

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: Acting Clerk Katie Elliott, Legal Counsel Ted Larsen, City Administrator Mike Williams, City Engineer Tyson Carpenter, Public Works Director, Brian Ahrens, Building Official Dave Richey (Zoom), Wastewater Director Gilbert Sanchez, IS Director Carlos Hernandez, Accounting and Budget Manager Lori McCrae, Fire Chief Mike Harrison, and Police Chief Duane Rubink. City Clerk Bernadette Coderniz was excused.

PLEDGE OF ALLEGIANCE:

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

INVOCATION:

An invocation was given by Brother Chester Whittaker with the Jerome Bible Baptist Church.

PUBLIC HEARING:

This being the time and place published to consider for adoption the proposed First Amendment to the Urban Renewal Plan for the Area 5 Urban Renewal Project ("First Amendment"), concerning the Urban Renewal Plan for the Area 5 Urban Renewal Project and Revenue Allocation Area ("Existing Area 5 Project Area") of the Urban Renewal Agency of Jerome, Idaho, also known as the Jerome Urban Renewal Agency ("Agency"), the Chair called the public hearing open at 5:33 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Mr. Williams stated the property in question was recently annexed into the City, and the amendment to the Area 5 plan includes the 7.55 acres to be included in the plan. An eligibility study was completed in order to verify the boundaries and activities were eligible under Idaho state law.

Meghan Conrad with Elam and Burke at 251 Front Street, Boise, as representative of the Urban Renewal Agency (URA), appeared before Council and spoke of the process for amending a plan; the steps taken are the same as those when initially approving a URA plan. Mr. Conrad showed the Council the project boundary for Area 5 and the additional 7.55 acres to be added; Area 5 was established in 2018 and has a termination date in 2038. The primary purpose of the plan is to add an additional 7.55 acres to the plan (less than 10% of the geographic area of the existing Area 5 project area) to support the new City park improvements. A supplement to the plan amendment includes an updated economic feasibility study completed by Phil Kushlan to

support improvements related to the annexation. The process for amending an urban renewal plan mirrors that of approving a plan and is conducted in two phases; the eligibility phase to determine if the property qualifies for eligibility under the existing urban renewal law. The Agency considered the eligibility study and both the URA and Council adopted the eligibility report. Council then directed staff to prepare the Area 5 Plan amendment. Notice to consider the plan was published twice in April, and the proposed amendment was forwarded to all taxing districts, County officials and the State Tax Commission. The Planning and Zoning Commission approved the plan amendment by resolution, and today's public hearing will be to formally adopt the plan amendment. This plan amendment to take in up to 10% of the total project area will not be affected by the URA changes adopted by the State in 2016. The contents of a URA plan were also briefly reviewed with Council, and Ms. Conrad explained said contents; she noted that the amendment will not change the termination date of the plan itself. Ms. Conrad stated the anticipated total project costs as outlined in attachment 5.A. of the plan are \$20,361,000 which represent slight increases to some categories of the projects identified in the existing Area 5 plan. Based on revenue assumptions, it is anticipated that tax increment yield over the remaining life of the district will be approximately \$24 million; this figure has been updated to reflect the increased taxable value and developments in this area. Attachment 5 also lists assumptions for the area (i.e. land values, improvement values, etc.), and Ms. Conrad stated the tax rate is held constant throughout the life of the district.

Ms. Conrad briefly reviewed the additional plan requirements (valuation tests, ag consents, etc.) with Council along with a change in law related to the relationship between how levies flowed between a highway district and a URA. The City of Jerome has maintenance obligations for right-of-way within the City, and therefore no agreement with the highway district is required. The publication of an ordinance summary will be required upon adoption of the plan amendment, and recordation of the ordinance along with a separate recordation of the legal description and boundary map will also be required upon adoption of the ordinance.

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 5:44 p.m.

ORDINANCE 1220 BILL 705 AREA 5 AMENDMENT, INTRODUCTION:

Councilman Barber sponsored the bill.

Councilman Barber moved to suspend the rules pertaining to the reading of the bill on three separate occasions and have the clerk read the bill by title only to constitute three separate readings. Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

The clerk read the bill once by title only. The full ordinance is on file in the clerk's office, and the summary ordinance is as follows:

SUMMARY OF ORDINANCE NO. 1220

AN ORDINANCE OF THE CITY OF JEROME, IDAHO, APPROVING THE FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE AREA 5 URBAN RENEWAL PROJECT, WHICH FIRST AMENDMENT SEEKS TO ANNEX A CERTAIN AREA TO THE EXISTING AREA 5 PROJECT AREA; WHICH FIRST

AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF ORDINANCE AND PUBLICATION BY SUMMARY; PROVIDING FOR WAIVER OF THE READING RULES; AND ESTABLISHING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF JEROME:

SECTION 1: It is hereby found and determined that:

- (a) The area to be added to the existing Area 5 Project Area as defined in the First Amendment to the Area 5 Plan is a deteriorated area, a deteriorating area, or a combination thereof, as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law.
- (b) The rehabilitation, conservation, development, and redevelopment of the urban renewal area pursuant to the First Amendment to the Area 5 Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The First Amendment to the Area 5 Plan conforms to the City's Comprehensive Plan as a whole.
- (e) The First Amendment to the Area 5 Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety, and welfare of any children, residents, or businesses in the general vicinity of the urban renewal area covered by the First Amendment to the Area 5 Plan.
- (f) The First Amendment to the Area 5 Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the Area 5 Project Area as amended by the First Amendment to the Area 5 Plan by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the First Amendment to the Area 5 Plan provides a feasible method for relocation obligations of any displaced families residing within the additional area added by the First Amendment to the Area 5 Plan and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls for the Existing Project Areas and the area added by the First Amendment to the Area 5 Plan, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The area to be added by the First Amendment to the Area 5 Plan does not exceed ten percent (10%) of the geographical area contained within the existing Area 5 Project Area, and the area to be added is contiguous with the existing Area 5 Project Area.

- (j) The First Amendment to the Area 5 Plan includes the requirements set forth in Idaho Code § 50-2905 with specificity.
- (k) The First Amendment to the Area 5 Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes (if any), land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (l) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code § 50-2018(9) and Idaho Code § 50-2903(8)(f), does include agricultural operations for which the Agency has received written consent.
- (m) The area added by the First Amendment to the Area 5 Plan which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the City's Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for correlation of this area with other areas of the City.

SECTION 2: The City Council finds that the area added by the First Amendment to the Area 5 Plan is predominantly open land, that the Agency may acquire any open land within the area added by the First Amendment to the Area 5 Plan, and that the area added by the First Amendment to the Area 5 Plan is planned to be developed and/or redeveloped in a manner that may include primarily nonresidential uses. Provided, however, the City Council finds that for the area added by the First Amendment to the Area 5 Plan deemed to be "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the objectives to the First Amendment to the Area 5 Plan is identified for nonresidential uses and is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of City's Comprehensive Plan, to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The First Amendment to the Area 5 Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the May 16, 2023, hearing and incorporate changes or modifications, if any.

SECTION 5: That the boundaries of the area added by the First Amendment to the Area 5 Plan overlap the boundaries of the Jerome Highway District; however, the City has responsibility for the maintenance of roads or highways within the City limits; and therefore, the allocation of taxes shall be governed by Idaho Code § 50-2908(2)(a)(ii), (iv), and (2)(b) for the area added by the First Amendment to the Area 5 Plan. A separate agreement with the Jerome Highway District for a different allocation is unnecessary for the area added by the First Amendment to the Area 5 Plan. No agreement was required for the original Area 5 Project Area;

SECTION 6: No direct or collateral action challenging the First Amendment to the Area 5 Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty

(30) days from and after the effective date of this Ordinance adopting the First Amendment to the Area 5 Plan.

SECTION 7: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Jerome County Auditor and County Assessor, and to the appropriate officials of Jerome County Board of County Commissioners, City of Jerome, Jerome School District #261, Jerome Highway District, College of Southern Idaho, Jerome County Recreation District, Lifeline Ambulance District, Jerome County Cemetery District, and the Idaho State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the area added, and a map indicating the boundaries of the area added.

SECTION 8: The City Council hereby finds and declares that the equalized assessed valuation of the Revenue Allocation Area, as amended to include the additional area as defined in the First Amendment to the Area 5 Plan, is likely to increase and/or continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the First Amendment to the Area 5 Plan.

SECTION 9: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the First Amendment to the Area 5 Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2023, to the extent permitted by the Act, for the area added by the First Amendment to the Area 5 Plan, with the existing Area 5 Project Area maintaining its base assessment roll as of January 1, 2018.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such determination shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 15: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 16: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the members of the full City Council, the rule requiring two (2) separate readings by title and one (1)

reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval, and publication.

PASSED by the City Council of the city of Jerome, Idaho, this 16th day of May 2023.

APPROVED by the Mayor of the city of Jerome, Idaho, this 16th day of May 2023.

EXHIBITS TO THE ORDINANCE

- Exhibit 1 A Resolution of the Planning and Zoning Commission for the City of Jerome, Idaho, Validating Conformity of the First Amendment to the Urban Renewal Plan for the Area 5 Urban Renewal Project with the City of Jerome’s Comprehensive Plan
- Exhibit 2 Notice Published in the *Times-News*
- Exhibit 3 First Amendment to the Urban Renewal Plan for the Area 5 Urban Renewal Project
- Exhibit 4 Ordinance Summary

SUMMARY OF FIRST AMENDMENT TO THE AREA 5 PLAN

The First Amendment (the “First Amendment”) to the Urban Renewal Plan for the Area 5 Urban Renewal Project (the “Plan”) was prepared by the Urban Renewal Agency of the City of Jerome (“Agency”) pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable laws and ordinances and was approved by the Agency. The First Amendment amends the Plan and the existing Project Area to add approximately 7.55 acres of land (including rights-of-way) adjacent and contiguous to the boundary of the existing Project Area. The First Amendment proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding pursuant to the Law and the Act. The First Amendment contains a revenue allocation financing provision pursuant to the Act that for the area added will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2023, to be allocated to the Agency for the urban renewal purposes. The boundary of the additional area includes both urban renewal and revenue allocation areas. The existing Project Area contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2018, to be allocated to the Agency for urban renewal purposes.

The First Amendment does not extend the Plan’s duration. The Plan terminates on December 31, 2038; however, revenue allocation proceeds will be received in 2039 pursuant to Idaho Code § 50-2905(7).

The general scope and objectives of the First Amendment are:

The First Amendment proposes improvements to public infrastructure and other publicly owned assets throughout the Amended Project Area, creating the framework for the eventual development of a City park, which may include soccer fields, and other sporting fields, public parking, public restrooms, picnic shelters, playground, pathways, and related park amenities, including the

necessary public infrastructure and/or below ground public infrastructure improvements, including but not limited to water, sewer, storm drainage, irrigation, electrical, natural gas, telecommunication, or other similar systems and lines, streets, roads, curbs, gutters, sidewalks, walkways, and unoccupied auxiliary structures, as more fully described in the First Amendment.

Any such land uses as described in the First Amendment will be in conformance with zoning for the City and the City's Comprehensive Plan as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The First Amendment identifies various public and private improvements which may be made within the Amended Project Area.

The area added to the existing Area 5 Project Area and Revenue Allocation Area by the First Amendment is generally described as follows:

An area consisting of approximately 7.55 acres (including rights-of-way) of land adjacent and contiguous to the northeastern boundary of the Existing Area 5 Project Area and generally bounded on the west by the Existing Area 5 Project Area boundary and by East 100 South Road (East Nez Perce Avenue) on the south and as more particularly described as follows:

Being a portion of the SW ¼ SE ¼ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, 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 SE ¼ of said Section 19, South 89°52'01" East 271.82 feet; Thence, leaving said South Boundary, North 00°07'34" West 1157.61 feet along a line parallel with the West Boundary of said SW ¼ SE ¼ of Section 19;

Thence, South 71°46'41" West 59.14 feet;

Thence, North 00°07'58" West 127.94 feet;

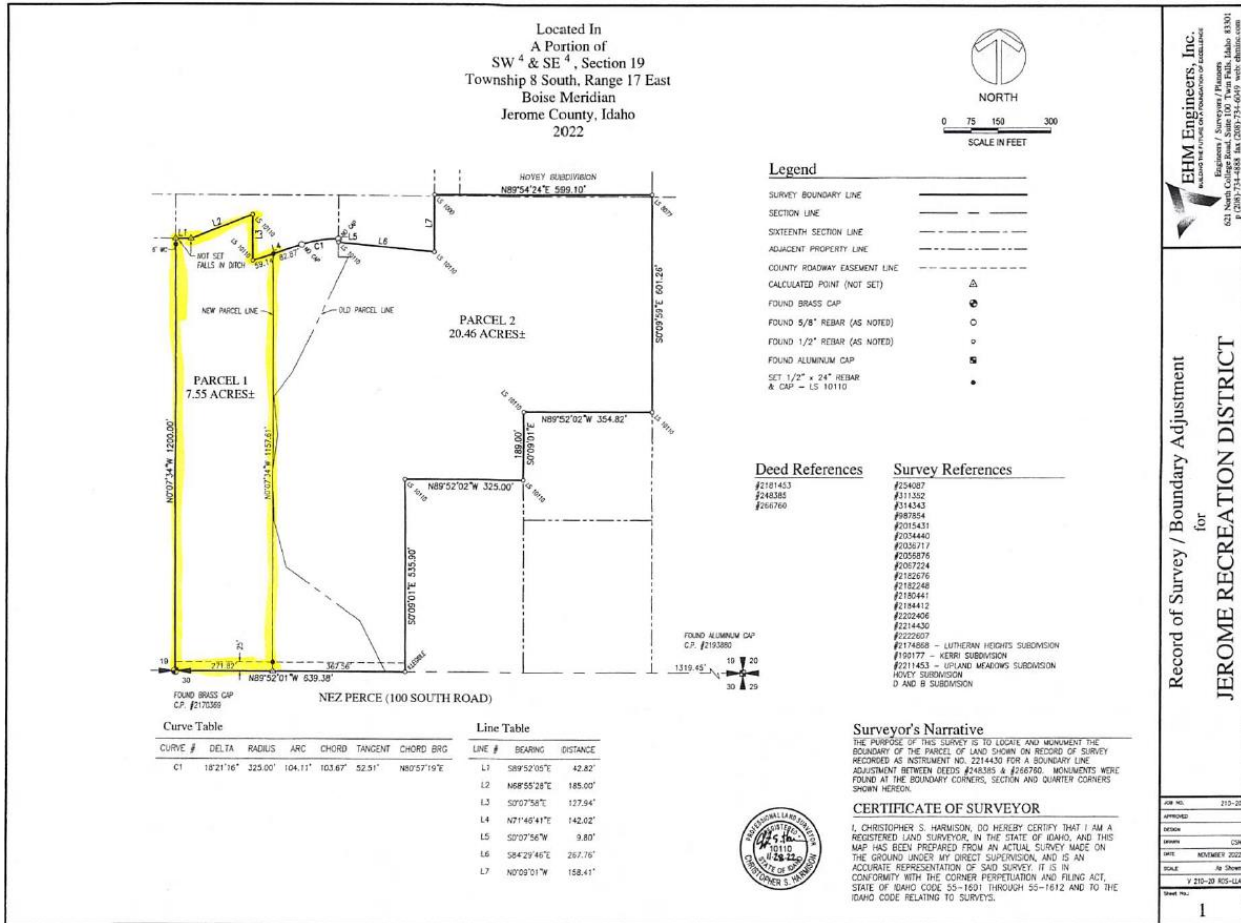
Thence, South 68°55'28" West 185.00 feet;

Thence, North 89°52'05" West 42.82 feet to a point on said West Boundary;

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

Containing approximately 7.55 acres.

The Amendment Area is also depicted in the map below (identified as Parcel 1).



Section 100 is amended to update references to the Plan Attachments, the procedural history, and history of the area added by the First Amendment.

Section 200 is amended to update references to the Amended Project Area maps and legal descriptions.

Section 300 is amended to update the proposed redevelopment actions.

Section 500 is amended to update sections impacted by legislative changes and to address use of revenue allocation proceeds.

The First Amendment also updates the revenue allocation financing provisions in Section 500. Among other sources, the First Amendment will utilize revenue allocation financing as authorized by the Act. Attachments 5.1-5.4 and 5A discuss revenue allocation financing and show how such financing has worked and would work in the Amended Project Area including an updated list of total project costs including projects in the area added by the First Amendment.

Increases in assessed valuation of real and personal property in the area added by the First Amendment that occur after January 1, 2023, and for the existing Project Area that occur after January 1, 2018, will generate revenue for the Agency to pay project costs as set forth in the First Amendment. The assessed valuation of real and personal property on the base assessment roll is still available for use by the overlapping taxing districts, Jerome County, the City of

Jerome, Jerome School District #261, Jerome Highway District, College of Southern Idaho, Jerome County Recreation District, Lifeline Ambulance District, and Jerome County Cemetery District to finance their operations. The First Amendment authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service. Additionally, the Agency is authorized to fund projects on a pay-as-you-go basis, through participation agreements, and others as further set forth in the First Amendment.

The program outlined in the First Amendment emphasizes the installation of needed public improvements, including, but not limited to, street improvements, utility work, public infrastructure to support a City park, and other costs to encourage private development.

Attachments 5.1-5.4 are supplemented by Attachment 5A to include the financial analysis related to the 2023 annexation and describes in detail the cost and financing methods for complete repayment of any debt incurred used to finance projects and to also fund the additional described activities.

The First Amendment follows the underlying zoning classifications of the City.

Section 800 is updated to note the First Amendment does not extend the duration of the existing Plan and Project Area, which will terminate on December 31, 2038, except for any revenue allocation proceeds received in calendar year 2039, as contemplated by Idaho Code § 50-2905(7).

ATTACHMENTS TO THE FIRST AMENDMENT

Attachment 1A	Map of the Amendment Area
Attachment 2A	Legal Description of the Boundary of the Amendment Area
Attachment 4A	Map Depicting Expected Land Uses and Current Zoning Within the Areas Added by the First Amendment
Attachment 5A	Supplement to the Attachments 5.1-5.4: Financial Analysis Related to the 2023 Annexation
Attachment 6A	Agricultural Operation Consent Regarding the Amendment Area

The full text of the Ordinance No. 1220 is available at the offices of the City Clerk, 152 East Avenue A, Jerome, ID 83338.

This summary is approved by the Jerome City Council at its meeting of May 16, 2023.

/s/ David M. Davis
David M. Davis, Mayor

ATTEST:

/s/ Katie Elliott for
Bernadette Coderniz, City Clerk

I, Theodore R. Larsen, City Attorney for the City of Jerome, Idaho, hereby declare and certify that in my capacity as City Attorney of the City of Jerome, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code, as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of

Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. 1220.

DATED this 16th day of May, 2023.

/s/ Theodore Larsen
Theodore R. Larsen, City Attorney
Jerome, Idaho

Councilman Barber moved to adopt Bill No. 705 as Ordinance No. 1220. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the May 2, 2023 regular meeting
2. Approve payments to Lombard-Conrad Architects for Jerome Police Station Phase 2 Services and Interior Design
3. Approve payments to Starr Corp for the Jerome Police station Application No.'s 9 and 10
4. Approve payment to JC Constructors Inc. Application #4 for new Headworks Building
5. Approve Park Reservation for the annual Freedom Fest celebration at ICCU and Veteran's Memorial Parks on July 1st
6. Monthly Department Reports
7. Approve Claims

20-20 Autoglass \$40.00, Accu Sales/Keller Kustoms \$97.50, Amazon Capital Services \$272.93, American Public Works Assn \$804.00, Analytical Laboratories Inc. \$349.60, B & R Bearing \$113.39, Badger Meter \$894.45, Boise Office Equipment \$565.13, Brenntag Pacific Inc \$14,095.70, Brizee Heating & Air Conditioning \$387.45, Brodart Co. \$10.09, B-Z Plumbing \$155.00, Callen Refrigeration Llc \$971.00, Cdw Government Inc. \$5,123.80, Center Point Large Print \$94.08, Century Link \$1,774.99, Centurylink Business Services \$47.24, Chase Paymenttech \$2,162.43, Cintas Corporation \$299.25, City of Jerome \$628,668.13, Coastline Equipment Company \$1,973.97, Con Paulos Inc. \$113.48, Country Auto Inc \$274.00, Culligan Soft Water Service \$115.70, D & B Supply \$2,524.22, David Franco \$55.00, David Townsend \$31.29, Dig Line Inc \$293.59, Ednetics Inc \$87.03, Emergency Responders Health \$915.00, Farmore of Idaho \$2,889.84, Ferguson Enterprises Inc. \$4,741.47, Floyd Lilly Co \$91.10, Freedom Electric Inc. \$1,757.12, Freedom Mailing Services Inc \$2,351.15, Gem State Paper & Supply \$176.30, Gem State Welder's Supply \$83.70, Go-Fer It Express \$405.30, Greatamerica Financial Services \$165.00, H.D.Fowler \$2,545.40, Hach Company \$13,382.77, Hanson Janitorial Supply Inc. \$198.59, Harvey's Office Plus \$198.34, Heglar Creek Electric Llc \$9,530.08, High Desert Bobcat \$127.90, Hilti Inc \$1,877.12, Holley Construction Inc \$24,920.00, Hub City Building Inc \$321.08, Hydro Specialties Company \$6,142.89, ID Electric Motor Service Inc \$1,576.00, Idaho Creative Solutions \$64.42, Idaho Materials and Construction \$2,059.09, Idaho Power Co. \$80,271.87, Idaho Trailer Sales Inc \$15,564.00, Ifw Sales Llc \$703.24, Ingram Book Company \$853.58, Intermountain Comm. Inc. \$375.00, Intermountain Gas Company \$6,898.92, International Code Council \$145.00, Interstate Battery System

ID \$283.90, Jason Gonzalez-Magana \$80.20, Jc Constructors Inc \$381,614.63, Jerome Chamber of Commerce \$20.00, Jerome City Water Department \$6,467.32, Jerome County \$12,409.08, Jerome Printshop \$166.90, Jerome Recreation District \$490.00, Jimenez Auto Repair Llc \$170.00, J-U-B Engineers Inc. \$6,997.60, Katie Elliott \$39.38, Kenworth Sales Company \$45.20, Les Schwab Tire Centers Inc \$1,717.90, Lexisnexis Risk Solutions \$33.00, Libri System \$398.05, Linda Mecham- Library Director \$119.24, Local Highway Tech Assit.Council \$80.00, Lombard-Conrad Architects P.C. \$12,417.12, Magic Valley Hydraulics & Repair Llc \$38.63, Magic Valley Labs \$8,074.10, McHugh Bromley PLLC \$1,716.00, Middlekauff \$4,094.15, Mountain View Spraying Inc \$72.00, Mower Office Systems \$284.93, Munimetrix Systems Corp. \$119.97, Mwi Veterinary Supply \$480.18, Napa Auto Parts \$426.26, O'reilly Auto Parts \$16.04, Pacificsource Administrators \$37,360.81, Pat Bermingham \$175.00, Pipeco \$286.95, Prescott & Craig \$95.81, Pro-Flame Inc \$323.08, Project Mutual Telephone \$4,304.34, Psi Environmental Services Inc \$24,874.21, Quadient Finance USA Inc \$2,728.00, Red Lion Hotel Boise Downtowner \$809.00, Region Iv Development Assn \$3,500.00, Rexel USA Inc \$367.59, Rexroat Harberd & Assoc P.A. \$11,200.00, Ridley's Food & Drug \$168.26, Rikim Inc \$150.30, Riverside Inc \$4,705.61, Rocky Mountain Boiler Inc \$2,235.00, Rocky Mountain Valves & Auto Inc \$1,528.85, Sadie Germaine \$100.00, Sawtooth Veterinary Services \$404.75, Scales Nw Llc \$832.00, Signed Sealed & Delivered \$81.74, Silversky Inc - Dept 106071 \$2,428.59, Skaggs Companies Inc. \$939.91, Skm Inc. \$3,547.50, Something More \$159.08, Southern Idaho Solid Waste \$12,759.66, Spring Cleaning \$800.00, Starr Corp \$738,568.95, Stotz Equipment \$102.02, Summit Polygraph Llc \$200.00, Tfd Enterprises Llc \$13,426.02, Thatcher Company \$9,234.57, The Fire Store \$2,119.92, Times News \$1,930.34, T-Mobile \$622.64, Treasure Valley Coffee Inc. \$128.82, Triple C Concrete \$275.54, Trojan Uv \$888.88, U.S. Bank Equipment Finance \$479.79, Urgent Care of Jerome - Billing Dept \$135.00, Us Bank Credit Card \$13,082.46, USA Bluebook \$1,068.20, Utility Trailer Sales of Idaho Inc \$13,825.00, Valley Office Systems \$148.60, Valley Wide Cooperative \$18,669.99, Verizon Wireless \$3,498.54, Weidner & Associates \$1,186.88, Western Waste Services \$206.75, Western Waste Srv Inc. \$531.89, Wickel Tire Inc \$2,316.46, Williams Meservy & Larsen LLP \$12,856.42, Xpress Bill Pay \$1,206.41.

Councilman Barber 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 Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

JEROME 20/20 UPDATE:

Jerome 20/20 Executive Director Larry Hall appeared before Council to provide an update on activities. He spoke of Taco Tuesday at the Jerome College of Southern Idaho (CSI) center next Tuesday and stated it is a community event. True West Beef and El Sombrero will be participating in the event which will begin at 4:00 p.m. The First Responders picnic, last held a few years ago, was an event that the organization would like to hold again to recognize all first responders. They plan to utilize private funds donated to the organization to hold a 9/11 event in conjunction with the event held at Crossroads; first responders and their families will be invited to attend. Friday after Five will kick off the Jerome County Fair this year and Jerome 20/20, along with the Northside Journal, will be sponsoring this event.

Other project updates include Nelson-Jameson; they are pouring walls and the warehouse and should take occupancy sometime in late September with project completion anticipated in October. Commercial Creamery has asked for assistance with their proposed expansion, and Mr. Hall stated the building installed several years ago will be replicated to the south; the project will be approximately \$25 million. He spoke of the Country Roads RV Park and the Barry family wishing to open an RV park with 66 spaces near the fairgrounds. He will meet with staff to look into this concept further including Title 17 of the Jerome Municipal Code; land would be leased

from the county. And finally, Mr. Hall spoke of the Snake River Canyons Park Board and the Broken Bridge project. The 'broken bridge' was actually a temporary structure left behind by the Idaho Transportation Department (ITD). The organization will contribute \$220,000 to build a long, steel ramp that will end at a concrete landing and tie in to the walking trail. Approval from five regulatory agencies was required, and Mr. Hall stated the work could be completed by late summer. This would establish a 15-mile loop leading into the Twin Falls side of the canyon. He expects bids to come in at approximately \$40,000 for the bridge repair. Upon inquiry by Mayor Davis, the First Responder's event will take place on September 11th.

POLICE DEPARTMENT PROJECT CHANGE ORDER REQUEST:

Mr. Williams presented a change order brought before Council for 1st Avenue E improvements between Buchanan and Adams. The curb, gutter and sidewalk on the south side of the road will be elevated, and additional work will be required to level it out. Additionally, the sidewalk on the north side of the road remained unpaved after reconstruction of the tennis courts and will need to be paved. The City recently adopted new streetscapes standards including tree wells, pavers, and light posts, and Mr. Williams stated these items will be part of the project down past Buchanan and near the Mason building. To mitigate the increase in costs, the public works department has removed the existing asphalt, and will be doing gravel work; while the additional work will result in an increase in the public works budget, the increase is far less than hiring a contractor for the work. Irrigation work will also be done by the public works department staff. Upon inquiry by Councilman Craig as why they are digging down deep in the parking lot, Mr. Carpenter stated the space is where footings will be placed for the fencing. Upon inquiry by Councilman Barber, Mr. Williams stated the paving may not occur until mid-July and the project will be set back by approximately four weeks. Approximately \$900,000 were appropriated in the annual budget for future road projects, and some of those funds will be utilized for this change order along with the design of the S. Fillmore and S. Lincoln projects. Mr. Williams noted that he, the Mayor and Mr. Carpenter have the authority, by resolution, to approve change orders less than \$50,000, and that a \$44,000 change order was approved to get light poles ordered. However, this change order of \$142,295 requires Council approval. Councilman Barber also inquired about funding and if other street projects will be postponed. Mr. Williams stated funds were budgeted for equipment replacement and those excess funds will be used for this change order.

Councilman Barber made the motion to approve the change order for 1st Street improvements in the amount of \$142,295. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

POLICE DEPARTMENT VEHICLE AS SURPLUS:

Chief Rubink stated the department has one Dodge Charger nearing the end of its service life and was scheduled for replacement in the fall. However, due to significant engine damage, the repairs would exceed the vehicle's value. Upon inquiry by Councilman Peterson, Chief Rubink stated the department has four sedans remaining in the fleet. Two will be replaced in the upcoming budget if approved.

Councilman Barber 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 items by auction: Unit #188 VIN 2C3CDXAT6DH673819, 2013 Dodge Charger Police, 92,487 miles. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

KELLER ASSOCIATES ENGINEERING SERVICES AGREEMENT:

Mr. Carpenter spoke of the plans to replace two lift stations at Jerome Cheese some time ago in anticipation of a plant expansion. Preliminary designs were developed but the project was put on hold indefinitely. Funding has now been secured to move forward with the project, and Keller Associates resumed with the design work. Staff recommends award to Keller for the engineering services for the lift station replacements.

Councilman Barber made the motion to approve an Engineering Services Agreement with Keller Associates, Inc. for design and bidding of the Jerome Cheese to H Street Gravity Sewer Main project for lump sum amount of \$225,543.00. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

CITY-AGENCY AREA 3 CONSTRUCTION AGREEMENT:

Mr. Williams spoke of both agreements and stated the Urban Renewal Agency recently approved construction agreements with the City; the Agency will provide funding for the projects in URA Area 3 and Area 5 but recommend that the City provide the administrative services as the Agency does not have employed staff. The Area 3 improvements will include the reconstruction/redevelopment of curb, gutter, sidewalk, lighting, water lines, landscaping, and other infrastructure in the downtown area. The infrastructure will either be owned or maintained by the City. Additional funding will come from a recently awarded Community Development Block Grant. Area 5 projects will be funded by two sources: URA funds and American Rescue Plan Act (ARPA) funds. Staff recommends the City staff to provide the administrative services for the Area 5 construction as well.

Councilman Barber made the motion to approve the agreement with the Jerome Urban Renewal Agency for project management services. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

CITY-AGENCY AREA 5 CONSTRUCTION AGREEMENT:

Councilman Barber made the motion to approve the agreement with the Jerome Urban Renewal Agency for project management services. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

COUNCIL REPORTS:

Councilman Barber expressed appreciation to Mr. Ahrens and the public works staff for the road patch in the alley behind Impressions.

Councilman Craig inquired about additional patch work in the alley on the north side of Lincoln, and he also inquired about the pavers on the tennis courts. Regarding improvements to the restroom facility at Veteran’s Memorial Park, Mr. Williams stated conversations have been held regarding an upgrade to all restroom facilities at the parks. Staff will look into the upcoming budget and potential upgrades.

Mayor Davis inquired about the 10th Street well project, and Mr. Carpenter stated contractors are at that location. Regarding dirt being moved near the new Maverik, Mr. Carpenter and Mr. Williams stated no plans for a new development have been submitted.

DEPARTMENT REPORTS:

Mr. Williams stated contractors are expected to begin work at the new Southside Park and along Main Street for the sidewalk project next week. Some may be concerned that construction will begin while school is still in session. The sidewalk is expected to be completed by August 4th, and Mayor Davis advised that the school be contacted regarding the construction.

The Milk Specialties Global project is near completion, and production may begin later this week. They are in communication with the City pre-treatment program coordinator for any start-up issues that may arise.

The next Council meeting will be held in three weeks on June 6th, and Council was advised to reach out to Mr. Williams if there were any issues of concern before that date.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this May 16, 2023 regular meeting of the Jerome City Council at 6:25 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk