Councilman Peterson, Mr. Williams stated the sanitation fund is the only fund where target reserves are not met. He further stated the City of Jerome has favorable rates compared to surrounding cities, and council will have the option to extend the existing contract with PSI or go out to bid for sanitation services.

Internal Services Funds include Human Resources (HR), Engineering and Information Services (IS). Highlights include \$16,300 in the HR fund for training, background checks and consultation assistance; \$15,000 in Engineering for professional services involving surveying and testing; \$58,120 in IS for an aerial update, and approximately \$20,000 for new staff and library computers.

Mr. Williams concluded with reviewing costs for living in Jerome; individual assessments, the city's total taxable value, the average household's water usage will determine living costs. He stated staff has provided the best recommendations possible and that the budget meets the intent of council priorities.

COUNCIL REPORTS:

Mayor Davis commented on the S. Tiger/Nez Perce intersection. He was approached by a citizen who spoke of the southbound stop at the intersection and the lack of clear visibility from the east without pulling out beyond the stop sign. Mayor Davis also spoke of the weed concerns and that the issue must be addressed for safety purposes.

DEPARTMENT REPORTS:

Mr. Williams reminded council that the budget presentation will be on August 5th. A resolution will also be presented to council to declare North Park as Idaho Central Credit Union Park; the dedication of the new park will be at approximately 3:15 p.m. on August 6th prior to the beginning of the fair parade to acknowledge the contributions and efforts of many who made the park improvements possible.

Ms. Clark spoke of the building at 716 S. Lincoln formerly used for Napa Auto Parts. She stated the new owner was given permission by the Planning and Zoning Commission (P&Z) to repaint the building but did not paint the building with the approved colors. She has made several attempts to rectify the situation with the property owner with little success, and that Chapter 17 of the Jerome Municipal Code allows for council to initiate a procedure to rectify the situation. Upon inquiry by Mayor Davis, Mr. Larsen referenced Jerome Municipal Code 17.10.020 “the council may initiate procedures for the revocation of the design review permit and require the holder of such a permit to appear and show cause before it why the permit should not be subject to revocation.”

Mr. Larsen stated he believes this is broad enough to either have the applicant appear before the P&Z Commission or the City Council to show cause for why the permit should not be subject to revocation. Mayor Davis commented that the P&Z Commission could work to resolve this issue, and Ms. Clark stated that they had approved specific colors. However, the colors painted on the building are not what had been approved by the commission. Ms. Clark further stated the property owner questioned the colors provided by Home Depot but was advised they were correct. Mayor Davis confirmed that the commission approved colors based on design review guidelines and stated the issue can be brought to council since it had already been to the commission if council felt changes were needed. Mr. Williams stated there has been negative feedback regarding the colors of the building and staff chose to seek advise on the proper procedure for resolving the issue. It was determined that the issue would be brought to a future council meeting.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this July 16, 2019 regular meeting of the Jerome City Council at 7:10 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Gomes, City Clerk