

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 Chris Barber, Councilman Jason Peterson, Councilman Brent "Oop" Johnson, and Councilman Bryan Craig.

Also present were staff members: City Clerk Bernadette Coderniz, Legal Counsel B.J. Hess, City Administrator Mike Williams, City Engineer Tyson Carpenter, Wastewater Superintendent Gilbert Sanchez, Public Works Director Brian Ahrens, Building Official Dave Richey, IS Director Carlos Hernandez, Finance Director Ross Hyatt, Accounting and Budget Manager Lori McCrae, Library Director Linda Mecham, Human Resources and Planning Services Director Esmeralda Chavez, City Planner Ervina Covcic, Fire Chief Mike Harrison, and Police Chief Duane Rubink.

PLEDGE OF ALLEGIANCE:

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

INVOCATION:

An invocation was given by Pastor Fritz Redmer with the Calvary Chapel of Jerome.

PUBLIC HEARING:

This being the time and place published to consider a request from City of Jerome Urban Renewal Agency for a rezone from General Business Zone (C-2) to Public/SemiPublic (PS) zone, on the properties located at Tax 2223146-1, 2223146-2, and 2223146-3 of SESW Jerome Unplatted (19-8-17), more commonly known as a portion of the farm land to the southwest of Candlelight Park 1201 South Davis, Jerome, Idaho 83338, the Chair called the public hearing open at 5:33 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Covcic stated the request is to rezone three parcels from General Business to Public/Semipublic. The General Business designation is intended for commercial uses whereas the Public/Semipublic designation is for parks, green space, etc., and therefore will serve the purpose for the proposed project on these parcels. Adjacent land uses include Public/Semipublic and Residential 2 to the north, Heavy Industrial to the south, Public/Semipublic to the east, and General Business to the west of the parcels. Ms. Covcic noted the Planning and Zoning Commission (P&Z) recommended approval of the rezone request at their December 13th meeting and that the rezone is in compliance with the City's Comprehensive Plan.

Applicant Testimony:

Jerome Urban Renewal Agency (URA) Executive Director Mike Williams appeared before Council and explained the request in greater detail. The URA, along with assistance from the City via American Rescue Plan Act (ARPA) monies, purchased the property in question with the intent to develop the property into a new park facility to serve the south end of Jerome. Candlelight Park does exist in the vicinity and years ago the property in question was preserved to be later utilized as park ground by expanding existing green space. As there is no green space south of town the intent is to create a park facility to serve the area and residential developments surrounding the area. The rezone is the last part of the entitlement process prior to development. Upon inquiry by Councilman Craig, Mr. Williams stated if some portion of the property is developed for commercial use another rezone request will be required.

There was no testimony in favor, neutral nor in opposition to the information presented. There being no further testimony to be heard, the Chair declared the public hearing closed at 5:38 p.m.

ORDINANCE NO. 1214, BILL NO. 699 – INTRODUCTION:

Councilman Barber sponsored the bill.

Councilman Barber moved to suspend the rules pertaining to the reading of an ordinance on three separate occasions and direct the clerk to read Bill No. 699 three times by title only to constitute three readings. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, Councilman Peterson, and Councilman Johnson. **NAYS:** None.

The clerk read the bill three times by title only, and the ordinance in full as follows:

ORDINANCE NO. 1214
BILL NO. 699

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 REAL PROPERTY DESCRIBED HEREIN, IN THE CITY OF JEROME, IDAHO FROM GENERAL BUSINESS (C-2) TO PUBLIC/SEMIPUBLIC (P/S); AND PROVIDING FOR AN EFFECTIVE DATE:

The property to be rezoned is more particularly described as:

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 19: Being a portion of the SE¹/₄SW¹/₄, more particularly described as follows:

*Commencing at the Southwest corner of said Section 19;
Thence along the south boundary of SW¹/₄ of said Section 19, North 89°52'05" East, 459.18 feet to the Southwest corner of said SE¹/₄SW¹/₄ of Section 19;
Thence along the West boundary of said SE¹/₄SW¹/₄ of Section 19, North 00°07'40" West, 905.50 feet to THE REAL POINT OF BEGINNING;
Thence leaving said West boundary, South 89°52'05" East, 250.00 feet along a line parallel with said South boundary;
Thence North 00°07'40" West, 415.12 feet along a line parallel with said West boundary to a point on the North boundary of said SE¹/₄SW¹/₄ of Section 19;
Thence along said North boundary, North 89°51'58" West, 250.00 feet to the Northwest corner thereof;
Thence along said West boundary, South 00°07'40" East, 415.13 feet to said REAL POINT OF BEGINNING.*

PARCEL NO. 2

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 19: Being a portion of the SE¹/₄SW¹/₄, more particularly described as follows:

*Beginning at the South Quarter corner of said Section 19;
Thence along the South boundary of the SW¹/₄ of said Section 19, North 89°52'01" West, 380.08 feet to the Southeast corner of that certain Parcel of Land described in Deed recorded January 8, 2007 as Instrument No. 2070163 in the office of the County Recorder of Jerome County;
Thence along the Eastern boundary of said Parcel of Land, North 00°07'39" West, 905.50 feet to the Northeast corner thereof;
Thence along the North boundary of said Parcel of Land, North 89°52'05" West, 112.05 feet to THE REAL POINT OF BEGINNING;
Thence continuing along said North boundary, North 89°52'05" West, 577.35 feet;
Thence leaving said North boundary, North 00°07'40" West, 415.12 feet to a point on the North boundary of said SE¹/₄SW¹/₄ of Section 19;
Thence along said North boundary, South 89°51'58" East, 26.29 feet;
Thence leaving said North boundary, North 20°18'41" West, 0.86 feet to the Southwest corner of Block A-162, Jerome Townsite, Jerome County, Idaho;
Thence South 89°51'30" East, 529.41 feet to the Southwest corner of Lot 2, Block 6 as shown on that certain map entitled "Kerri Subdivision", recorded July 14, 1971 as Instrument No. 190177 in said office of the County Recorder of Jerome County;
Thence along the South boundary of said map, south 89°58'58" East, 136.92 feet;
Thence leaving said South boundary, South 00°07'58" East, 201.51 feet;
Thence along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of 90°15'54", an arc distance of 31.51 feet and a long chord*

*that bears South 44°59'59" West, 28.35 feet;
Thence North 89°52'05" West, 94.91 feet;
Thence South 00°07'58" East, 194.50 feet to said REAL POINT OF BEGINNING.*

PARCEL NO. 3

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 19: Being a portion of the SE¼SW¼, more particularly described as follows:

Beginning at the South Quarter corner of said Section 19 and being THE REAL POINT OF BEGINNING;

Thence along the South boundary of the SW¼ of said Section 19, North 89°52'01" West, 380.08 feet to the Southeast corner of that certain Parcel of Land described in Deed recorded January 8, 2007 as Instrument No. 2070163 in the office of the County Recorder of Jerome County;

Thence along the Eastern Boundary of said Parcel of Land, North 00°07'39" West, 905.50 feet to the Northeast corner thereof;

Thence along the North boundary of said Parcel of Land, North 89°52'05" West, 112.05 feet;

Thence leaving said North boundary, North 00°07'58" West, 194.50 feet;

Thence south 89°52'05" East, 94.91 feet;

Thence along the arc of a tangent curve to the left having a radius of 20.00 feet, through a central angle of 90°15'54", an arc distance of 31.51 feet and a long chord that bears North 44°59'59" East, 28.35 feet;

Thence North 00°07'58" West, 201.51 feet to a point on the South boundary of that certain map entitled "Kerri Subdivision", recorded July 14, 1971 as Instrument No. 190177 in said office of the County Recorder of Jerome County;

Thence along said South boundary, South 89°58'58" East, 60.0 feet;

Thence leaving said South boundary, South 00°07'58" East, 121.73 feet;

Thence South 89°52'05" East, 317.18 feet to a point on the East boundary of said SE¼SW¼ of Section 19;

Thence along said East boundary, South 00°07'34" East, 1200.00 feet to said REAL POINT OF BEGINNING.

WHEREAS, a public hearing was held before the Planning and Zoning Commission pursuant to notice on the 13th day of December, 2022; and

WHEREAS, findings of fact and conclusions of law recommending approval of the subject zone-change application finding that the subject rezone application was in accordance with the Comprehensive Plan were ratified by the Planning and Zoning Commission on the 10th day of January, 2023; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the 17th day of January, 2023;

IT IS THEREFORE ORDAINED by the Mayor and the City Council of Jerome, Idaho, as follows:

Section 1. The following real property in the City of Jerome, County of Jerome, State of Idaho is hereby zoned Public/Semi-Public (PS):

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 19: Being a portion of the SE¼SW¼, more particularly described as follows:

Commencing at the Southwest corner of said Section 19;

Thence along the south boundary of SW¼ of said Section 19, North 89°52'05" East, 459.18 feet to the Southwest corner of said SE¼SW¼ of Section 19;

Thence along the West boundary of said SE¼SW¼ of Section 19, North 00°07'40" West, 905.50 feet to THE REAL POINT OF BEGINNING;

Thence leaving said West boundary, South 89°52'05" East, 250.00 feet along a line parallel with said South boundary;

Thence North 00°07'40" West, 415.12 feet along a line parallel with said West boundary to a point on the North boundary of said SE¼SW¼ of Section 19;

*Thence along said North boundary, North 89°51'58" West, 250.00 feet to the Northwest corner thereof;
Thence along said West boundary, South 00°07'40" East, 415.13 feet to said REAL POINT OF BEGINNING.*

PARCEL NO. 2

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 19: Being a portion of the SE¹/₄SW¹/₄, more particularly described as follows:

*Beginning at the South Quarter corner of said Section 19;
Thence along the South boundary of the SW¹/₄ of said Section 19, North 89°52'01" West, 380.08 feet to the Southeast corner of that certain Parcel of Land described in Deed recorded January 8, 2007 as Instrument No. 2070163 in the office of the County Recorder of Jerome County;
Thence along the Eastern boundary of said Parcel of Land, North 00°07'39" West, 905.50 feet to the Northeast corner thereof;
Thence along the North boundary of said Parcel of Land, North 89°52'05" West, 112.05 feet to THE REAL POINT OF BEGINNING;
Thence continuing along said North boundary, North 89°52'05" West, 577.35 feet;
Thence leaving said North boundary, North 00°07'40" West, 415.12 feet to a point on the North boundary of said SE¹/₄SW¹/₄ of Section 19;
Thence along said North boundary, South 89°51'58" East, 26.29 feet;
Thence leaving said North boundary, North 20°18'41" West, 0.86 feet to the Southwest corner of Block A-162, Jerome Townsite, Jerome County, Idaho;
Thence South 89°51'30" East, 529.41 feet to the Southwest corner of Lot 2, Block 6 as shown on that certain map entitled "Kerri Subdivision", recorded July 14, 1971 as Instrument No. 190177 in said office of the County Recorder of Jerome County;
Thence along the South boundary of said map, south 89°58'58" East, 136.92 feet;
Thence leaving said South boundary, South 00°07'58" East, 201.51 feet;
Thence along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of 90°15'54", an arc distance of 31.51 feet and a long chord that bears South 44°59'59" West, 28.35 feet;
Thence North 89°52'05" West, 94.91 feet;
Thence South 00°07'58" East, 194.50 feet to said REAL POINT OF BEGINNING.*

PARCEL NO. 3

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 19: Being a portion of the SE¹/₄SW¹/₄, more particularly described as follows:

*Beginning at the South Quarter corner of said Section 19 and being THE REAL POINT OF BEGINNING;
Thence along the South boundary of the SW¹/₄ of said Section 19, North 89°52'01" West, 380.08 feet to the Southeast corner of that certain Parcel of Land described in Deed recorded January 8, 2007 as Instrument No. 2070163 in the office of the County Recorder of Jerome County;
Thence along the Eastern Boundary of said Parcel of Land, North 00°07'39" West, 905.50 feet to the Northeast corner thereof;
Thence along the North boundary of said Parcel of Land, North 89°52'05" West, 112.05 feet;
Thence leaving said North boundary, North 00°07'58" West, 194.50 feet;
Thence south 89°52'05" East, 94.91 feet;
Thence along the arc of a tangent curve to the left having a radius of 20.00 feet, through a central angle of 90°15'54", an arc distance of 31.51 feet and a long chord that bears North 44°59'59" East, 28.35 feet;
Thence North 00°07'58" West, 201.51 feet to a point on the South boundary of that certain map entitled "Kerri Subdivision", recorded July 14, 1971 as Instrument No. 190177 in said office of the County Recorder of Jerome County;
Thence along said South boundary, South 89°58'58" East, 60.0 feet;
Thence leaving said South boundary, South 00°07'58" East, 121.73 feet;*

*Thence South 89°52'05" East, 317.18 feet to a point on the East boundary of said SE¼SW¼ of Section 19;
Thence along said East boundary, South 00°07'34" East, 1200.00 feet to said REAL POINT OF BEGINNING.*

Section 2. The official zoning map of the City of Jerome is hereby amended to comply with Section 1 of this Ordinance.

Section 3. This ordinance shall become effective upon its passage and publication as required by law.

PASSED BY THE COUNCIL this 17th day of January, 2023.

SIGNED BY THE MAYOR this 17th day of January, 2023.

CITY OF JEROME, IDAHO

By:

/s/ David M. Davis

David M. Davis, Mayor

ATTEST:

/s/ Bernadette Coderniz

Bernadette Coderniz, City Clerk

Councilman Barber made the motion to to adopt Bill No. 699 as Ordinance No. 1214 rezoning the real property as described herein from General Business (C-2) to Public/Semipublic (P/S). Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig (acknowledged URA Commissioner), Councilman Barber, Councilman Peterson (acknowledged URA Commissioner), and Councilman Johnson. **NAYS:** None.

PUBLIC HEARING:

This being the time and place published to consider a request from Gateway Properties, LLC for a rezone from Mixed Use (MU) to High Density Business (C-3) on the parcel described as a parcel of land situated in the South ½ of the Southeast ¼ of Section 31, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, containing 16.849 acres, more or less, more commonly known as farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho, the Chair called the public hearing open at 5:42 p.m. and briefly reviewed the procedures that will be followed. Mayor Davis recused himself due to a personal relationship with the applicant/representative, and Councilman Barber conducted the public hearing as Chair.

Staff Presentation:

Ms. Covcic stated the rezone request will allow for future development of a variety of businesses on the property. Adjacent land uses include High Density Business and Mixed Use to the north, Impact Area Industrial to the south, Mixed Use to the east, and High Density Business to the west. Ms. Covcic stated the P&Z approved the request at their October 25th meeting, and since that time ownership of the property changed.

Applicant Testimony:

Rich Davis, 796 Canyon Rim Road, Twin Falls, appeared before Council and spoke of the rezone request. He stated the rezone would provide for contiguous land use as the property to the west is already zoned C-3. The intent of the rezone is to allow for a variety of businesses including a potential storage facility (indoor warehousing) and Recreational Vehicle parking. Councilman Peterson confirmed that the road near the property is 300 South Road.

In favor:

Tanner Johns, 29 Ridge Loop, Jerome, appeared before Council and stated he has property across the freeway and believes the rezone would benefit the area. Other than the new development in the area, there are empty lots with weeds and he stated development of the property would benefit the community as a whole.

There was no testimony neutral nor in opposition to the request. There being no further testimony to be heard, the Chair declared the public hearing closed at 5:48 p.m.

ORDINANCE NO. 1215, BILL NO. 700 – INTRODUCTION:

Councilman Craig sponsored the bill.

Councilman Peterson moved to suspend the rules pertaining to the reading of an ordinance on three separate occasions and direct the clerk to read Bill No. 700 three times by title only to constitute three readings. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, Councilman Peterson, and Councilman Johnson. **NAYS:** None.

The clerk read the bill three times by title only, and the ordinance in full as follows:

**ORDINANCE NO. 1215
BILL NO. 700**

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 REAL PROPERTY DESCRIBED HEREIN, IN THE CITY OF JEROME, IDAHO FROM MIXED USE (MU) TO HIGH DENSITY BUSINESS (C-3); AND PROVIDING FOR AN EFFECTIVE DATE:

The property to be rezoned is more particularly described as:

Parcel A:

A parcel of land situated in the South ½ of the Southeast ¼ of Section 31, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 31 as shown on Corner Record Instrument No. 2084951, from which the South ¼ Corner of Section 31 bears North 89°31'03" West, 2,629.28 feet, Thence North 89°31'03" West, 1,365.73 feet to the POINT OF BEGINNING;

Thence continuing North 89°31'03" West, 719.90 feet;

Thence North 00°28'57" East, 25.00 feet to the northerly right-of-way of E. Frontage Road;

Thence along the northerly right-of-way and along the arc of a non-tangent curve to the right 495.34 feet, having a radius of 547.96 feet, a central angle of 51°47'37" and subtended by a chord bearing North 64°58'12" West, 478.65 feet;
Thence continuing along the northerly right-of-way and along the arc of a non-tangent curve to the right 175.64 feet, having a radius of 11,309.16 feet, a central angle of 00°53'23" and subtended by a chord being North 38°22'09" West, 175.64 feet to the Center Section line;

Thence along the Center section line, North 00°04'34" East, 273.43 feet;

Thence South 89°30'40" East, 1,267.40 feet;

Thence South 00°28'57" West, 633.92 feet to the POINT OF BEGINNING.

Containing 16.849 acres, more or less, more commonly known as farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho.

WHEREAS, a public hearing was held before the Planning and Zoning Commission pursuant to notice on the 25th day of October, 2022; and

WHEREAS, findings of fact and conclusions of law recommending approval of the subject zone-change application finding that the subject rezone application was in accordance with the Comprehensive Plan were ratified by the Planning and Zoning Commission on the 8th day of November, 2022; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the 17th day of January, 2023;

IT IS THEREFORE ORDAINED by the Mayor and the City Council of Jerome, Idaho, as follows:

Section 1. The following real property in the City of Jerome, County of Jerome, State of Idaho is hereby zoned High Density Business (C-3):

Parcel A:

A parcel of land situated in the South ½ of the Southeast ¼ of Section 31, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 31 as shown on Corner Record Instrument No. 2084951, from which the South ¼ Corner of Section 31

bears North 89°31'03" West, 2,629.28 feet, Thence North 89°31'03" West, 1,365.73 feet to the POINT OF BEGINNING;

Thence continuing North 89°31'03" West, 719.90 feet;

Thence North 00°28'57" East, 25.00 feet to the northerly right-of-way of E. Frontage Road;

Thence along the northerly right-of-way and along the arc of a non-tangent curve to the right 495.34 feet, having a radius of 547.96 feet, a central angle of 51°47'37" and subtended by a chord bearing North 64°58'12" West, 478.65 feet;

Thence continuing along the northerly right-of-way and along the arc of a non-tangent curve to the right 175.64 feet, having a radius of 11,309.16 feet, a central angle of 00°53'23" and subtended by a chord being North 38°22'09" West, 175.64 feet to the Center Section line;

Thence along the Center section line, North 00°04'34" East, 273.43 feet;

Thence South 89°30'40" East, 1,267.40 feet;

Thence South 00°28'57" West, 633.92 feet to the POINT OF BEGINNING.

Containing 16.849 acres, more or less, more commonly known as farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho.

Section 2. The official zoning map of the City of Jerome is hereby amended to comply with Section 1 of this Ordinance.

Section 3. This ordinance shall become effective upon its passage and publication as required by law.

PASSED BY THE COUNCIL this 17th day of January, 2023.

SIGNED BY THE MAYOR this 17th day of January, 2023.

CITY OF JEROME, IDAHO

By:

/s/ David M. Davis

David M. Davis, Mayor

ATTEST:

/s/ Bernadette Coderniz

Bernadette Coderniz, City Clerk

Councilman Peterson made the motion to adopt Bill No. 700 as Ordinance No. 1215 rezoning the parcel as described from Mixed Use (MU) to High Density Business (C-3) containing 16.849 acres. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, Councilman Peterson, and Councilman Johnson. **NAYS:** None.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the January 3, 2023 ~~regular~~ special meeting
2. Approve to pay Northside Canal for 2023 Irrigation Assessment of 1,082.68 shares at \$28 per share at a total cost of \$30,316.16
3. Approve to pay Starr Corp. Application #6 for the new Police Station Project in the amount of \$497,306.00
4. Monthly Department Reports
5. Approve Claims

A & G Irrigation Inc \$89.19, Accu Sales/Keller Kustoms \$897.92, Alexander Clark Printing \$251.38, All Wireless Communications \$24,800.26, Amazon Capital Services \$817.35, Analytical Laboratories Inc. \$719.15, Assoc of Jerome City Firefighters \$30.00, Associated Taxpayers of Idaho \$225.00, Association of Idaho Cities \$150.00, Badger Meter \$838.38, Best Western Pocatello Inn \$88.00, Boise Office Equipment \$33.28, Boot Barn \$135.95, Bound To Stay Bound Books Inc \$73.26, Bullock Automation and Electric \$1,140.00, B-Z Plumbing \$307.00, Callen Refrigeration LLC \$3,311.00, Cdw Government Inc. \$7,937.80, Center Point Large Print \$94.08, Century Link \$1,730.13, Centurylink Business Services \$45.49, Chad Sombke Phd Pc \$400.00, Chase Paymenttech \$1,866.10, Chief Duane Rubink \$29.02, Cintas Corporation \$290.45, City of Jerome \$554,410.95, Code 4 Public Safety Emblems \$1,100.00, Con Paulos Inc. \$46.62, Consolidated Electrical Dist. \$36.78, Culligan Soft Water Service \$231.50, D & B Supply \$5,007.92, Dash Medical Gloves \$100.00, Data Support Co Inc \$2,021.75, Dewitt Diesel Inc \$2,134.97, Dig Line Inc \$133.40, Ecms \$128.47, Economy Lock \$80.00, Edmark \$31,936.00, Ednetics Inc \$76.71, Electrical Contractors of ID \$3,765.15, Evident Inc \$163.13, Ferguson Enterprises Inc.

\$232.68, Fred Kenyon Repair Inc. \$639.20, Freedom Electric Inc. \$900.00, Freedom Mailing Services Inc \$2,228.85, Gem State Paper & Supply \$118.17, Gem State Welder's Supply \$322.99, Gloria Diaz Andres \$90.77, Goble Sampson Associates Inc. \$2,000.00, Greatamerica Financial Services \$165.00, H.D.Fowler \$5,338.63, Hach Company \$683.81, Heglar Creek Electric LLC \$1,281.25, Home Depot Credit Services \$252.87, Hydro Specialties Company \$7,304.40, Iacp \$190.00, ID Crime Prevention Assoc \$50.00, ID State Insurance Fund \$15,002.00, ID State Tax Commission \$198.74, Idaho Power Co. \$81,662.62, Idaho Power Company \$47,714.00, Idaho State Police \$1,825.00, Industrial Systems Inc. \$2,126.14, Ingram Book Company \$821.59, Intermountain Comm. Inc. \$385.00, Intermountain Gas Company \$10,706.81, Interstate Battery System ID \$696.75, Interstate Billing Service Inc \$3,569.22, Interviews & Interrogation Institute \$499.00, Jc Constructors Inc \$160,314.40, Jerome City Water Department \$363.10, Jerome County \$12,409.08, Jerome Printshop \$502.15, Jimenez Auto Repair LLC \$1,265.88, J-U-B Engineers Inc. \$9,542.83, Kenworth Sales Company \$210.52, Kids Reference Co. \$149.69, Larene Morley \$39.00, Les Schwab Tire Centers Inc \$55.98, Lexisnexis Risk Solutions \$33.50, Magic Valley Hydraulics & Repair LLC \$8.80, Magic Valley Labs \$8,333.50, Mason's Trophies & Gifts \$24.75, Master Muffler \$755.00, Minert & Associates Inc. \$90.00, Mower Office Systems \$69.99, Municipal Emergency Services \$140.55, Munimetrix Systems Corp. \$89.98, MWI Veterinary Supply \$451.42, Napa Auto Parts \$1,894.98, New Tech Security Inc. \$240.00, Northside Canal Co. \$30,316.16, Pacificsource Administrators \$1,663.83, Patio Covers of Idaho Inc \$9,520.00, Penworthy \$202.52, Premium LLC \$2,690.00, Prestige Worldwide Technologies LLC \$39,459.41, Pro-Flame Inc \$8.68, Project Mutual Telephone \$326.88, PSI Environmental Services Inc \$24,741.95, Quadient Finance USA Inc \$1,348.00, Quadient Leasing USA Inc \$899.58, Rexel USA Inc \$123.87, Ridley's Food & Drug \$400.70, Ross Hyatt \$82.49, Safety Now Solutions \$450.00, Saltworx Inc \$9,551.80, Sassy Software Solutions LLC \$567.00, Sawtooth Veterinary Services \$150.00, Signed Sealed & Delivered \$154.75, Silversky Inc - Dept 106071 \$6,809.16, SKM Inc. \$442.50, So ID Economic Developmt Org \$9,900.00, Southern Idaho Fire Academy \$200.00, Southern Idaho Solid Waste \$6,925.68, Starr Corp \$497,306.00, Stopstick Ltd \$2,495.00, Tacoma Screw Products Inc \$21.67, Thatcher Company \$5,536.66, Times News \$494.46, T-Mobile \$815.08, Tore Up \$50.00, Treasure Valley Coffee Inc. \$261.58, Trojan Uv \$3,387.90, U.S. Bank Equipment Finance \$1,897.90, Underwood Recycling \$21.42, Unified Office Services \$32.81, Urgent Care of Jerome - Billing Dept \$150.00, US Bank Credit Card \$14,171.88, USA Bluebook \$3,016.22, Valley Office Systems \$84.16, Valley Wide Cooperative \$19,904.37, Verizon Wireless \$3,455.87, Watts Hydraulic and Steam Store \$585.20, Western Waste Services \$688.31, Wickel Tire Inc \$3,473.89, Williams Meservy & Larsen LLP \$12,856.42, Winn & Co. Inc. \$7,700.00, Xpress Bill Pay \$1,280.48, Zachary Davis \$6.00.

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

COOPERATIVE AGREEMENT WITH IDAHO TRANSPORTATION DEPARTMENT:

Mr. Carpenter stated both the cooperative agreement and landscape agreement pertain to the Idaho Transportation Department (ITD) for the I-84/Exit 168 interchange. The cooperative agreement will cover necessary items between ITD and the City for construction; part of the construction will extend into City right-of-way, and this agreement covers their responsibilities and limitations. The landscape agreement states ITD will replace the existing landscaping when the new interchange is built. Four small "teardrop" sections of landscaping will be located in between the offramps/onramps and the interchange itself. The sections will include a small grouping of shrubs that will be easier to water and maintain. The landscape agreement specifies the City's responsibility of maintaining those areas once the construction is complete.

Extensive discussion ensued regarding the landscaping, and topics of the discussion included: watering the landscaped area with potable water; the utilization of drips and bubblers; the concern of using potable water and the inability to access irrigation water; reducing the amount of water used with the new landscaping; mowing the existing lawn for 2½ days versus little watering in the future; and, weed control but lower maintenance overall.

Nathan Jerke with ITD appeared and explained the shrubs and grass are considered "low water usage planting" unlike trees and regular green grass. The areas will be separated by curbs and easy to maintain as shrubs will be confined to a small space. The remaining areas of the interchange will include a typical grass blend used by ITD in other areas. Mr. Jerke stated these natural grasses (natural legumes and fescue) can take a few years to bloom and will be maintained by ITD. The areas to be maintained by the City are approximately 100' in length, and Mr. Jerke explained the responsibilities of the City staff with maintaining these areas (checking drip and bubbler systems, etc.). Mr. Ahrens confirmed he is pleased with the new landscaping plan as the amount of labor and maintenance will be greatly reduced. Mayor Davis reiterated that the vegetation being planted is of "low water usage" quality. Mr. Jerke stated the landscape materials will be purchased with a one-year warranty and that any plants or shrubs that do not

survive the initial planting will be replaced within the first year. Upon inquiry by Councilman Peterson, Mr. Jerke stated funding for the project is expected in October 2023; the contract will be advertised this summer and bid out in October/November with construction expected to begin in 2024. However, another project on the interstate (3rd lane project) could affect the timeline of the interchange project, and Mr. Jerke stated the plan is to have at least two lanes open over the overpass throughout reconstruction of the interchange. Mr. Williams stated he is pleased with the design of the project. The concrete “J” at the interchange will be removed and most likely come apart upon removal. Mr. Carpenter stated another option for landscaping would be to plant simple native grasses if this agreement were not approved.

Councilman Barber made the motion to approve the Cooperative Agreement for the reconstruction of the Interstate 84, Exit 168 Interchange within the City of Jerome. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, Councilman Peterson, and Councilman Johnson. **NAYS:** None.

LANDSCAPE AGREEMENT WITH THE IDAHO TRANSPORTATION DEPARTMENT:

Councilman Barber made the motion to approve a Landscape Agreement for the Interstate 84, Exit 168 Interchange within the City of Jerome. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, Councilman Peterson, and Councilman Johnson. **NAYS:** None.

PETERSON BROTHERS CONSTRUCTION CONTRACT AWARD:

Mr. Carpenter stated the 10th Ave Water Tank project was bid out with bids due December 14th at 2:00 p.m.; no responsive bids were received by the deadline. Peterson Brothers Construction had shown interest in the project and attended the pre-bid meeting but did not submit their bid until after the deadline had passed as they were not able to get final figures on time. Mr. Carpenter noted their bid was substantially higher than the budget estimate, and he explained Idaho Code allows for pursuing procurement of the work on the open market after completing the required bidding process. Staff met with Peterson Brothers representatives and an updated estimate was provided. In reviewing the project and the updated estimate with the finance department it was determined that the project could be completed with capital outlay funds and reserves. Plus, this project will span more than one fiscal year so funds could be appropriated with next year’s budget if needed. He stated the project had been discussed for many years and he explained the water tank will be replaced, a booster station will be added, and backup power will also be added as it is much needed in the City’s water system.

Upon inquiry by Councilman Barber, Mr. Williams explained the additional funds to support the project. This year’s budget includes \$3.3 million appropriated for this project. An additional \$600,000 in capital reserves are available for this type of project use although not yet appropriated; there are operational reserves also available if needed. He explained that procuring materials for the project (tank, generators, etc.) will most likely continue into the next fiscal year due to the lead time on receiving materials. Mr. Carpenter explained once the contract is approved and the submittal review process is complete the tank will be ordered, and delivery could take up to ten months. The booster station and generators are approximately one year out from order to delivery. Mr. Williams noted the lengthy process to get this project going with issues including property procurement. He also explained the importance of getting this project completed due to deficiencies in the water system including water volume in storage, redundancy in power, etc. and the risk of facing a sustained power outage without protection. Upon inquiry by Councilman Barber, Mr. Carpenter confirmed the total cost will include generators for this facility (moving them from A Street was not a feasible option). Mr. Williams reiterated that the City has the ability to fund the entire project in this fiscal year although it will not be necessary due to the timeline of project and receipt of materials. There was brief discussion regarding the option of putting the project out to bid again, and topics of the discussion included public projects and the lack of interest in bids for this project. Councilman Craig recommended staff move forward with the project. Mr. Ahrens stated the law requires that a minimal 20 pounds per square inch (PSI) of water pressure be maintained at all times, and the current system cannot manage this; a power outage would cause the City to fall below the minimum and then require a boil advisory throughout the City. For this reason, Mr. Ahrens believes this project must move forward. Mayor Davis also noted the plans two years ago and the issues incurred with planning at that time (i.e. property procurement). Councilman Johnson also agreed with the recommendation to move forward with the project.

Councilman Barber made the motion to approve a contract award to Peterson Brothers Construction for the 10th Avenue Water Tank project for the lump sum bid of \$4,416,946.41. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, Councilman Peterson, and Councilman Johnson. **NAYS:** None.

ENGINEER SERVICES ROSTER:

Mr. Carpenter spoke of the Request for Qualifications (RFQ) released for engineering firms to provide future engineering services for various projects planned by the City and the Urban Renewal Agency (URA). The RFQ was released in November and five qualified firms responded by the December 15th deadline. The five who responded were: Keller Associates, J-U-B Engineers, T-O Engineers, Civil Science, and Breckon Land Design. Mr. Carpenter recommended all five firms be placed on a roster to select from when needed for various services. A firm will be selected on a project-by-project basis considering the scope of the project and the firm's qualifications pertaining to said scope. Upon inquiry by Mayor Davis, both T-O Engineers and Breckon Land Design are based in the Treasure Valley and have done work in this area.

Councilman Barber made the motion to approve an Engineering Services roster of 5 Idaho State Licensed Engineering Firms that responded to the RFQ for future engineering services that may be required by the city. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, Councilman Peterson, and Councilman Johnson. **NAYS:** None.

COUNCIL REPORTS:

Councilman Craig expressed appreciation to Mr. Ahrens and public works crews for removing Christmas lights at the parks. He also inquired about tree stump removal near the A Street tank, and Mr. Ahrens confirmed they would be removed.

DEPARTMENT REPORTS:

Mr. Williams stated there is little to report from the legislature thus far. He along with Mayor Davis, Councilman Craig and Ms. Coderniz will be attending the City Officials Day at the Capitol on January 26th and any issues can be presented to legislators at that time. Committee chairs at the Legislature have indicated they will start accepting bills next week, and Mr. Williams stated he will keep the Council informed of activities. He has been sending updates received from the URA lobbyist to Council and will continue to do so.

Staff will begin reviewing projects, and Mr. Williams thanked Council for approving the engineering roster. Projects coming up include streetscape design improvements in downtown and road projects which will require the engineering services of those listed in the roster. He noted that staff has been working with J-U-B Engineers in getting Letters of Interest out for available grant funds for projects within the Water Master Plan and potential Master Plan adjustments/updates. Staff will continue to aggressively pursue grant funds to supplement funding for City projects

EXECUTIVE SESSION:

Councilman Barber made the motion to enter into 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 6:30 p.m. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, Councilman Peterson, and Councilman Johnson. **NAYS:** None.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis reconvened and adjourned this January 17, 2023 regular meeting of the Jerome City Council at 6:40 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk