

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 Engineer Tyson Carpenter, Wastewater Maintenance Supervisor Brad Henry, Building Official Dave Richey, Public Works Director Brian Ahrens, IT Manager Carlos Hernandez, Library Director Linda Mecham, Human Resources Manager Esmeralda Chavez, Planning and Zoning Manager Ervina Covcic, Fire Chief Mike Harrison, and Police Chief Duane Rubink. City Administrator Mike Williams, Finance Director Ross Hyatt, Accounting and Budget Manager Lori McCrae, and City Clerk Bernadette Coderniz joined via Zoom.

PLEDGE OF ALLEGIANCE:

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

INVOCATION:

An invocation was given by Jeremy Orton with the Church of Jesus Christ Latter Day Saints.

PUBLIC HEARING NO. 1:

This being the time and place published to consider a request from MSJ Development LLC, for a residential final plat on the property located a request from MSJ Development LLC, for a residential final plat on the property described as a parcel of land situated in the Southeast 1/4 of the Southwest 1/4 & the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 8 South, Range 16 East, Boise Meridian, City of Jerome, Jerome County, Idaho containing 25.882 acres, more or less, the Chair called the public hearing open at 5:32 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Covcic stated Phase I of the project was reviewed in July and contained 43 lots, and the updated version before Council contains 62 lots. The lots will consist of 54 single-family lots of 10,000 square feet and 8 two-family duplex lots with 12,000 square feet. Additionally, there will be a retention basin. The Planning and Zoning Commission (P&Z) held a public hearing in May and conditionally approved the preliminary plat.

Applicant Testimony:

Aaron Wert with HMM Engineering, 112 Shoshone St. E, Ste. 4, Twin Falls, appeared before Council to provide additional information regarding the request. He stated the larger lots will be beneficial to the community, and some of the corners in the subdivision were adjusted to

meet Americans with Disabilities Act (ADA) ramp requirements in the public right-of-way. Upon inquiry by Councilman Barber, Mr. Wert stated duplex lots will be in Blocks 3 and 5 of the subdivision. Councilman Peterson inquired about duplexes in future phases, and Mr. Wert stated there will be additional duplexes on the north side of the subdivision. Upon inquiry by Mayor Davis, Mr. Wert confirmed there will be no specific builder assigned to the project. Additionally, a lift station will no longer be considered, and staff is working with Mr. Wert to develop a trunk line from 16th Avenue W to 14th Avenue W.

There was no testimony in favor, neutral nor in opposition to the consideration. There being no further testimony to be heard, the Chair declared the public hearing closed at 5:40 p.m.

HARVEST CREEK ESTATES SUBDIVISION NO. 1 FINAL PLAT:

Councilman Barber made the motion approve the final plat for Harvest Creek Estates Subdivision No. 1. conditional upon staff review and approval of the construction drawings. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Johnson, Councilman Craig, and Councilman Barber. **NAYS:** None.

PUBLIC HEARING NO. 2:

This being the time and place published to consider a request from Endurance Holdings, LLC c/o Sophia Durham for a residential final plat, on the property located at Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, consisting approximately 38.70 acres, the Chair called the public hearing open at 5:41 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Covcic stated a public hearing was held before P&Z on May 24th for the preliminary plat request of approximately 38.70 acres. The subdivision will consist of two private drives, 142 residential lots and two open spaces. This subdivision will be constructed in two phases and will include the widening of W. 16th and N. Lincoln Avenues. Ms. Covcic stated one letter of opposition was submitted to the P&Z Commission and the Northside Canal Company submitted information regarding water shares and irrigation systems. The preliminary plat was approved by P&Z. Upon inquiry by Councilman Peterson, Ms. Covcic explained the reason for two private drives. Mayor Davis inquired about the 10-foot wide path and Ms. Covcic stated it will be along both 16th Avenue W and N. Lincoln.

Applicant Testimony:

Tim Vawser with EHM Engineers, 621 N. College Road, Ste. 100, Twin Falls, appeared before Council on behalf of the applicant and briefly explained the variance on the private drives. He stated P&Z approved the request based on the drainage patterns within the subdivision that meets City standards. Topography lays east to west, and Mr. Vawser stated a large drainage pipe will run through the project. The subdivision will consist of 142 lots for residential single-family homes and two open space lots, one of which will be used for pressurized irrigation that will be owned and maintained by the homeowners. Mr. Vawser apologized for the developer that weeds were not controlled in a timely manner. Upon inquiry by Councilman Peterson, Mr. Vawser expects two private driveways will be maintained by the Homeowner's Association (HOA); they

will also be marked for no parking and fire access. He noted there will be an interconnection with the Harvest Creek development to the north and west of the subdivision on 20th Avenue W.

There was no testimony in favor, neutral nor in opposition to the consideration. There being no further testimony to be heard, the Chair declared the public hearing closed at 5:49 p.m.

CLOVER CREEK SUBDIVISION FINAL PLAT:

Councilman Barber made the motion to approve the final plat for Clover Creek Subdivision conditional upon staff review and approval of the construction drawings. Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Johnson, Councilman Craig, and Councilman Barber. **NAYS:** None.

PUBLIC HEARING NO. 3:

This being the time and place published to consider annexation and zoning for the property described as being a portion of the SW ¼ SE ¼ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho containing approximately 10.18 acres, the Chair called the public hearing open at 5:50 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Covic stated P&Z reviewed the annexation request submitted by the Urban Renewal Agency (URA) on September 13th including a zoning request of public/semi-public. Staff recommends that the annexation be approved with the desired zoning.

Applicant Testimony:

Mr. Williams spoke as the URA Executive Director, and stated the URA purchased property including the 10.18 acres needing to be annexed into the city; he also stated a future rezone application will be brought to Council for additional property purchased by the URA. The ultimate goal is to develop the property into recreational space.

Councilman Barber, Councilman Craig, and Councilman Johnson recused themselves from any discussion during the public hearing. There was no testimony in favor, neutral nor in opposition to the consideration. There being no further testimony to be heard, the Chair declared the public hearing closed at 5:55 p.m.

ORDINANCE NO. 1210, BILL NO. 695 – INTRODUCTION:

Councilman Johnson sponsored the bill.

Councilman Johnson moved to suspend the rules pertaining to the reading of an ordinance on three separate occasions and direct the clerk to read Bill No. 695 three times by title only to constitute three readings. Second to the motion was made by Mayor Davis. After consideration, the motion passed unanimously by the following vote: **AYES:** Mayor Davis, and Councilman Johnson. **NAYS:** None. Councilman Barber, Councilman Craig and Councilman Peterson recused themselves from the vote.

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

**ORDINANCE NO. 1210
BILL NO. 695**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO AMENDING THE CITY OF JEROME ZONING ORDINANCE AND ZONING MAP BY ANNEXATION AND ZONING THE FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY IN THE CITY OF JEROME, IDAHO; AND PROVIDING FOR AN EFFECTIVE DATE:

The property to be annexed and zoned is more particularly described as:

Being a portion of the SW¼SE¼ 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 SE¼ of said Section 19, South 89°52'01" East 585.09 feet to the Southeast corner of that certain Parcel of Land described in Deed recorded March 20, 1980 as Instrument No. 248385 in the office of the County Recorder of Jerome County;

Thence, along the Eastern Boundary of said Parcel of Land, North 26°47'23" West 159.35 feet; Thence, continuing along said Eastern Boundary, North 54°00'36" West 253.69 feet;

Thence, continuing along Eastern Boundary, North 14°47'32" West 133.77 feet;

Thence, continuing along Eastern Boundary, North 01°20'00" West 140.20 feet;

Thence, continuing along Eastern Boundary, North 06°53'41" East 97.41 feet;

Thence, continuing along Eastern Boundary, North 05°13'45" West 107.97 feet;

Thence, continuing along Eastern Boundary, North 37°17'57" East 85.41 feet;

Thence, continuing along Eastern Boundary, North 25°56'18" East 352.77 feet;

Thence, continuing along Eastern Boundary, North 89°52'43" West 28.25 feet;

Thence, continuing along Eastern Boundary, North 00°07'56" East 50.26 feet;

Thence, leaving the Eastern Boundary, along the arc of a non-tangent curve to the left having a radius of 325.00 feet, through a central angle of 18°21'16", an arc distance of 104.11 feet and a long chord that bears South 80°57'19" West 103.67 feet;

Thence, South 71°46'41" West 142.02 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 the West Boundary of said SW¼ SE¼ of Section 19;

Thence along said West Boundary, South 00°07'34" East 1200.00 feet to said REAL POINT OF BEGINNING; more commonly known as a portion of the cultivated farm ground to the west of 50 E 100 S, Jerome, Idaho, containing approximately 10.18 acres.

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

WHEREAS, the Jerome City Planning and Zoning Commission recommended approval of the request for annexation and zoning; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the 20th day of September, 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 annexed by the City of Jerome and zoned Public/Semi Public (P/S):

Being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ 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 $\frac{1}{4}$ of said Section 19, South 89°52'01" East 585.09 feet to the Southeast corner of that certain Parcel of Land described in Deed recorded March 20, 1980 as Instrument No. 248385 in the office of the County Recorder of Jerome County;

Thence, along the Eastern Boundary of said Parcel of Land, North 26°47'23" West 159.35 feet; Thence, continuing along said Eastern Boundary, North 54°00'36" West 253.69 feet;

Thence, continuing along Eastern Boundary, North 14°47'32" West 133.77 feet;

Thence, continuing along Eastern Boundary, North 01°20'00" West 140.20 feet;

Thence, continuing along Eastern Boundary, North 06°53'41" East 97.41 feet;

Thence, continuing along Eastern Boundary, North 05°13'45" West 107.97 feet;

Thence, continuing along Eastern Boundary, North 37°17'57" East 85.41 feet;

Thence, continuing along Eastern Boundary, North 25°56'18" East 352.77 feet;

Thence, continuing along Eastern Boundary, North 89°52'43" West 28.25 feet;

Thence, continuing along Eastern Boundary, North 00°07'56" East 50.26 feet;

Thence, leaving the Eastern Boundary, along the arc of a non-tangent curve to the left having a radius of 325.00 feet, through a central angel of 18°21'16", an arc distance of 104.11 feet and a long chord that bears South 80°57'19" West 103.67 feet;

Thence, South 71°46'41" West 142.02 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 the West Boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19;

Thence along said West Boundary, South 00°07'34" East 1200.00 feet to said REAL POINT OF BEGINNING; more commonly known as a portion of the cultivated farm ground to the west of 50 E 100 S, Jerome, Idaho, containing approximately 10.18 acres.

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 20th day of September, 2022.

SIGNED BY THE MAYOR this 20th day of September, 2022.

CITY OF JEROME, IDAHO

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

ATTEST:
/s/ Katie Elliott for
BERNADETTE CODERNIZ, City Clerk

Councilman Johnson made the motion to adopt Bill No. 695 as Ordinance No. 1210 an Ordinance of the Mayor and Council of the City of Jerome, Idaho, annexing 10.18 acres of real property; providing for zoning; providing for severability; and providing for an effective date. Second to the motion was made by Mayor Davis. After consideration, the motion passed unanimously by the following vote: **AYES:** Mayor Davis, and Councilman Johnson. **NAYS:** None.

Mayor Davis explained that Councilman Barber recused himself from the vote as he was a party in the property procurement; Councilman Peterson and Councilman Craig recused themselves because they are URA board members.

PUBLIC HEARING NO. 4:

This being the time and place published to consider annexation and zoning for the property described as being a portion of the SW¹/₄SE¹/₄ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho containing approximately 17.84 acres, the Chair called the public hearing open at 6:00 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Covcic stated the property in question is adjacent to the last annexation and includes 17.84 acres. The P&Z Commission reviewed the annexation request on August 23rd submitted by 4K Highway 93, LLC, and the applicant has requested that the property be zoned Residential 2 upon annexation into the City. The P&Z Commission recommended approval of the annexation and zoning after reviewing the Idaho annexation code and the comprehensive plan.

Applicant Testimony:

Christopher Barber, representing himself and 4K Highway 93, LLC, 868 E. Main, Jerome, appeared before Council and stated 17.84 acres will expand to 20.46 acres once boundary lines are adjusted. The expansion includes .4 acres of the previously annexed property. The straightened property lines will assist with future development of the URA's recreational district plans and with future development of the 17 acres. A map was shown to Council showing where the property lines will sit.

Councilman Barber recused himself from discussions throughout the hearing. There was no testimony in favor, neutral nor in opposition to the consideration. There being no further testimony to be heard, the Chair declared the public hearing closed at 6:05 p.m.

ORDINANCE NO. 1211, BILL NO. 696 – INTRODUCTION:

Councilman Johnson 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. 696 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 Peterson, Councilman Johnson, and Councilman Craig. **NAYS:** None. Councilman Barber recused himself from the vote.

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

ORDINANCE NO. 1211
BILL NO. 696

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO AMENDING THE CITY OF JEROME ZONING ORDINANCE AND ZONING MAP BY ANNEXATION AND ZONING THE FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY IN THE CITY OF JEROME, IDAHO; AND PROVIDING FOR AN EFFECTIVE DATE:

The property to be annexed and zoned is more particularly described as:

*Being a portion of the SW¹/₄SE¹/₄ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:
Commencing at the Southeast corner of said Section 19;
Thence, along the South Boundary of the SE ¹/₄ of said Section 19, South 89°52'01" West 1999.45 feet to the REAL POINT OF BEGINNING;
Thence, continuing along said South Boundary, North 89°52'01" West 54.29 feet to the Southwest corner of that certain Parcel of Land described in Deed recorded July 30, 1982 as Instrument No. 266760 in the office of the County Recorder of Jerome County; Thence, along the Western Boundary of said Parcel of Land, North 26°47'23" West 159.35 feet;
Thence, continuing along said Western Boundary, North 54°00'36" West 253.69 feet; Thence, continuing along said Western Boundary, North 14°47'32" West 133.77 feet; Thence, continuing along said Western Boundary, North 01°20'00" West 140.20 feet; Thence, continuing along said Western Boundary, North 06°53'41" East 97.41 feet; Thence, continuing along said Western Boundary, North 05°13'45" West 107.97 feet; Thence, continuing along said Western Boundary, North 37°17'57" East 85.41 feet; Thence, continuing along said Western Boundary, North 25°56'18" East 352.77 feet; Thence, continuing along said Western Boundary, North 89°52'43" West 28.25 feet; Thence, continuing along said Western Boundary, North 00°07'56" East 40.46 feet to the Northwest corner of said Parcel of Land;
Thence, along the Northern boundary of said Parcel of Land, South 84°29'46" East 267.76 feet;
Thence, continuing along said Northern Boundary, North 00°09'01" West 158.41 feet; Thence, continuing along said Northern Boundary, North 89°54'24" East 599.10 feet to the Northeast corner of said Parcel of Land, said corner being the Southeast corner of that certain map entitled "Hovey Subdivision", recorded June 9, 1978 as Instrument No. 234259 in said office of the County Recorder of Jerome County;
Thence, along the Eastern Boundary of said Parcel of Land, South 00°09'59" East 601.26 feet;*

*Thence, leaving said Eastern Boundary, North 89°52'02" West 354.82 feet;
Thence, South 00°09'01" East 189.00 feet;
Thence, leaving said Eastern Boundary, North 89°52'02" West 325.00 feet;
Thence, South 00°09'01" East 535.90 feet to said REAL POINT OF BEGINNING;
more commonly known as the cultivated farm ground behind 50 E 100 S, Jerome,
Idaho; containing approximately 17.84 acres.*

WHEREAS, a public hearing was held before the Planning and Zoning Commission pursuant to notice on the 23rd day of August, 2022; and

WHEREAS, the Jerome City Planning and Zoning Commission recommended approval of the request for annexation and zoning; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the 20th day of September, 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 annexed by the City of Jerome and zoned Residential-2 (R-2):

Being a portion of the SW¹/₄SE¹/₄ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 19;

Thence, along the South Boundary of the SE ¹/₄ of said Section 19, South 89°52'01" West

1999.45 feet to the REAL POINT OF BEGINNING;

Thence, continuing along said South Boundary, North 89°52'01" West 54.29 feet to the Southwest corner of that certain Parcel of Land described in Deed recorded July 30, 1982 as Instrument No. 266760 in the office of the County Recorder of Jerome County; Thence, along the Western Boundary of said Parcel of Land, North 26°47'23" West

159.35 feet;

Thence, continuing along said Western Boundary, North 54°00'36" West 253.69 feet; Thence, continuing along said Western Boundary, North 14°47'32" West 133.77 feet; Thence, continuing along said Western Boundary, North 01°20'00" West 140.20 feet; Thence, continuing along said Western Boundary, North 06°53'41" East 97.41 feet; Thence, continuing along said Western Boundary, North 05°13'45" West 107.97 feet; Thence, continuing along said Western Boundary, North 37°17'57" East 85.41 feet; Thence, continuing along said Western Boundary, North 25°56'18" East 352.77 feet; Thence, continuing along said Western Boundary, North 89°52'43" West 28.25 feet; Thence, continuing along said Western Boundary, North 00°07'56" East 40.46 feet to the Northwest corner of said Parcel of Land;

Thence, along the Northern boundary of said Parcel of Land, South 84°29'46" East

267.76 feet;

Thence, continuing along said Northern Boundary, North 00°09'01" West 158.41 feet; Thence, continuing along said Northern Boundary, North 89°54'24" East

599.10 feet to the Northeast corner of said Parcel of Land, said corner being the Southeast corner of that certain map entitled "Hovey Subdivision", recorded June 9, 1978 as Instrument No. 234259 in said office of the County Recorder of Jerome County;

Thence, along the Eastern Boundary of said Parcel of Land, South 00°09'59" East 601.26 feet;

Thence, leaving said Eastern Boundary, North 89°52'02" West 354.82 feet;

Thence, South 00°09'01" East 189.00 feet;

Thence, leaving said Eastern Boundary, North 89°52'02" West 325.00 feet;

Thence, South 00°09'01" East 535.90 feet to said REAL POINT OF BEGINNING; more commonly known as the cultivated farm ground behind 50 E 100 S, Jerome, Idaho; containing approximately 17.84 acres.

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 20th day of September, 2022

SIGNED BY THE MAYOR this 20th day of September, 2022.

CITY OF JEROME, IDAHO

By:

/s/ David M. Davis

DAVID M. DAVIS, Mayor

ATTEST:

/s/ Katie Elliott for

BERNADETTE CODERNIZ, City Clerk

Councilman Peterson made the motion to adopt Bill No. 696 as Ordinance No. 1211 an Ordinance of the Mayor and Council of the City of Jerome, Idaho, annexing 17.84 acres of real property; providing for zoning; providing for severability; and providing for an effective date. Second to the motion was made by Councilman Craig. 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 September 6, 2022 regular meeting
2. Approve payment to Starr Corporation for the Police Station Project in the amount of \$146,509
3. Approval Annual Contract Support Charges for Caselle in the amount of \$26,140
4. Approve renewal of the Microsoft Enterprise Agreement for an annual cost of \$20,301.39
5. Approve payment to ICRMP to renew annual membership contribution for liability insurance in the amount of \$291,935

6. Monthly Department Reports

7. Approve Claims

Accu Sales/Keller Kustoms \$14.00, Adam Jones \$70.52, Aerial Certifications & Inspections Llc \$1,164.75, Alphagraphics \$292.85, Amazon Capital Services \$90.61, American Construction Supply & Rental \$73.95, Associated Business Forms Llc \$397.94, Association of Idaho Cities \$715.00, B & R Bearing \$179.04, Badger Meter \$828.59, Boise Office Equipment \$30.25, Boot Barn \$150.00, Brenntag Pacific Inc \$218.95, Bryan Craig \$672.67, Callen Refrigeration Llc \$930.50, Campbell Tractor Co. \$11.02, Canyonside Towing Inc. \$500.00, Caselle Inc. \$26,140.00, Cdw Government Inc. \$3,832.88, Center Point Large Print \$94.08, Century Link \$1,788.66, Centurylink Business Services \$49.70, Chase Paymenttech \$3,211.06, City of Jerome \$844,796.52, Con Paulos Inc. \$117.13, Culligan Soft Water Service \$202.00, D & B Supply \$2,359.18, Dark Horse Companies Llc \$3.45, Data Support Co Inc \$1,569.65, David Hollley \$14.04, Dewitt Diesel Inc \$358.44, Dig Line Inc \$271.78, Don's Irrigation Llc \$71.48, Dwe Llc \$68,621.55, Ednetics Inc \$76.73, Electric 1 West Inc. \$2,053.31, Electrical Contractors of ID \$910.00, Element Heating and Cooling Inc \$148.00, Emergency Responders Health \$1,795.00, Farmore of Idaho \$507.46, Fife Water Services \$350.00, Filtration Technology Inc \$306.21, Freedom Electric Inc. \$1,423.28, Freedom Mailing Services Inc \$2,230.61, Gem State Welder's Supply \$1,461.87, Go-Fer It Express \$414.00, Greatamerica Financial Services \$165.00, Gsm Engineered Fabrics Llc \$770.00, H.D.Fowler \$623.65, Hach Company \$154.94, Haffners Lock and Key \$204.85, Hanson Janitorial Supply Inc. \$43.60, Harvey's Office Plus \$297.61, Heglar Creek Electric Llc \$1,178.75, High Desert Bobcat \$1,978.13, Hilti Inc \$3,811.92, Home Depot Credit Services \$792.93, Hydro Specialties Company \$2,891.74, Icrmp \$3,858.00, ID Electric Motor Service Inc \$6,354.58, ID Rural Water Association \$2,000.00, Idaho Construction Supply \$67.77, Idaho Department of Enviro Quality \$12,200.00, Idaho Materials and Construction \$786.10, Idaho Power Co. \$106,186.42, Ind Elect Motor Serv Inc. \$74.00, Ingram Book Company \$1,535.88, Intermountain Fabrication Llc \$279.60, Intermountain Gas Company \$1,103.13, Interstate Battery System ID \$151.95, Jerome City Water Department \$11,970.42, Jerome County \$12,055.31, Jerome Printshop \$253.85, Jerome Rotary Club \$1,350.00, Jimenez Auto Repair Llc \$1,243.00, J-U-B Engineers Inc. \$10,811.83, Katie Elliott \$16.99, Keller Associates Inc \$5,816.64, Kids Reference Co. \$266.84, Larene Morley \$59.00, Law Enforcement Policy Center Llc \$2,500.00, Legal & Liability Risk Management Inst. \$1,100.00, Les Schwab Tire Centers Inc \$2,688.98, Lexisnexis Risk Solutions \$30.50, Lombard-Conrad Architects P.C. \$7,456.03, Magic Valley Electric Llc \$5,498.82, Magic Valley Hydraulics & Repair Llc \$17.96, Magic Valley Labs \$9,138.50, Mason's Trophies & Gifts \$21.60, Master Muffler \$896.40, McHugh Bromley PLLC \$1,191.92, Metroquip Inc. \$534.98, Minert & Associates Inc. \$96.75, Mountain View Spraying Inc \$72.00, Mower Office Systems \$64.99, Municipal Emergency Services \$8,092.00, Munimetrix Systems Corp. \$89.98, Mwi Veterinary Supply \$888.94, Napa Auto Parts \$784.19, New Tech Security Inc. \$250.00, O'reilly Auto Parts \$22.98, Overdrive \$2,500.00, Patio Covers of Idaho Inc \$9,520.00, Penworthy \$294.82, People \$89.10, Persi \$72.18, Pet Waste Eliminator \$166.99, Pipeco \$998.98, Premium LLC \$950.00, Prescott & Craig \$98.50, Prevent Fire LLC S Corp \$1,363.00, Productivity Plus Account \$26.46, Pro-Flame Inc \$132.27, Project Mutual Telephone \$322.94, Psi Environmental Services Inc \$22,656.68, Pumptech LLC \$334.16, Rainbow Book Company \$109.97, Rexel Usa Inc \$1,057.68, Ricks Wild Things \$2,696.90, Ridley's Food & Drug \$86.82, Rodda Paint Company \$3,526.86, Sawtooth Veterinary Services \$403.20, Signed Sealed & Delivered \$211.15, Skaggs Companies Inc. \$367.00, Something More \$51.97, Southern Idaho Solid Waste \$3,881.31, Starr Corp \$146,509.00, Terminix Processing Center \$88.00, Tfd Enterprises LLC \$18,987.65, Thatcher Company \$8,074.26, The Fire Store \$1,281.70, Times News \$1,368.50, Tlc Rental \$65.00, T-Mobile \$385.27, Toms Concrete Construction Llc \$24,495.00, Tore Up \$35.00, Tracker Software Corp \$7,650.00, Traffic Safety Supply Co Inc \$4,516.77, Treasure Valley Coffee Inc. \$105.54, Triple S Landscaping \$607.96, Trojan Uv \$4,810.83, Tyson Cook \$646.20, U.S. Bank Equipment Finance \$475.39, Underwood Recycling \$84.30, Urgent Care of Jerome - Billing Dept \$105.00, US Bank Credit Card \$17,864.07, USA Bluebook \$349.67, Valley Office Systems \$147.86, Verizon Wireless \$3,808.51, Webb Landscape Inc \$980.04,

Western States Equipment \$967.76, Western Systems \$579.45, Western Waste Services \$1,124.47, White Cloud Communications \$28.00, Williams Meservy & Larsen LLP \$12,856.42, Win-911 Software \$530.00, World Book Inc \$597.00, Xpress Bill Pay \$1,107.74.

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

PUBLIC OPPORTUNITY TO SPEAK REGARDING URA AREA 2:

Mr. Williams stated that, while a public hearing was not required, staff has allowed for public comment regarding the closure of Area 2. He stated the City and Urban Renewal Agency (URA) can take great pride in this closure. The face value of the Area at the time of its inception was approximately \$1 million. With 13 years of investments, the total ending taxable value including the new Scoular Emerge facility is just shy of \$136 million. This includes more than 300 direct jobs. The URA invested approximately \$11 million in infrastructure into the area for road improvements, water improvements, etc. plus the debt in Area 2 is fully paid off. In Area 4 there are two businesses being constructed today due to the investments in Area 2. The board chose to close out the area now rather in seven years because there was little infrastructure work left to do in the area, plus closing out allows for taxing entities to receive the increment funds. He recommended that rules pertaining to three separate readings of the bill be suspended and the ordinance be adopted.

Mayor Davis opened up the meeting for any comments from the public. No comments were given.

ORDINANCE NO. 1212, BILL NO. 697 – 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. 697 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, Councilman Craig, and Councilman Barber. **NAYS:** None.

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

SUMMARY OF ORDINANCE NO. 1212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JEROME, IDAHO, IMMEDIATELY TERMINATING THE REVENUE ALLOCATION AREA FOR THE SOUTHEAST INDUSTRIAL PROJECT AREA; REQUIRING DISTRIBUTION OF ANY SURPLUS DETERMINED TO EXIST PURSUANT TO SECTION 50-2909, IDAHO CODE; AUTHORIZING THE CITY CLERK OR THE URBAN RENEWAL AGENCY OF JEROME, IDAHO, TO FILE THE ORDINANCE, TOGETHER WITH THE BOUNDARY MAP, WITH THE OFFICE OF THE COUNTY RECORDER, THE COUNTY ASSESSOR, AND THE IDAHO STATE TAX COMMISSION AS PROVIDED IN SECTION 63-215, IDAHO CODE; PROVIDING THAT A COPY OF THIS ORDINANCE SHALL BE GIVEN TO EACH OF THE TAXING ENTITIES AFFECTED

BY SAID REVENUE ALLOCATION AREA; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1: That the above statements are true and correct.

Section 2: That the revenue allocation area contained in the Southeast Industrial Plan, as more particularly shown in Attachment 2, is hereby terminated, consistent with the termination provisions set forth in the Act.

Section 3: That the tax year 2022 revenues from the increment value as levied upon within the revenue allocation area are not needed for the payment of any Agency indebtedness or Agency projects to be completed before September 30, 2022.

Section 4: That any surplus funds will be remitted to the County Clerk prior to the end of the Agency's 2022 fiscal year on or before September 30, 2022, or following the final accounting of the Agency's 2022 fiscal year on or before April 1, 2023, to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area. *See* I.C. 50-2909(4). Further, any other remaining funds in subsequent fiscal years received by the Agency from delinquent taxes after September 30, 2022, shall be disbursed in the same manner each fiscal year.

Section 5: That a copy of this Ordinance shall be sent to and/or filed with the Jerome County Assessor's Office, the County Auditor/Recorder, and the Idaho State Tax Commission, together with a boundary map, to provide notice of termination of the revenue allocation area in the Southeast Industrial Plan by either the City Clerk or Agency representatives.

Section 6: At least one-half, plus one of the City Council members finding good cause, the City Council hereby dispenses with the rule that this Ordinance be read on three different days; two readings of which shall be in full, and have hereby adopted this Ordinance, having considered it at one reading.

Section 7: That this Ordinance shall be in full force and effect immediately upon its adoption, approval, and publication.

Section 8: The Summary of this Ordinance, a copy of which is attached hereto as Attachment 2, is hereby approved.

Section 9: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

Section 10: SAVINGS CLAUSE: This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

ATTACHMENTS TO THE ORDINANCE

Attachment 1 Agency Resolution No. 04-22, including as exhibits the Termination Plan setting forth an estimate of remaining project costs and other administrative fees and costs, together with an estimate of any surplus that may be available for distribution, and a proposed Termination Budget

Attachment 2 Revenue Allocation Area Map

Attachment 3 Ordinance Summary

The full text of the Ordinance No. 1212 is available at the offices of the City Clerk, 152 E. Avenue A, Jerome, Idaho.

This summary is approved by the Jerome City Council at its meeting of September 20, 2022.

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

ATTEST:

/s/ Katie Elliott
Katie Elliott, Acting Clerk

I, Theodore 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 attachments, of Ordinance No. 1212.

DATED this 20th day of September 20, 2022
/s/ Theodore Larsen
Theodore Larsen, City Attorney
Jerome, Idaho

Councilman Barber made the motion to adopt Bill No. 697 as Ordinance No. 1212 immediately terminating the revenue allocation area for the Southeast Industrial project area. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Johnson, Councilman Craig, and Councilman Barber. **NAYS:** None.

NEW CINGULAR WIRELESS FIFTH AMENDMENT TO LEASE:

Mr. Hernandez stated New Cingular Wireless has requested to add a generator to the tower at the Police station near the alley. A map was shown to Council with the location where the generator will be located. There was brief discussion regarding the need for the generator at that location and options that would not impact the building nor parking spaces. It was noted that this is becoming a common practice for generators to be installed. Mayor Davis inquired about the need for additional generators and available space once the police station is moved. Councilman Craig commented on numerous generators taking over parking spaces, and Mr. Hernandez stated only one other business is utilizing that tower. Mr. Williams stated the structure on which the tower sits is separate from the police station and therefore it should not be affected should the police station building be demolished in the future. Mr. Carpenter stated the generator is 4x6x6. There should be little impact to the police staff in parking their vehicles.

Councilman Barber made the motion to approve the Lease Agreement Amendment to the existing Cingular Wireless Lease. Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Johnson, Councilman Craig, and Councilman Barber. **NAYS:** None.

PRESTIGE WORLDWIDE TECHNOLOGIES MAINTENANCE AGREEMENT:

Mr. Ahrens stated the Water Master Plan lists several projects to improve the water system. With the recent addition of the new control valve on East Yakima the next step is to get our pressure zones set. The 16 mentioned control valves are key to the proper performance of those pressure zones; current pressures are not sustainable and staff wishes to create two pressure zones. The agreement before Council is to rebuild the 16 existing control valves as this type of work is beyond what the public works staff is capable of doing. Upon inquiry by Councilman Craig, Mr. Ahrens stated the existing valves will be rebuilt and not replaced as parts are interchangeable. The valves are lined up on Lincoln from 8th to H and are located in vaults with access lids.

Councilman Barber made the motion to Approve a Control Valve Maintenance Agreement between the City of Jerome and Prestige Worldwide for the rebuilding 16 city owned control valves at the price \$29,897.00. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Johnson, Councilman Craig, and Councilman Barber. **NAYS:** None.

NORTHSIDE MILITARY BUILDING IMPROVEMENTS:

Eric and Amanda Bolich appeared before Council to discuss needed improvements at the Northside Military Museum. Ms. Bolich stated the ADA ramp on the west side of the building has sustained damage throughout the years. Options were explored for a new ramp (i.e. concrete, aluminum, etc.). A bid for an aluminum ramp was received in the amount of \$13,312, and Ms. Bolich requested that Council match their available funds in the amount of \$5,000. She noted that they are also seeking grant funds for this project. Upon inquiry by Councilman Craig, Ms. Bolich stated maintenance on the aluminum will be addressed when weather conditions worsen. Mr. Williams stated there are sufficient Council Discretionary Funds in this fiscal year to put towards the project. Upon inquiry by Councilman Barber, Ms. Bolich stated the bid will include installation, and the ramp will be installed by October 15th.

Councilman Barber made the motion to allocate \$5,000 in Council Discretionary Funds to the Northside Military Museum. Second to the motion was made by Councilman Craig. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Johnson, Councilman Craig, and Councilman Barber. **NAYS:** None.

COUNCIL REPORTS:

Councilman Barber thanked everyone who served on the 1st Annual Carl Nellis Day of Service; there was an incredible turnout and he was very pleased with those who participated.

Councilman Craig expressed appreciation to staff for the weed removal efforts.

DEPARTMENT REPORTS:

Mr. Williams stated he will be back in the office on Wednesday.

Chief Harrison stated crews and the fire truck have safely returned from the Moose Fire.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this September 20, 2022 regular meeting of the Jerome City Council at 6:41 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk