

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 Robert Culver, Councilman Brent “Oop” Johnson and Councilman Jason Peterson. Councilman Chris Barber was excused.

Also present were staff members: City Clerk Bernadette Gomes, Acting City Attorney B.J. Hess, City Administrator Mike Williams, Information Services Director Carlos Hernandez, Public Works Director Brian Ahrens, Library Director Linda Mecham, Streets and Parks Supervisor Mike Hensley, Human Resources Manager Esmeralda Chavez, Finance Director Ross Hyatt, Accounting and Budget Manager Lori McCrae, City Engineer Tyson Carpenter, Fire Chief Mike Harrison 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 Police Chaplain Baldwin Camin.

PUBLIC HEARING – COOK SUBDIVISION FINAL PLAT:

This being the time and place published for the consideration of the request from Cook Reality for approval on the final plat of Cook Subdivision, located on that parcel described as Tax 71 of Lot 1 Jerome Unplatted 18-8-17, Jerome, Idaho containing .93 acres, more or less, the Chair called the public hearing open at 5:35 p.m. and briefly reviewed the procedures that will be followed.

Testimony by applicant:

Rex Harding with TD&H Engineering, 526 C, Twin Falls, Idaho, spoke on behalf of the applicant and stated this is the final plat for five lots of the Cook Subdivision near the Lincoln Park Subdivision. He provided a plat map to explain where the lots were physically located and stated that city services are available; additionally, an irrigation ditch will be piped. Mr. Harding concluded by stating that he believes it is a good infill subdivision and requests that council approve the final plat. Upon inquiry by Mayor Davis, Mr. Harding stated there will be curb and gutter along the Teton Drive extension. Additionally, there are no water shares in that subdivision and the run-off water will go to a retention area on the north side of the property. Mayor Davis spoke of concerns regarding the need for stop signs on Rainier as it approaches Teton, and Mr. Harding also spoke of a potential increase in traffic from Fillmore. He believes there may be a small increase in traffic but it will not be a major roadway.

Staff Presentation:

Ms. Chavez spoke of the public hearing held with the Planning and Zoning (P&Z) Commission on August 27th, and stated the commission approved the preliminary plat. There was neutral testimony at the hearing concerning the impact on traffic flow in the area, and the commission approved the preliminary plat with conditions including the potential installation of a stop sign if needed. Upon inquiry by Councilman Peterson, Ms. Chavez stated this property does

not include a proposed private street as Teton is a public street and will be extended to Alpine Drive by the developer.

Mr. Richard Mandeville, residing at 312 Teton, Jerome, appeared before council with testimony neutral to the request. He expressed concerns that the Teton extension will end behind his home. He spoke of stop signs, an increase in traffic to Lincoln Park, and questioned if there would be Covenant's, Conditions and Restrictions (CCR's) similar to those in Lincoln Park, otherwise his property would be de-valued. Extensive discussion ensued regarding the enforcement of subdivision CCR's on a city street; vehicles which are registered and operable but parked along a city street; the length of time in which cars have been parked on Teton; the need for stop signs at intersections; and, the concern of excessive traffic behind his home if Teton ends there.

Mr. Cook, business location at 152 E Main Street, Jerome, stated there are no CCR's for the five proposed lots. Upon inquiry by Mayor Davis, Mr. Cook stated the type of homes built will depend on the needs and wants of clients; he expects the homes will be 1,500-2,000 square feet. Councilman Peterson asked about pressurized irrigation, and Mr. Cook stated the land was purchased without water shares.

Mr. Mandeville inquired about the stop signs and both Councilman Peterson and Mayor Davis stated that city staff will determine if a stop sign is needed in the subdivision. Mr. Mandeville expressed concerns that if there is no stop sign where Teton meets Alpine vehicles could run into his home. Mr. Carpenter stated that staff determines the need for stop signs based on the amount of traffic and other hazards in the immediate area, and stated if the need presents itself a stop sign will be placed there. Discussion ensued regarding the evaluation of intersections and stop sign needs; intersections with no stop signs and rights-of-ways; uncontrolled intersections; subdivision requirements and restrictions; CCR's on the proposed lots; special use permits for certain animals (i.e. chickens); the type of homes proposed for the subdivision; and, fencing requirements.

In rebuttal to Mr. Mandeville's testimony, Mr. Harding stated that CCR's are a private contract between homeowners, do not involve the city, and are difficult to enforce. He further stated there were old barns on the property which have since been removed and that the new homes should enhance the neighborhood and increase property values.

There being no further testimony to be heard, the Chair declared the public hearing closed at 6:05 p.m.

COOK SUBDIVISION FINAL PLAT:

Councilman Culver made a motion to approve the final plat for Cook Subdivision with the condition that final construction plans be submitted for review. Second to the motion was made by Councilman Johnson. After consideration the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

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

3. Approve Claims

20-20 Autoglass \$35.00, Advanced Collection Technology \$50.00, AICPA \$30.00, Air St. Luke's \$45.00, All Wireless Communications \$15,716.03, Altitude Technologies, Inc. \$2,000.00, Analytical Laboratories, Inc. \$184.30, Appliances, Etc. \$70.00, Assoc of Jerome City Firefighters \$144.00, Associated Business Forms, LLC \$258.65, Associated Taxpayers of Idaho \$200.00, Association of Idaho Cities \$150.00, B & R Bearing \$100.58, Badger Meter \$151.30, Big T Recreation \$35.95, Blip Printers \$253.14, Blue Cross \$6,192.66, Boise Rigging Supply \$368.16, Bonneville Blue Print Supply \$51,577.00, Bound to Stay Bound Books Inc \$358.82, Brodart Company \$28.55, Bullock Automation and Electric \$800.00, Canyonside Towing Inc. \$260.00, CDW Government, Inc. \$9,873.43, Center Point Large Print \$88.08, Century Link \$1,808.26, Centurylink Business Services \$35.38, Chase Paymenttech \$2,491.12, City of Jerome \$279,295.97, College of Southern Idaho \$3,000.00, Colonial Life & Accident Insur \$1,896.70, Columbine Control Company \$14.01, Con Paulos Inc. \$504.00, Consolidated Electrical Distri \$3.27, Curtis, Intermountain Division \$3,042.77, Custom Electric, Inc. \$315.00, D & B Supply \$2,348.37, Data Support Co Inc \$1,185.86, Dc Frost Associates, Inc \$1,445.82, De Nora Water Technologies \$13.45, Depatco \$2,352.92, Dewitt Diesel Inc \$5,188.55, Dig Line Inc \$138.54, Don's Irrigation LLC \$1,247.00, Electrical Contractors of ID \$106.00, Emergency Reporting \$7,757.00, Emery, Inc \$8,794.12, Environmental Resource Assoc. \$236.52, Extreme Excavation, Inc \$224,218.43, Farmore of Idaho \$1,809.02, Fastenal Company \$188.26, Ferguson Enterprises, Inc. \$392.82, Floyd Lilly Co \$249.55, Fred Kenyon Repair Inc. \$1,761.04, Freedom Fencing LLC \$3,920.19, Freedom Mailing Services, Inc \$2,027.55, Frontier Precision \$750.00, Gem State Paper & Supply \$68.46, Gem State Welder's Supply \$1,045.50, Glendale Construction Inc. \$9,936.31, Global Equipment Company Inc. \$211.06, Goble Sampson Associates Inc. \$2,213.01, Go-Fer It Express \$345.00, Greatamerica Financial Services \$271.00, H.D.Fowler \$8,981.02, Hach Company \$201.76, Hanson Janitorial Supply, Inc. \$191.96, Harvey's Office Plus \$102.27, Hub City Building Inc \$205.30, Hydro Specialties Company \$5,756.81, ID Child Support Receipting \$1,562.84, ID Electric Motor Service Inc \$678.00, ID State Tax Commission \$12,643.02, Idaho Department of Enviro Quality \$11,410.00, Idaho Materials and Construction \$437,543.50, Idaho Power Co. \$82,402.14, IFSTA \$422.50, Ingram Book Company \$736.61, Integrated Technologies, Inc. \$400.02, Intermountain Comm., Inc. \$86.75, Intermountain Fabrication LLC \$330.00, Intermountain Gas Company \$421.64, Jerome Chamber of Commerce \$12.00, Jerome City Water Department \$9,976.42, Jerome County \$20,306.38, Jerome FF Local Union 4589 \$600.00, Jerome Printshop \$140.00, Jerome Rotary Club \$675.00, Jim Ferguson \$100.00, Joe's Car Connection \$24,995.00, Keller Associates Inc \$11,766.25, Kenworth Sales Company \$874.44, Les Schwab Tire Centers Inc \$1,903.68, Lifeloc Technologies \$265.79, Lifemap Assurance Company \$4,489.44, Local Highway Tech Assit.Council \$3,034.14, Magic Valley Labs \$7,327.25, Magic Valley Pipe \$55.00, McHugh Bromley, PLLC \$1,961.68, Mellon, Patrick \$117.00, Metroquip, Inc. \$1,108.83, Mike's Repair \$787.66, Monsen Engineering, LLC \$140.80, Mountain View Spraying Inc \$61.00, Mower Office Systems \$872.97, Munimetrix Systems Corp. \$179.96, MWI Veterinary Supply \$436.82, Napa Auto Parts \$1,543.32, National Research Center Inc \$2,730.00, NCPERS Group Life Ins C356 \$240.00, O'Reilly Auto Parts \$33.62, Overdrive \$3,000.00, Park Place Technologies LLC \$481.08, Pcn Strategies, Inc \$2,670.10, Peterson's Reliable Electric \$113.00, Pipeco \$226.27, Post Academy \$300.00, Premier Truck Group \$2,044.91, Pro-Flame, Inc \$323.12, Project Mutual Telephone \$301.71, PSI Environmental Services Inc \$21,148.53, Reliant Behavioral Health, LLC \$298.08, Revolution Tire Recycling, LLC \$14,751.75, Rexel Usa Inc \$610.35, Ricoh Usa, Inc \$621.46, Riverside Hotel, The \$109.00, Road Work Ahead Const. Supply, Inc. \$76.57, Rock Creek Fire Protection \$642.45, RSCI \$184,192.32, Sawtooth Veterinary Services \$565.00, SelectHealth \$88,190.32, Signed Sealed & Delivered \$161.98, Skaggs Companies, Inc. \$617.97, So ID Economic Developmt Org \$9,900.00, Southern Idaho Solid Waste \$3,313.44, Stotz Equipment \$1,319.93, Sweet's Septic & Backhoe, Inc. \$625.00, Symbolarts LLC \$115.00, Target Solutions \$2,523.38, Teledyne Instruments, Inc \$1,725.00, Terminix \$70.00, Thatcher Company \$9,105.86, Tiaa Commercial Finance, Inc. \$281.57, Times News \$1,606.34, Tore Up \$60.00, Torres, Manuel \$89.54, Traffic Safety Supply Co Inc \$2,749.88, Treasure Valley Coffee, Inc. \$159.35,

Tri-State Tire Jerome \$54.95, US Bank of Idaho \$5,391.31, US Bank Equipment Finance \$288.49, Underwood Recycling \$30.52, Unified Office Services \$353.67, Valley Wide Cooperative \$12,527.66, Verizon Wireless \$2,986.56, Vickers Western Store \$125.00, Weidner & Associates \$1,192.99, Western States Asphalt, LLC \$58,803.36, Western States Equipment \$293.55, Western Waste Services \$1,190.39, Williams Meservy & Larsen LLP \$12,856.42, Witmer Public Safety Group, Inc. \$498.70, Wolverton Homes \$87.46, Xpress Bill Pay \$772.88

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

CITIZEN CORRESPONDENCE:

Mayor Davis spoke of correspondence given to council from a concerned citizen and recommended that they review it.

CHANGE ORDER #3 – EXTREME EXCAVATION, INC.:

Mr. Carpenter stated the change order reflects the cost of additional rock removed at the Nez Perce Sewer Bypass work site. He further stated that the contractor honored the original contract price for rock removal and the total change is an increase to the original contract by \$18,000. Mr. Carpenter explained that rock profiling can be done on each project, however, there were factors taken into consideration (i.e. where sewer line would be located, connection areas, little room for adjustments, etc.) that led staff to the decision of not obtaining a rock profile. Upon inquiry by Councilman Peterson, Mr. Carpenter stated that Nez Perce is now open to westbound traffic.

Mayor Davis inquired about the other two change orders for Extreme Excavation, Inc. Mr. Carpenter stated that the first was due to the unknown location of a water line and the need to meet Department of Environmental Quality (DEQ) requirements with a change in piping. He stated the second change order involved sewer services for which inaccurate records were on file. Due to elevation, new service lines were installed.

Councilman Culver made the motion to approve Change Order #3 for Extreme Excavation, Inc. for the Nez Perce Sewer Bypass Project with an increase of \$18,000.00 to a total contract amount of \$388,104.40. Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None.

POWER UPGRADES TO VETERAN'S MEMORIAL PARK:

Mr. Williams appeared to request that remaining council discretionary funds for the 2018-2019 fiscal year be spent on increasing power to Veteran's Memorial Park. He stated the demand for park use has increased and additional upgrades needed will require additional power support. Mr. Williams further stated that staff has reviewed the needs for power and the total cost would be approximately \$17,000; with the remaining \$11,000 in council discretionary funds, staff is requesting that these funds be combined with \$6,000 from the 2019-2020 council discretionary fund for the project.

Mr. Hensley described upgrades to the park with a map shown to council. Additional poles, pole removals, tie-in cables, trench and conduit work were explained in detail along with

the cost to tie into electrical services allowing more access and providing for future upgrades. Upon inquiry by Mayor Davis, Mr. Hensley showed where existing services are located on the map, and he spoke of underground lines and line connections to a pole at the center of the park. Additionally, there will be outlets available. Upon inquiry by Councilman Johnson, Mr. Hensley stated there will be 2, 200-amp services available and similar to what is available at Idaho Central Credit Union (ICCU) Park. Councilman Peterson commented on the cost of power upgrades at ICCU Park and Councilman Culver commented on the need for lighting above the monuments. Mr. Hensley stated lighting will be available to all monuments once the upgrades are complete. Mr. Williams commented that once the monuments are moved to their new location the upgrades will commence and that the sprinkler system will be upgraded at around the same time. Mr. Hensley further stated that plans will be needed for infrastructure with the new restroom addition.

Councilman Culver made the motion to approve power upgrade expenditures for Veterans Memorial Park at a cost not to exceed \$17,570. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None.

DEPARTMENT REPORTS:

Mr. Williams briefly reported on the tire abatement project. At this time, sixteen loads of tires have been removed and the remaining loads will be removed with the next two weekends. Once final invoices are received staff will proceed with the process of applying a property lien for the clean-up. He further stated that staff has been reviewing city code and ordinances on parks to develop specific rules for park use, and spoke of a surveillance system for ICCU Park that will be arriving soon.

Mr. Williams stated that a special meeting may be scheduled for September 24th at 5:30 p.m. to review bids and possibly award a contract for the 10th Avenue E Well Generators as the bid opening is tomorrow. Additionally, he stated an agreement with the Richmond family for the Jerome Estates Bypass Sewer Line project will be forthcoming and possibly presented for approval at the special meeting as well.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this September 17 2019 regular meeting of the Jerome City Council at 6:25 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Gomes, City Clerk