

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 Jason Peterson, Councilman Brent "Oop" Johnson, and Council Bryan Craig. Councilman Chris Barber joined the meeting at 5:42 p.m.

Also present were staff members: City Clerk Bernadette Coderniz, City Administrator Mike Williams, City Engineer Tyson Carpenter, Streets and Parks Supervisor Mike Hensley, Building Official Dave Richey, Wastewater Maintenance Supervisor Brad Henry, IS Director Carlos Hernandez, Finance Director Ross Hyatt, Accounting and Budget Manager Lori McCrae, City Planner Ervina Covcic, Deputy Fire Chief Lane Sickles, Police Captain Anthony Gratzler, and Police Chief Duane Rubink.

PLEDGE OF ALLEGIANCE:

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

INVOCATION:

Mayor Davis noted that former City Clerk Shonna Fraser lost her father this morning; she currently serves on both the Urban Renewal Agency Board and the Planning and Zoning Commission (P&Z). An invocation was given by Reverend Dick Goetsch with the Calvary Episcopal Church.

PUBLIC HEARING:

This being the time and place published to consider a request from A and W Properties, LLC for a Rezone from Residential-2 (R-2) to Residential-3 (R-3), on the property located at Tax 6A of A-164 Jerome Townsite (SE 19-8-17), more commonly known as the empty lot behind 1200 South Davis and the end of South Eisenhower Street, Jerome, Idaho, approximately 2.19 acres, 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 Planning & Zoning Commission held a public hearing on May 10, 2022 to review the request for a rezone from Residential-2 (R-2) to Residential-3 (R-3). The rezone request is to allow for multi-family housing, which is not allowed under R-2 zoning. The Residential-3 (R-3) zone is intended to provide for single-family, two-family and multi-family dwellings (three – four units). She spoke of adjacent land uses which include R-2 and Area of Impact Residential, and she noted that the property to the west is zoned R-2 but is used for multi-family housing; the rezone would not create any non-conforming uses. The P&Z found the request to be in compliance with the Comprehensive Plan and supports the objectives of developing various housing types and densities to meet the needs of citizens. One testimony in

opposition to the request was presented at the P&Z hearing, and the commission recommended approval.

Applicant Testimony:

Chris Anderson, 520 S 800 E, Jerome, appeared before Council and stated the rezone request is for the purpose of building multi-family housing to add to the rentals in Jerome.

There was no testimony in favor nor neutral to the application. One letter was submitted in opposition to the request and read by the clerk (letter is on file at City Hall). There being no further testimony to be heard, the Chair declared the public hearing closed at 5:38 p.m.

ORDINANCE NO. 1203, BILL NO. 693 REZONE, INTRODUCTION:

Councilman Craig sponsored the bill.

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

**ORDINANCE NO. 1208
BILL NO. 693**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO AMENDING THE CITY OF JEROME ZONING ORDINANCE AND ZONING MAP BY ZONING THE FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY IN THE CITY OF JEROME, IDAHO FROM RESIDENTIAL - 2 (R-2) TO RESIDENTIAL - 3 (R-3); AND PROVIDING FOR AN EFFECTIVE DATE:

The property to be rezoned is more particularly described as:

Tax 6A of A-164 Jerome Townsite (SE 19-8-17)

WHEREAS, a public hearing was held before the Planning and Zoning Commission pursuant to notice on the 10th day of May, 2022; and

WHEREAS, the Jerome City Planning and Zoning Commission recommended approval of the request to rezone; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the 19TH day of May, 2022;

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

Section 1. The following parcels in the City of Jerome, County of Jerome, State of Idaho are hereby rezoned from Residential-2 (R-2) to Residential-3 (R-3):

Tax 6A of A-164 Jerome Townsite (SE 19-8-17)

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 7th day of June, 2022.

SIGNED BY THE MAYOR this 7th day of June, 2022.

CITY OF JEROME, IDAHO

By:

/s/ David M. Davis

David M. Davis, Mayor

ATTEST:

/s/ Bernadette Coderniz

Bernadette Coderniz, City Clerk

Councilman Craig made the motion to adopt Bill No. 693 as Ordinance No. 1208 rezoning the parcel as described from Residential-2 (R-2) to Residential-3 (R-3). Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Johnson, and Councilman Craig. **NAYS:** None.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the May 17, 2022 regular meeting
2. Approve DEQ-WW1403 and DEQ-WW1502 Loan Payments in the amount of \$678,315.55

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

OATH OF OFFICE:

Mayor Davis administered the Oath of Office to newly promoted Patrol Sergeant Guillermo Garcia. Chief Rubink stated Sergeant Garcia has faithfully served the City as a Patrol Officer, School Resource Officer and more recently as a detective. He congratulated Sergeant Garcia on his promotion.

PATIO COVERING:

Ms. Mecham stated her staff has been working on a way to cover the patio area in order to provide shade for those already using tables outside. After determining that hiring an architect was a costly option, Ms. Mecham reached out to Patio Covers of Idaho; the bid received was for a covering that will stretch 16' from the front entrance but still be clear of the sidewalk. The bid is under the budgeted amount of \$20,000.

Councilman Barber made the motion to approve the purchase of a patio cover at the library from Patio Covers of Idaho for \$19,040 to be made in two payments of \$9,520. Second

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

ROOFING SERVICES:

Mr. Henry appeared to request funds to have two buildings at the Wastewater Treatment Plant re-roofed. He stated both the East Blower building and Recycle building roofs are missing approximately 25% of the existing shingles if not more. Three quotes were sought and only one company, Hometown Roofing, responded with a quote. Staff considered metal roofing but felt the costs were excessive. Upon inquiry by Councilman Barber, Mr. Henry stated metal roofing was more expensive than shingles, and metal is a difficult material to get right now. Upon inquiry by Mayor Davis regarding Hometown Roofing, Mr. Henry stated the company was recommended by another City employee who has experience with them. Upon inquiry by Councilman Craig, Mr. Henry stated a metal roof would be possible at a 25-30% cost increase and the issue of attaining the material would still exist.

Councilman Barber made the motion to approve Roofing Services from Hometown Roofing for Wastewater East Blower Building and Recycle building roofs for the total price of \$16,093.45. Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Johnson, and Councilman Craig. **NAYS:** None.

GUARANTEED MAXIMUM PRICE AMENDMENT:

Mr. Williams noted Michael Arrington with Star Corporation and Ben Bernier with Lombard Conrad Associates (LCA)(via zoom) were present for any inquires the Council had. He stated the City purchased the building located at 229 1st Avenue E in the fall of 2020. The property of approximately .86 acres and a 12,000 square foot building, purchased for \$485,000, will house the police department. Starr Corporation was hired as the Construction Manager/General Contractor (CMGC), and the demolition of the interior of the building was \$106,748. After review of the interior, the CMGC presented a construction estimate of approximately \$3.77 million. Mr. Williams spoke of the drastic increase in construction costs and stated that the bid for the project came in at approximately \$4.55 million (a 35% increase in costs). He recommended the Guaranteed Maximum Price (GMP) agreement be amended to include the increased costs of construction. The bid package included bids for concrete, steel, asphalt, window treatments, etc., and allowances for these items are conservatively noted in the agreement.

Mr. Arrington was invited to speak on the project and briefly reviewed the process of getting the bid package prepared. Once LCA completed the drawings, the bid package was prepared with twenty-two particular jobs (concrete, masonry, steel, etc.) encompassing the project. This provided for the qualified and properly licensed bidders to bid on the same scope of work. Starr Corp. added an additional team member to assist with reaching out to bidders to bid on the project; plan rooms, an online resource, are also utilized. Mr. Arrington stated five jobs received no bids and others received only one bid, and he noted this has been the trend with other projects over the last few months. When he appeared before City Council recently, he stated that a 10% increase in constructions costs were anticipated. However, costs have increased by approximately 30% and, unfortunately, Mr. Arrington does not expect decreases in

the near future. Any significant changes or decreases are unknown at this time. He noted the good move in purchasing the building versus constructing a new building considering the increases in costs. He stated the GMP includes allowances, and he briefly explained the unconventional ways of appealing to bidders and soliciting bids. Should costs increase beyond the GMP, the additional costs would be the responsibility of the CMGC. Conversely, should costs be lower than the GMP those savings would not be passed along to the City. Brief discussion ensued regarding the potential decision to delay the project and topics of the discussion included: the concern of leaving the building empty through next winter; securing the building should the project be delayed; completion time of eight months to one year; how delaying the project would not be cost effective; the possibility of entering into a recession; and, the commitment to the police department and citizens of Jerome. Councilman Barber commended Mr. Williams on his efforts with this project.

Mr. Williams spoke of the projected savings and funding sources, and noted that the total cost of the project will be approximately \$4.8 million. Funds available include cumulative property tax savings (funds strategically set aside and restricted in the last several years), unrestricted general fund reserves (state shared sales revenues), 2023 property tax revenues, and the Urban Renewal Agency Area 2 allocation (Area 2 is closing early). Over \$200,000 has been spent on architectural fees plus the cost of the building. Mr. Williams confirmed the funds are available to complete this project as planned as any decrease in costs cannot be guaranteed at this time. He noted this project has been discussed over the last twenty years and can be completed at Council's discretion. Councilman Oop commented on not delaying the project, and Councilman Peterson concurred. Mayor Davis advised Council to be prepared for any questions the public may have.

Councilman Barber made the motion to approve the amended agreement with Starr Corp for police station construction at a guaranteed maximum price of \$4,553,597. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Johnson, and Councilman Craig. **NAYS:** None.

AMERICAN RESCUE PLAN ACT (ARPA) FUNDS:

Mr. Williams requested that a portion of the ARPA funds be released to support a new project in the southern part of town. The City was awarded approximately \$2.58 million in ARPA funds (aka Corona Virus Fiscal Recovery Funds); half of those funds have been received and the other half will be sent shortly. In 2021, a committee consisting of City staff and community members was created to discuss the best possible use of the funds in relation to federal rules on how the funds could be spent. Eligible purchases included wastewater or water projects, broadband, and other eligible purchases to help communities. Discussions took place regarding a variety of potential projects, and ultimately the committee agreed to support a green space and connectivity project that would serve disadvantaged parts of Jerome. Mr. Williams showed a map to Council and noted the "distressed census tract" areas which were established by the US Census and identifies areas that have higher poverty rates and lower than median income levels than other parts of the community. One particular area identified is located near Candlelight Park.

The Jerome Urban Renewal Agency (URA) also identified this area as in need of additional services and amenities, and staff determined there is little green space on the south side of town. A piece of property was identified by the URA as a future location of green space in 2019. Mr. Williams spoke of the Purchase and Sale Agreement between the URA and the property owner for future park space, and he requested that Council approve the transfer of \$200,000 in ARPA funds for the procurement of the property and future park development. At a later date a Memorandum of Understanding and resolution will be presented to Council to request additional transfers to support the project. The URA will be contributing \$500,000 towards the effort. Mr. Williams stated the transfer of funds from one unit of government to another is allowed by law as long as they comply with the award's terms and conditions. If the property is procured but the park does not move forward, the URA would refund the dollars back to the City. Upon completion of the property procurement, other procedures will need to take place (i.e. lot line adjustments, annexations, etc.). The funds must be either spent by 2024 or committed under contract by 2024. Mr. Williams stated the the property is surrounded by current and future residential subdivisions and, while other projects were considered, the park would serve the entire community. The project is envisioned as having ball playing fields, open spaces, trails and picnic areas.

Councilman Craig made the motion to approve the expenditure of American Rescue Plan Funds for park development and to transfer City allotments to the Jerome Urban Renewal Agency. Second to the motion was made by Councilman Peterson Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Johnson, and Councilman Craig. **NAYS:** None. Councilman Barber recused himself due to his relationship with the property owner.

TEMPORARY RETAIL SALE OF NON-AERIAL AND COMMON FIREWORKS:

Ms. Coderniz stated three applications for the sale of fireworks were received. SBD Fireworks will house their fireworks stand at Old Hickory Sheds; Phantom Fireworks will be located in the Ridley's parking lot, and TNT Fireworks will be located in the Walmart parking lot. Permits will not be issued until all requirements have been met (fees paid, insurance binders provided, and fire inspections passed).

Councilman Barber made the motion to approve the applications of David Long d.b.a. SBD Fireworks, American Promotional Events aka TNT Fireworks, and Joe Witter aka Phantom Fireworks Eastern Region LLC contingent upon payment of all fees, verification of insurance and successful fire inspection of all facilities." Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Johnson, and Councilman Craig. **NAYS:** None.

COUNCIL REPORTS:

Councilman Craig inquired about the E Street water line project, and Mr. Hensley will be providing additional information.

DEPARTMENT REPORTS:

Mr. Williams stated staff is moving along with the budget process; he commended departments on their work on the budgets while maintaining service levels and projecting future capital projects. He proposed that a budget workshop be held during the week of July 11th midday with a few hours set aside to discuss proposed projects; any schedule conflicts should be reported to Mr. Williams. The preliminary budget document will be provided prior to the workshop.

Freedom Fest is scheduled to be held on July 2nd, at Mr. Williams commended the Community Spirit Committee on their efforts in organizing the event. Also, the flag football game between First Responders and the Jerome High School football team will be held on August 19th.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this June 7, 2022 regular meeting of the Jerome City Council at 6:40 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk