

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 Brent "Oop" Johnson, and Councilman Bryan Craig. Councilman Jason Peterson was excused.

Also present were staff members: City Clerk Bernadette Coderniz, Legal Counsel Ted Larsen, City Administrator Mike Williams, City Engineer Tyson Carpenter, Public Works Director, Brian Ahrens, Streets and Parks Supervisor Ron Hendricks, Library Director Linda Mecham, Building Official Dave Richey, Wastewater Lead Supervisor Brad Henry, IS Director Carlos Hernandez, Finance Director Ross Hyatt, Human Resources and Planning Director Esmeralda Chavez, 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 Reverend Will Ritter with Renew.

PUBLIC HEARING:

This being the time and place published to consider the "Welcome 2040: City of Jerome Comprehensive Plan" the Chair called the public hearing open at 5:31 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Chavez stated the resolution will be to adopt the City's Comprehensive Plan. The process of developing the new plan began in 2022 with funding assistance from the Blue Cross Foundation; the \$50,000 grant covered half of the total cost of the plan. Meetings with various committees took place and staff reached out to the community for input (online surveys, public open house, school visit with government students, etc.). Plan components include: Introduction, Who We Are, Our Natural Environment, Our Built Environment, Our Public Services, Our Quality of Life, and Our Future. The plan went before the Planning and Zoning Commission on May 23rd, and there was no testimony in favor, neutral, nor in opposition to the consideration during that hearing. The Commission recommended approval of the plan with the condition including "Section 3.2.F – Explore routes to install new storm water lines, or upsize existing lines, to safely carry storm water from the east to the west side of town." The resolution provides for an immediate effective date of June 20, 2023.

Sherry Freemuth with J-U-B Engineering appeared before Council to provide an overview of the planning process, key plan elements, goals, objectives and strategies along with the land use map. She spoke of the City's compliance with Idaho Code requiring a current comprehensive plan describing existing conditions within the community. The goals, objectives

and policies are developed based on the existing conditions. Ms. Freemuth stated implementation of the plan is encouraged immediately upon adoption, and an implementation chapter is included in the plan. An annual review and five-year updates are also recommended.

Ms. Freemuth spoke of an objective in natural resources “to ensure that new growth within the impact area considers ongoing agricultural uses, and that new development supports the ag industry.” A proposal being done in other Idaho communities involves a recreational amenity along the canals with Northside Canal Company approval; a rendering from the landscape architects was shown to the Council as an example of creating a pathway along the natural canal system. She also spoke of design and site plans that minimize impact to canals and ditches, and the option of exploring opportunities for a trail system along the canals. These would provide for more walkability within the community. The area of City impact was shown to the Council, and Ms. Freemuth stated the plan works within the confines of City boundaries although discussions were held regarding expansion. Land use designations were simplified on the map, and an expansion of the highway along the airport was proposed. She spoke of limited land uses around the airport and how the airport, while located in Jerome County, provides benefits to the City of Jerome. Councilman Barber commented on the challenges associated with the airport, and Ms. Freemuth clarified that any expansion would not be on airport land; there would be no land acquisition, and the City would be responsible for ensuring the land uses underneath the airspace comply with federal aviation requirements.

A map of future land use within City limits was shown to Council, and Ms. Freemuth stated the existing plan map was used to develop the new one. The map was modified to reflect public input; comments received included the need for more housing options and having larger lot homes and more planned developments above income levels. Public areas were identified in the new map along with economic development opportunities (overlay districts). Regarding community health objective conversations, the need for more accessible healthy food options was identified and included as ‘neighborhood commercial’ developments on the map. Three overlay districts were developed which could be incorporated into the City’s zoning map: Central Business District (traditional downtown), Civic Center District (would include the courthouse, library, post office, etc.), and Gateways District (would bring people to the City’s center with banners and streetscaping improvements). A rendering, or vision, for the Civic Center was shown to Council and included developments on 1st Avenue E to avoid road closure complications along Main Street; Ms. Freemuth stated this rendering reflects community concerns reflected during the planning process. She further stated the plan includes strategies developed by the community to revitalize downtown, and that the City’s zoning code would need to be modified if multi-story buildings were to be included.

Community health was also emphasized in the plan, and Ms. Freemuth noted representation in the stakeholder interviews and the community advisory committee were familiar with the health care system, education, public services, and could respond to what community health means for Jerome. Access to healthcare facilities and community resources, walkability and connectivity, recreational opportunities, food security and poverty, and childcare and early education were identified in the plan, and Ms. Freemuth stated objectives and policies related to these are located in the implementation chapter of the plan. She noted the poverty rate is at approximately 18%, and trends with obesity, poverty and rate of chronic diseases encourage a collaboration with the South-Central Public Health and coordinating with St. Luke’s on potential partnerships to deliver emergency management services and other community related programs. Other strategies to fight the trends include continuing to study sidewalks and

identifying areas of concern and initiating a local and affordable downtown farmer's market. The implementation chapter includes strategies sorted by future policies, regulations, coordination with other agencies (i.e. Jerome County), funding, and further study. Ms. Freemuth concluded by thanking staff members who were involved in the planning process and who are listed along with Community Advisory Committee members within the plan.

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 5:53 p.m.

RESOLUTION NO. 06-23:

The clerk Resolution No. 06-23 in full as follows:

RESOLUTION NO. 06-23

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO ADOPTING THE AMENDMENTS TO THE 2005 CITY OF JEROME COMPREHENSIVE PLAN; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Section 67-6508 of the Idaho Code requires City and Counties to develop and review a general Comprehensive Land Use Plan; and

WHEREAS, Section 67-6508 of the Idaho Code states that all plans should generally address private property rights, population and growth, land use, transportation, community design, culture and historic sites, economic development, hazardous areas, park services, facilities and utilities, parks and recreation, school facilities and transportation, natural resources, housing, and implementation and polices; and,

WHEREAS, the city's Comprehensive Land Use Plan was adopted by the Mayor and Council in 2005; and,

WHEREAS, the 2005 Comprehensive Land Use Plan was reviewed and revised on May 20, 2008 by Resolution No. 11-08; and again on July 20, 2010 by Resolution No. 18-10; and

WHEREAS, over the course of the last sixteen months, the City of Jerome has engaged with its citizens in conducting a complete review of the 2005 Comprehensive Land Use Plan, as amended, and has, together with public input, developed a complete revision of the 2005 Comprehensive Land Use Plan, which shall be referred to as "Welcome 2040: City of Jerome Comprehensive Plan;" and

WHEREAS, the proposed amendments recognize changes that have occurred within the City of Jerome, as they relate to land use, population growth, municipal service, schools, transportation, economic development, and other key, critical elements; and,

WHEREAS, a public hearing was held before the City's Planning and Zoning Commission on May 23, 2023; and,

WHEREAS, the City Planning and Zoning Commission reviewed and accepted the proposed amendments and recommend it be forwarded to the Mayor and Council for consideration and,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Jerome, Idaho, that:

SECTION 1. ADOPTION OF "WELCOME 2040: CITY OF JEROME COMPREHENSIVE PLAN".

The Mayor and City Council hereby adopt the document attached hereto and incorporated herein by reference as Exhibit A and referred to as "Welcome 2040: City of Jerome Comprehensive Plan" as the Comprehensive Plan of the City of Jerome, adopted in its entirety and superseding all previous, adopted versions.

SECTION 2. EFFECTIVE DATE. Resolution 06-23 shall be effective upon its passage as required by law.

PASSED BY THE MAYOR this 20th day of June, 2023

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

ATTEST:

/s/ Bernadette Coderniz
Bernadette Coderniz, City Clerk

Mayor Davis expressed appreciation to Ms. Freemuth and staff members involved in the process and stated the plan will give direction towards the City's growth.

Councilman Barber moved to pass Resolution No. 06-23 – A resolution of the mayor and council of the City of Jerome, Idaho adopting the amendments to the 2005 City of Jerome Comprehensive Plan; and providing an immediate effective date. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** 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 June 6, 2023 regular meeting and June 6, 2023 executive session
2. Approve Bio Tower 150 HP Drive Replacement for the Wastewater Treatment Plan at a cost of \$17,180.60
3. Approve payment to Lombard-Conrad Architects for the Jerome Police Station
4. Approve payment to Starr Corp for the Jerome Police Station
5. Approve payment to Burks Excavation for the Jerome Southside Park project
6. Monthly Department Reports
7. Approve Claims

Abbie Leigh Ann Creason \$34.73, All Wireless Communications \$161.50, Amazon Capital Services \$54.82, Ameriben Hrc \$2,500.00, American Backflow Products Co \$1,014.80, Analytical Laboratories Inc. \$1,309.07, Andersons Inc \$482.37, Andrew S. Newbry \$19.95, Association of Idaho Cities \$357.00, B & R Bearing \$58.86, Badger Meter \$1,780.00, Bernadette Coderniz \$163.06, Best Western Pocatello Inn \$880.00, Boise Office Equipment \$33.28, Bound Tree Medical \$117.71, BSN Sports \$2,218.98, Bullock Automation and Electric \$855.00, Burks Excavation Corp of Idaho \$212,267.04, B-Z Plumbing

\$7.53, Campbell Tractor Co. \$64.82, Caxton Printers Ltd \$450.00, Center Point Large Print \$94.08, Century Link \$1,775.93, Centurylink Business Services \$48.46, Chad Sombke Phd PC \$500.00, Chase Paymenttech \$2,021.93, Cintas Corporation \$186.25, City of Jerome \$619,363.14, Con Paulos Inc. \$189.94, Crossroad Point Owners Assn. \$279.94, Culligan Soft Water Service \$229.50, D & B Supply \$3,250.25, Dash Medical Gloves \$130.00, Dept of Environmental Quality \$678,315.55, Dewitt Diesel Inc \$1,961.10, Dig Line Inc \$295.46, Dynamic Plumbing LLC \$378.30, Ednetics Inc \$87.03, Electrical Contractors of ID \$170.44, Emergency Responders Health \$2,745.00, Environmental Resource Assoc. \$629.47, Farmore of Idaho \$5,142.22, Fitness and Exercise Solutions \$12,470.00, Floyd Lilly Co \$38.40, Fred Kenyon Repair Inc. \$165.36, Freedom Electric Inc. \$7,095.97, Freedom Mailing Services Inc \$2,375.13, Gem State Plumbing \$308.00, Gem State Welder's Supply \$450.74, Goble Sampson Associates Inc. \$4,530.00, Go-Fer It Express \$426.45, Grainger \$150.71, Greatamerica Financial Services \$165.00, Gypsie Shelton \$83.88, H.D.Fowler \$970.19, Harvey's Office Plus \$214.97, Heglar Creek Electric LLC \$1,443.26, Hturbo Inc \$6,107.77, Hydro Specialties Company \$10,566.48, ID Electric Motor Service Inc \$12,606.14, ID Rural Water Association \$200.00, Idaho Construction Supply \$116.98, Idaho Materials and Construction \$5,532.68, Idaho Power Co. \$86,371.32, Ingram Book Company \$1,058.22, Intermountain Gas Company \$4,732.64, Interstate Battery System ID \$285.90, Interstate Billing Service Inc \$6,079.25, Jacinto Garcia Maldonado \$1,938.45, JC Constructors Inc \$223,452.16, Jeff Hanni \$157.20, Jerome City Water Department \$3,937.56, Jerome County \$12,409.08, Jimenez Auto Repair LLC \$2,008.88, Jim's Repair & Distributing \$45.00, J-U-B Engineers Inc. \$9,354.89, Keller Associates Inc \$60,063.00, Kusmaul Electronics \$807.77, Lantis Productions Inc \$12,500.00, Les Schwab Tire Centers Inc \$1,361.44, Lexisnexis Risk Solutions \$34.00, Libri System \$207.90, Local Highway Tech Assit.Council \$480.00, Lombard-Conrad Architects P.C. \$8,321.79, Magic Valley Hydraulics & Repair LLC \$325.79, Magic Valley Labs \$8,634.65, Maxwell Products Inc \$6,361.11, Mike's Repair \$402.90, Minert & Associates Inc. \$135.00, Mower Office Systems \$333.97, Municipal Emergency Services \$5,301.90, Munimetrix Systems Corp. \$79.98, MWI Veterinary Supply \$665.05, N W Developers LLC \$14,000.00, Napa Auto Parts \$755.15, O'Reilly Auto Parts \$10.99, Pacificsource Administrators \$6,225.51, Petersen Brothers Construction Inc \$153,569.55, Pipeco \$2,821.96, Prescott & Craig \$50.00, Prevent Fire LLC S Corp \$783.00, Pro-Flame Inc \$135.00, Project Mutual Telephone \$396.85, PSI Environmental Services Inc \$24,958.88, Rebeka M Morales \$210.00, Red Lion Hotel Boise Downtowner \$218.00, Rexel USA Inc \$401.66, Ridley's Food & Drug \$103.90, Riverside Trailers Jerome \$12.98, Rocky Mountain Boiler Inc \$9,687.00, Sage Supply Inc \$112.03, Sawtooth Veterinary Services \$130.00, Signature Equipment Corp \$527.61, Signed Sealed & Delivered \$279.86, Silversky Inc - Dept 106071 \$2,428.59, SKM Inc. \$1,365.00, Something More \$82.76, Southern Idaho Solid Waste \$5,777.64, St Luke's \$35.00, Starr Corp \$537,996.00, Stotz Equipment \$58.32, Superior Door Inc \$1,357.01, Terminix Processing Center \$93.00, Thatcher Company \$9,833.01, Times News \$1,088.17, T-Mobile \$637.66, Tore Up \$35.00, Treasure Valley Coffee Inc. \$148.82, U.S. Bank Equipment Finance \$479.79, Ugs Medical \$236.33, Urgent Care of Jerome - Billing Dept \$360.00, US Bank Credit Card \$27,227.78, USA Bluebook \$7,433.87, Valley Office Systems \$21,417.41, Verizon Wireless \$3,457.13, Western States Equipment \$15,584.80, Western Systems Refuse & Recycling \$266.64, Western Waste Services \$3,244.18, White Cloud Communications \$104.00, Wickel Tire Inc \$355.83, Williams Meservy & Larsen LLP \$12,856.42, Win-911 Software \$1,600.00, Xpress Bill Pay \$1,313.63, Zions First National Bank \$1,800.00.

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

DEMO UNIT RAVO STREET SWEEPER MODEL 5I FOR STREETS:

Mr. Ahrens stated the Public Works department has been actively seeking a new street sweeper. Vacuum sweepers versus mechanical sweepers were explored, and the sweeper located

is a demo unit. The department had been saving funds for the purchase but not as much as desired considering the existing sweeper will not be traded in. The demo unit is considered “used equipment” and not subject to bidding requirements for the purchase, and it is considerably less than the newer sweepers on the market. \$220,000 in capital outlay funds are available for this purchase, and the additional funds needed will come from the replacement vehicle fund. With continuing growth in Jerome both sweepers will be needed throughout the year. Upon inquiry by Councilman Barber, Mr. Ahrens stated the demo sweeper has a smaller chassis but is a bigger machine that will require staff to dump material vacuumed. Upon inquiry by Mayor Davis, Mr. Ahrens stated the demo unit currently has approximately 300 hours on it and the warranty covers up to 2,000 hours. He further stated that the machines most likely run approximately 800-1,000 hours in one year, and the sweepers are used to pick up leaves in the fall and pick up chips after the chip sealing process. The sweeper on hand is currently in the shop awaiting approval for repairs, and it should serve well as a back up if all repairs are made. Councilman Craig inquired about the time of the sweeping as cars are parked on the street in the evenings, and Mr. Ahrens replied that crews begin the work in early morning hours before heavy traffic sets in. He further stated that it was unsafe for staff to run the sweeper in the evening considering the condition of the existing sweeper.

Councilman Barber made the motion to approve the purchase of the demo unit Ravo Street Sweeper model 5i from Enviro-Clean for the sum of \$248,426. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

PURCHASE AGREEMENT WITH N.W. DEVELOPERS:

Mr. Ahrens spoke of the discussion to purchase water shares, and an agreement is now in place. According to the Northside Canal Company, water shares can cost \$3,500-\$5,000 per share; staff was able to negotiate \$4,000 per share. A finite resource, additional water may need to be transferred from surface water in the future. Any water shares are good assets for the city, and the water shares purchase will be funded with capital outlay construction dollars in the irrigation budget fund.

Councilman Barber made the motion to allow the Mayor to sign the contract with NW Developers, LLC for 3.5 shares of Northside Canal Co water for the total sum of \$14,000. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

TACOS AZTECA:

Ms. Coderniz stated Mr. Barragon had been leasing a liquor license from another entity that has chosen to end the lease. He applied for a beer license through the state and will need to provide the State of Idaho and Jerome County licenses prior the issuance of the new beer license. The building is subject to building and fire inspections prior to the issuance of a license. Fees for new licenses are \$100 for beer, prorated for June and July at \$16.66; Mr. Barragon also paid the renewal fee of \$100 for August 2023-July 2024.

Councilman Barber made the motion to approve the application from Tacos Azteca, LLC dba Tacos Azteca for the sale of beer at 129 E. Main, Jerome, for on-premises consumption contingent upon providing the State of Idaho and Jerome County liquor licenses, and passing all required fire and building inspections. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

TEMPORARY SALE OF FIREWORKS:

Ms. Coderniz recommends approval of the applications for temporary sale of common and non-aerial fireworks based on completed application forms, adequate insurance binders, payment of the required fees and inspection of facilities. Upon consultation with Chief Harrison, Ms. Coderniz reached out to SBD Fireworks to advise that the sheds in the parking lot would need to be relocated prior to approval.

Stands will be located in the following areas:

- Old Hickory Sheds (901 S. Lincoln) – SBD Fireworks
- Ridley’s parking area (1016 S. Lincoln) – Phantom Fireworks
- Walmart parking area (2680 S. Lincoln) – TNT Fireworks
- Valley Wide parking area (1466 S. Lincoln) – TNT Fireworks

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

DISCUSSION REGARDING PROCESS FOR NAMING NEW PARK:

Mr. Williams stated he is often asked when the new park will be finished and what the new park will be named. There have not been conversations on naming the park and Mr. Williams asked Council for their thoughts or opinions on a process for naming the new park. The Jerome Urban Renewal Agency (URA) and the Jerome Recreation District (JRD), partners with the City in developing the new park, will also have input. He spoke of potentially releasing a public service announcement seeking community feedback for names (and reasons behind said names). The committee involved in the park’s development could review the recommendations from the community and then present to the Council, the URA and the JRD. Mr. Williams will seek feedback from the URA and JRD, and move forward with presenting ideas to Council.

COUNCIL REPORTS:

Councilman Barber stated Freedom Fest will be held on July 1st.

Councilman Craig inquired about the parking lot between the tennis courts and the historical museum and if the parking lot would be redone once the construction in that area is completed. Mr. Williams stated the parking lot may be repaved although this work may not have been

included in bid documents for the road reconstruction. Councilman Craig also spoke of the fascia coming off the museum building, and Mr. Williams advised it will be addressed.

DEPARTMENT REPORTS:

Mr. Williams spoke of Freedom Fest on July 1st and noted that City staff is now managing the finances and records for the event (finances and records were managed by the Chamber of Commerce last year) and that approximately \$7,000 in sponsorships have been received thus far; the City also contributes \$5,000 towards the event and vendor booth space rentals provide for additional income for the event. He commended the Community Spirit Committee and staff for organizing and preparing the event, and a large attendance is expected. The fireworks vendor for this year's show is the same as last year.

The City of Jerome along with other cities within the Magic Valley met with the Times News to discuss having a bi-weekly column in their newspaper for cities to provide information (unedited by newspaper staff). The topics in each column will be those of extreme importance and will provide information on City activities and projects. The first column will be written by Mr. Williams, to be published on July 13th, and he will highlight the new park project and how it was developed (collaboration between entities, financial partnerships, etc.). He requested that the Council advise him of any issues they would like to see addressed in the column. He reiterated that the Times News staff will not edit the information submitted for the column.

Regarding the new police station, Mr. Williams stated staff expects a mid-July opening, and a public open house for a guided tour will be scheduled in the near future. Another Council tour will be scheduled for July 5th at the beginning of the Council meeting; the interior of the building should be completed by then. The exterior of the building and parking lot are progressing. Upon inquiry by Councilman Barber regarding the alley behind the police station, Mr. Williams stated he will speak with Mr. Ahrens on potentially placing gravel for the anticipated increase in traffic.

EXECUTIVE SESSION:

Councilman Barber made the motion to enter into executive session pursuant to Idaho Code 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated at 6:23 p.m. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Craig, Councilman Barber, and Councilman Johnson. **NAYS:** None.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis reconvened and adjourned this June 20, 2023 regular meeting of the Jerome City Council at 6:31 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk