

This regular meeting of the Jerome City Council was called to order by Mayor Davis at 5:30 p.m. While council chambers were open to the public, the meeting was also held by teleconference and the public was encouraged to continue with social distancing. The video conference was conducted via Zoom and was made available to all members of the public in a format that allowed all participants to hear the meeting, including all deliberations by members of the Council and other speakers addressing the council, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda, email, and notices at council chambers and on the city's website.

Present: Mayor David M. Davis, Councilman Robert Culver, Councilman Chris Barber, Councilman Brent "Oop" Johnson and Councilman Jason Peterson.

Also present were staff members: City Clerk Bernadette Coderniz, City Administrator Mike Williams, City Attorney Ted Larsen, Public Works Director Brian Ahrens, City Engineer Tyson Carpenter, Building Official Dave Richey, Wastewater Operations Supervisor Brad Henry, Information Services Director Carlos Hernandez, Accounting and Budget Manager Lori McCrae, Library Director Linda Mecham, Planning and Zoning Manager Ida Clark, Human Resources Manager Esmeralda Chavez, Fire Deputy Chief Lane Sickles and Police Chief Dan Hall.

**PLEDGE OF ALLEGIANCE:**

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

**INVOCATION:**

The invocation was given by Pastor Steve Humphrey of the Christian Family Community Church.

**PUBLIC HEARING – REZONE REQUEST:**

This being the time and place published for the consideration of a request from Rennison Companies, Inc. for a zoning map amendment, changing the zone from Central Business District (CBD) to General Business (C-2) the Chair called the public hearing open at 5:36 p.m. and briefly reviewed the procedures that will be followed.

**Staff Presentation:**

Ms. Clark provided a map for council to review and stated that the property in question is approximately 1.85 acres once zoned "townhouse" to allow for townhouse development per Jerome Municipal Code. It was later rezoned to Business and then to Central Business District (CBD) in April 2010 with the revisions of Title 17. The property remains bare, and the request is to rezone to General Business (C-2) which would allow for different uses not allowed in the CBD zone. Ms. Clark described the zones surrounding the property and stated that the Comprehensive Plan Land Use map designates the area as Commercial with Residential High to the west and Industrial to the south. She noted the setback differences between the CBD and C2 zones and stated that the Planning and Zoning Commission (P&Z) recommends approval of the rezone with one written testimony in favor of the rezone at their hearing.

**Applicant testimony:**

Mr. Brian Liquin with Rennison Companies, 410 E State Street, Eagle, Idaho appeared before council regarding the request and expressed appreciation to staff for working with him.

He spoke of the company's experience with various projects; a general contractor in Eagle, Idaho, they have in-house engineering and construction services and work with land development. He spoke of the partner in the potential project for the rezone, Pacific Companies, that they are regional and national leaders in multi-family housing, that their assets are owned and operated long-term, and that they are proud of the product they produce. Mr. Liquin spoke to the potential multi-housing project on the property if the rezone is approved to C-2 to coincide with the C-2 zoning to the south of the property. His company is proposing approximately 50 apartments/units with a mix of market rate and affordable housing, and proposes a project with contemporary architecture, landscaping amenities and site improvements along the frontage roads. He expects the project will beautify the Lincoln Avenue corridor and spoke of offsite improvements including sidewalks, landscaping, street trees, street side parking, an onsite play area and courtyard. Mr. Liquin also spoke of the need for housing in Jerome, the short distance to downtown, and thanked staff for their participation and assistance with this potential project.

Councilman Barber expressed his concerns with the project and how it impacts the entry into downtown. Concerns include congestion along Lincoln and that the project design may be different than what is to be presented. Mr. Liquin stated that the design review process will be required for a Special Use Permit issued through the P&Z; he feels this gives the city control and guidance for the design of the project and that the city will have adequate input to ensure that the project is to the council's approval. Councilman Barber spoke of concerns with the economics of the housing project and its impact on downtown spending, and he believes it would be better used in a commercial capacity. Mr. Liquin replied regarding market rate housing versus affordable subsidized housing and those eager to go downtown including young families. He believes this project would be an asset to the community.

There was no testimony in favor, neutral nor in opposition to the consideration. There being no further testimony to be heard, the Chair declared the public hearing closed at 5:54 p.m.

**ORDINANCE NO. 1195, BILL NO. 680 - INTRODUCTION:**

Councilman Johnson sponsored the bill.

The clerk read the bill by title only to constitute the first reading:

ORDINANCE NO. 1195

BILL NO. 680

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO AMENDING THE CITY OF JEROME ZONING ORDINANCE AND ZONING MAP BY ZONING THE FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY IN THE CITY OF JEROME, IDAHO FROM CENTRAL BUSINESS DISTRICT (CBD) TO GENERAL BUSINESS (C-2); AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Williams stated that the next opportunity to have the ordinance read will be at the next council meeting on August 18<sup>th</sup>, and Mayor Davis commented that council can motion to suspend the rules pertaining to the reading of the ordinance, or have the clerk conduct the 2<sup>nd</sup> reading.

**CONSENT CALENDAR:**

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the July 21, 2020 regular

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

**PROCLAMATION – FIREFIGHTER/MDA FILL THE BOOT DAY:**

**CITY OF JEROME**  
*Proclamation*  
**FILL THE BOOT DAY**

The Muscular Dystrophy Association is a dedicated partnership of scientists and citizens aimed at conquering neuromuscular diseases. MDA is one of the world’s leading national health agencies, supporting research, patient care and education.

WHEREAS, IAFF Jerome Fire Fighters Local #4589 and the City of Jerome Fire Department members serve and protect communities throughout Jerome County every day; and

WHEREAS, IAFF Jerome Fire Fighters Local #4589 and the City of Jerome Fire Department members have become a symbol of pride, honor and strength; and

WHEREAS, IAFF Jerome Fire Fighters Local #4589 and the City of Jerome Fire Department members unselfishly donate their time and energy to supporting the battle against muscular dystrophy, and

WHEREAS, fire fighters across the nation are some of the largest supporters in the United States to the Muscular Dystrophy Association, and

**NOW THEREFORE**

I, David M. Davis, Mayor of the City of Jerome, do hereby proclaim August 15<sup>th</sup>, 2020:

**FIRE FIGHTER/MDA FILL THE BOOT DAY IN JEROME  
and urge all citizens to recognize firefighters  
for their support of the local community**

SIGNED BY THE MAYOR this 4<sup>th</sup> day of August, 2020.

/s/: David M Davis  
DAVID M. DAVIS, Mayor

Council signified support of the proclamation with all “ayes.”

**POLICE VEHICLE AS SURPLUS:**

Chief Hall appeared to request that council declare a 2001 Chevy Impala with over 128,000 miles as surplus and sold at auction. The vehicle has been with the department since 2001, has been used at the animal shelter for the last 8-9 years and has reached the end of its useful life.

Councilman Culver made the motion to declare the following City property listed below as surplus property and authorize the Chief of Police and City Clerk to sell the item by auction. Second to the motion was made by Councilman Johnson. After consideration, the motion passed

by the following vote: **AYES:** Councilman Culver, Councilman Johnson, Councilman Barber and Councilman Peterson.

**N TIGER DRIVE PAVEMENT REHABILITATION PROJECT:**

Mr. Carpenter stated the bid opening for the N. Tiger Pavement Rehabilitation Project was held on July 16<sup>th</sup>. The bids received were close to one another in cost but 50% above the city's estimate. Staff reviewed the bids and based the estimate on previous projects and discovered that the current pricing is significantly higher than anticipated. Staff recommends that project not move forward at this time. He spoke of the option to reduce the scope and/or length of the project but staff felt it best to wait and complete the entire project when construction costs are lower and when contractors are more readily available.

Councilman Culver made the motion to reject all sealed bids received for the North Tiger Drive Rehabilitation Project. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Culver, Councilman Johnson, Councilman Barber and Councilman Peterson.

**J-U-B ENGINEERS, ENGINEERING SERVICES AGREEMENT:**

Mr. Carpenter stated this project has been discussed at length in the past and staff is moving forward with the design. However, staff does not have the water modeling software to complete this portion of the project in -house. J-U-B Engineers has been providing this service and due to the sizable project and amount staff is requesting council approval for the contract to provide water modeling and other engineering services as needed.

Councilman Culver made the motion to approve an Engineering Services Agreement with J-U-B Engineers, Inc. for the 10<sup>th</sup> Ave Well Project in an amount not-to-exceed \$60,000.00. Second to the motion was made by Councilman Barber. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Culver, Councilman Johnson, Councilman Barber and Councilman Peterson.

**INFINITY ENGINEERING, ENGINEERING SERVICES AGREEMENT:**

Mr. Carpenter stated staff does not have the capability to perform the electrical engineering required for the project and is requesting the engineering services agreement with Infinity Engineering be approved. Upon inquiry by Councilman Johnson, Mr. Carpenter stated that the electric work will cover all wiring and controls for the booster pumps, sensors, and the connection of generators to facilities.

Councilman Culver made the motion to approve an Engineering Services Agreement with Infinity Engineering for the 10<sup>th</sup> Ave Well Project in an amount not-to-exceed \$18,000.00. Second to the motion was made by Councilman Barber. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Culver, Councilman Johnson, Councilman Barber and Councilman Peterson.

**ADOPT FY 2020-21 TENTATIVE BUDGET AND AUTHORIZE PUBLICATION:**

Mr. Williams presented the tentative budget which will set maximum expenditures for FY2021. Once adopted the budget can be decreased but cannot be increased. The public hearing

and potential adoption of the appropriations ordinance will be held at the August 18<sup>th</sup> council meeting.

Mr. Williams reviewed the budget with council and spoke of the budget without the property tax increase built into it but with new construction values. The city opted to participate in the governor's tax relief program although there are still some legal concerns with the program. The program will result in a credit of approximately \$984,000 from the State of Idaho, and he found that most cities and counties that offer public safety services have also opted into the program. The deadline to opt out is in mid-September, and staff is hopeful that additional information will help make an informed decision. Projected levy rates and property tax scenarios were provided and he mentioned that the budget reflects a good financial position with strong reserves in the funds to deal with any unforeseen shortfalls.

Governmental Funds were reviewed with a budget of approximately \$8 million, and highlights include \$479,000 saved for new police station bringing the total amount saved to \$2.2 million. With excess reserves in the General Fund, these could be used to fund the police station if necessary. The N. Tiger Drive Pavement Project is postponed, and funds not used will be rolled over into next year in the reserves; and a budget amendment will be required next year. Other projects including sidewalk curb/gutter work and equipment replacement are included in the budget. The library budgeted for a patio area reconstruction, and the parks fund includes the part-time position to assist with park maintenance along with equipment replacement.

An overview of the Enterprise Funds includes an additional \$4 million for significant projects in the Wastewater Fund. Additionally, there are reserves in the Wastewater fund with significant increases in flows due to industry expansions and increased industrial fines due to permit violations. A \$4 million Head Works replacement project is planned and on the list as a priority project as the expansion is needed. The short-lived asset budget in the collection system will be for the replacement of the pressure sewer line between Main Street and H Avenue on West Boulevard. The Water Fund includes the 10<sup>th</sup> Street Well Project for an approximate cost of \$1.8 million and \$340,000 for additional Master Plan project improvements. The Irrigation Fund reflects no adjustment in rates to continue with system maintenance; he commended the Public Works department for their work on maintaining the system. The Sanitation Fund includes a reduction in rates per the renegotiated contract with PSI Environmental Systems after the successful bidding process.

Mr. Williams stated the total budget for FY2021 is \$24,906,168 with many capital projects possible due to cash savings over several years period of time. He noted that the FY2021 budget does not include salary increases but does include the health insurance and benefits package. Pending a favorable health insurance renewal, staff hopes to provide mid-year salary adjustments. The full time staffing increased by one as council had approved an additional police officer due to staff shortages. Mr. Williams stated that staff has projected a small decrease in the cost of living for Jerome, and noted that the governor's tax relief program is not included in this projection. Considering the uncertainty of the economy, Mr. Williams was pleased with staff's ability to develop the budget and allocate spending, maintain salaries and benefits, and fund significant capital projects with cash savings. The budgets summary will be published in the local newspaper twice prior to the public hearing on August 18<sup>th</sup>. Councilman Barber and Councilman Johnson commended staff on their efforts with the budget.

**Notice of Public Hearing  
City of Jerome  
Tentative Budget**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Jerome, Idaho will hold a public hearing for the consideration of the proposed budget for the fiscal period October 1, 2020 through September 30, 2021 pursuant to the provisions of Section 50-1002, Idaho Code. Said hearing will be held at the City Council Chambers, 100 East Ave. A, Jerome, Idaho at 5:30 P.M. on Tuesday, August 18, 2020. At said hearing all interested persons may appear and show cause, if any they have, why said proposed budget should not be adopted.

The following is an estimate set forth of said proposed budget of the total proposed expenditures and accruing indebtedness of the City of Jerome, Idaho, for the fiscal period October 1, 2020 through September 30, 2021, and is shown below as FY 2020-21 proposed revenues and expenditures.

Fund	Revenues		
	2018-19 ACTUAL	2019-20 BUDGET	2020-21 PROPOSED
General	\$5,478,100	\$5,416,183	\$5,176,051
Street	3,524,802	2,347,930	1,994,701
Library	451,580	456,527	451,392
Park	843,018	213,955	235,204
Irrigation	188,109	191,500	189,500
Sanitation	356,975	370,375	341,584
Water	2,649,258	2,708,123	2,718,654
Wastewater	8,981,023	6,848,630	7,279,223
Existing Fund Balance	-	3,602,997	7,033,912
<b>Total Revenues</b>	<b>\$22,472,865</b>	<b>\$22,156,220</b>	<b>\$25,420,221</b>

	Property Tax Budget		
	2018-19 ACTUAL	2019-20 BUDGET	2020-21 PROPOSED
Property Tax Revenue	\$4,941,432	\$5,199,454	\$5,270,826
Foregone Property Tax Revenue	-	-	-
Total of All Other Revenues	\$17,531,433	\$16,956,766	\$20,149,395

Fund	Expenditures		
	2018-19 ACTUAL	2019-20 BUDGET	2020-21 PROPOSED
General			
Legislative	\$70,974	\$91,220	\$90,672
Executive	16,608	16,896	17,072
Administration	797,431	779,703	774,914
Law Enforcement	1,961,197	2,612,573	2,668,763
Fire	1,478,355	1,563,467	1,535,824
Building	257,403	200,316	181,526
Animal Control	131,522	185,058	147,005
<b>Total General Fund</b>	<b>\$4,713,490</b>	<b>\$5,449,233</b>	<b>\$5,415,776</b>

Fund	Expenditures		
	2018-19 ACTUAL	2019-20 BUDGET	2020-21 PROPOSED
Street	\$4,669,455	\$2,715,925	\$1,954,243
Library	419,436	463,826	461,392
Park	831,584	234,103	234,217
Irrigation	169,450	169,518	174,005
Sanitation	348,307	358,663	344,505
Water	2,085,752	4,089,563	4,734,194
Sewer	5,116,694	8,336,459	11,587,836
<b>Total Expenditures</b>	<b>\$18,354,168</b>	<b>\$21,817,290</b>	<b>\$24,906,168</b>

I, Ross Hyatt, Finance Director of the City of Jerome, Idaho, do hereby certify that the above is a true and correct statement of the proposed expenditures and revenues for fiscal year 2020-21 all of which have been tentatively approved and entered at length in the Journal of Proceedings.

I further certify that the City of Jerome, Idaho did give notice for said hearing with notice having been published twice at least seven days apart prior to the adoption of the budget by the City Council. Citizens are invited to attend the budget hearing on Tuesday, August 18, 2020 at 5:30 P.M. and have the right to provide written or oral comments concerning the entire city budget.

A copy of the proposed city budget in detail is available at City Hall for inspection during regular office hours 8:00 A.M. to 5:00 P.M. Monday through Friday.

Dated this 13th day of August, 2020.

Councilman Culver made the motion to adopt the 2020-21 Fiscal Year Tentative Budget with the maximum appropriation of \$24,906,168 and authorize the clerk to publish the notice scheduling the public hearing for August 18, 2020 at 5:30 p.m. Second to the motion was made by Councilman Barber. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Culver, Councilman Johnson, Councilman Barber and Councilman Peterson

### **COUNCIL REPORTS:**

Mayor Davis stated that on Saturday there were a group of individuals from the Twin Falls Reformed Church performing a service project. He stated that they cleaned up an entire city block, and Mayor Davis was pleased with their efforts. He further stated that his vision of a community Clean Up Day (cancelled this year due to the pandemic) encompasses this kind of activity, and he intends to thank them for their work via letter signed by himself and council members.

### **DEPARTMENT REPORTS:**

Mr. Richey stated that the number of new single family dwelling permits has exceeded the number from last year, and more are expected.

Mr. Ahrens stated that the chip sealing done last week on S. Lincoln took three days to complete, and he expressed appreciation to the traffic control assistance. He spoke of the last portion of the road that was done on Thursday; due to the excess weather temperature the chip seal began to unravel. Staff returned to the area with sand to keep the chip seal in place. Upon inquiry by Councilman Peterson, Mr. Ahrens stated that the chips can be swept up within a few days after the chip seal process, and this time it may take longer due to the sand also placed on the road.

### **EXECUTIVE SESSION**

Councilman Culver made a motion to adjourn to executive session pursuant to Idaho Code 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency at 6:36 p.m. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Culver, Councilman Johnson, Councilman Barber and Councilman Peterson. **NAYS:** None.

### **ADJOURNMENT:**

There being nothing further to discuss, Mayor Davis called the regular meeting back to order and adjourned this August 4, 2020 regular meeting of the Jerome City Council at 7:41 p.m.

By:

\_\_\_\_\_  
Mayor David M. Davis

Attest:

\_\_\_\_\_  
Bernadette Coderniz, City Clerk