

October 5, 2021

This regular meeting of the Jerome City Council was called to order by Mayor Davis at 5:30 p.m. Present: Mayor David M. Davis, Councilman Robert Culver, Councilman Chris Barber, Councilman Jason Peterson and Councilman Brent “Oop” Johnson.

Also present were staff members: City Clerk Bernadette Coderniz, City Administrator Mike Williams, City Attorney Ted Larsen, City Engineer Tyson Carpenter, Public Works Director Brian Ahrens, Building Official Dave Richey, Wastewater Superintendent Gilbert Sanchez, Operations Supervisor Tom Mong, Pre-treatment Coordinator Malorie Kast, IS Director Carlos Hernandez, Accounting and Budget Manager Lori McCrae, Library Director Linda Mecham, Planning and Zoning Manager Ida Clark, Human Resources Manager Esmeralda Chavez, Fire Chief Mike Harrison and Police Chief Dan Hall.

PLEDGE OF ALLEGIANCE:

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

INVOCATION:

An invocation was given by Pastor Tim Knutson with the Jerome Bible Baptist Church.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the September 21, 2021 regular meeting and September 21, 2021 executive session

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

ORDINANCE NO. 1203, BILL NO. 688 – JMC TITLE 13 UPDATES:

Mr. Sanchez spoke of the ordinance as a result of staff working with enforcement agencies and the Environmental Protection Agency (EPA) in developing a pre-treatment program. The City has significant industrial users, and their size and loadings triggered the need for a pretreatment program to regulate them. Idaho took over primacy and staff has been working with the state. In 2018 the request was made by them to develop a pretreatment program, and in December 2019 a pre-treatment program package was submitted. Staff was notified that the package was incomplete with several items missing including: a copy of the Sewer Use Ordinance that conforms to the requirements; a letter from the City Attorney that meets the requirements outlined in 40 CFR 403.9(b)(1); a copy of the most recent, technically-based local limits evaluation (done through Keller Associates; it was determined that no changes to the local limits in the sewer use ordinance were needed); a detailed report discussing the City of Jerome’s WWTP funding and resourcing required for the program (funding comes from the industries); and, an enforcement response plan. Staff has been working with the Department of Environmental Quality (DEQ) on the plan.

Mr. Sanchez stated that the language stricken from the new ordinance are those which the DEQ wanted removed with new language replacing it. Other language changes include the

change from NPDES to IPDES as Idaho has taken over the program. He stated that the DEQ reserves the right to re-evaluate the pretreatment program package. Council may adopt the ordinance this evening if they so choose, however, Mr. Sanchez prefers three separate readings by title only to allow for additional time to address concerns with the DEQ. Upon inquiry by Councilman Culver, Mr. Sanchez stated that all other items have been completed and submitted. Upon inquiry by Mayor Davis, Mr. Sanchez stated that the DEQ will review the package once submitted. Mr. Larsen noted that, once the ordinance is adopted, there will be a 60-day public comment period for the DEQ, and changes can be recommended at that time. Additionally, Mr. Sanchez stated that there are many parties involved in the review and approval process. Mr. Williams stated that the local industries are aware of what is proposed and may be in favor of the program as it allows flexibility with permits (at this time only the DEQ can issue permits). Others who may comment on the proposed program could include the Idaho Conservation League. He stated that he does not expect the DEQ to add or omit any items from the plan. Ms. Kast stated that once the ordinance is adopted and in City code, the pretreatment program in its entirety will be available for the 60-day public comment period. The ordinance itself will not be changed but the DEQ can modify portions of the pretreatment program package. Mr. Sanchez commented that staff has been working diligently with the DEQ to provide all required information. Mr. Williams stated that if the pretreatment program is approved very little will change as the practices within the program have been implemented for several years. Mr. Sanchez noted that the proposed ordinance will update the City code.

Councilman Johnson sponsored the bill.

Councilman Culver made the motion to suspend the rules pertaining to the reading of an ordinance on three separate occasions and direct the clerk to read Bill No. 688 three times by title only to constitute three readings. Second to the motion was made by Councilman Johnson. After an extensive discussion regarding the approval process for an ordinance and the desire to have additional time to finish putting the pretreatment program package together, Councilman Culver withdrew the motion.

The clerk read Bill No. 688 by title only to constitute the first reading:

ORDINANCE NO. 1203
BILL NO. 688

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME REVISING TITLE 13 CHAPTER 13.04 AND CHAPTER 13.18 OF THE JEROME MUNICIPAL CODE REGULATING WASTEWATER SYSTEM USER REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

TROJAN HYDRAULIC WIPER FUNDS:

Mr. Sanchez stated the ultra violet (UV) disinfection systems have been in effect for approximately six years and working well although parts wear out over time. The system has 72 lamps, and the wiper system cleans the lamps. The hydraulic rams used for the wiper system have worn out. Staff attempted to fix the rams for approximately one month, however, a Trojan representative determined that they needed to be replaced. The representative gave a 40% discount on the cost of the rams plus one free visit to install them. Mr. Sanchez stated that UV systems are expensive but work well and are budgeted under maintenance and repairs. Upon inquiry by Mayor Davis, Mr. Sanchez stated there are 72 wipers per unit, and both units need the

rams replaced; they have been down approximately one month. The annual budget includes costs for repairs and maintenance for these types of situations. Additionally, the rams can last up to seven years and Mr. Mong commented that the wipers are set to operate 36 times per day. Upon inquiry by Councilman Johnson, Mr. Sanchez stated the total cost presented is for both rams along with the installation visit from the Trojan representative.

Councilman Culver made the motion to approve the funds for repair Trojan UV hydraulic wiper system at a cost of \$12,471.96. Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Culver, Councilman Barber and Councilman Johnson. **NAYS:** None.

REQUEST FOR PROPOSALS (RFP)– COMPREHENSIVE PLAN UPDATES:

Ms. Clark spoke of the Local Land Use Planning section of the Idaho Code and the requirement that cities adopt a Comprehensive Plan, a guide to planning and zoning decisions for the city. She stated that the Comprehensive Plan is an evolving document that should be updated every few years, and a complete update was approved in December of 2005 followed by staff updates in May of 2008 and July of 2010. The existing plan is outdated and in need of a complete rewrite that will both consider the City's existing conditions and trends and include the community's and council's goals and objectives. Ms. Clark stated the Idaho Code is clear on what areas are required to be addressed, and staff proposes that a Request for Proposals be published for professional services associated with updating the Comprehensive Plan. She stated the request will be open for approximately one month and is hopeful that at least three to four qualified consultants reply and submit proposals. Upon inquiry by Mayor Davis, Ms. Clark stated that the plan should be updated every ten years or fewer if a City is growing. Additionally, the update in 2010 was done by staff only; no consultants were used at that time.

Councilman Culver made the motion to publish the Request for Proposals for a complete update to the 2010 Comprehensive Plan for the City of Jerome. Second to the motion was made by Councilman Peterson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Culver, Councilman Barber and Councilman Johnson. **NAYS:** None.

STARR CORPORATION DEMOLITION BID:

Mr. Williams spoke of the latest milestone for the new police department construction. The City recently entered into an agreement with Starr Corporation as Contract Manager/General Contractor (CMGC) and an agreement with Lombard Conrad Architects for the new construction of the police station. He stated the CMGC published a bid request for a demolition package for the new police station once reconstructed. The plan is to completely renovate the interior of the existing building. One bid was submitted by Starr Corporation, and the demolition bid package received was less than budgeted. The bid included a hazardous material abatement and survey (both came in less than budgeted as well), contingency, payment and performance bond and the contract manager fee. Total amount for the bid is \$106,478. Mr. Williams stated that some components of the design will not be completed until after the interior is demolish; design alterations will be allowed. Michael Arrington with Starr Corporation was in attendance for any questions that Council might have. Mr. Williams noted that the cost is a guaranteed maximum price. If approved, a press release will announce a formal groundbreaking ceremony to be held

on October 8th at 2:00 p.m., and the Mayor and Council are invited to attend. Starr Corporation would like to start work on October 11th.

Councilman Culver made the motion to approve the demolition bid from Starr Corp at a guaranteed maximum price of \$106,478. Second to the motion was made by Councilman Barber. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Peterson, Councilman Culver, Councilman Barber and Councilman Johnson. **NAYS:** None.

DEPARTMENT REPORTS:

Mr. Williams reported on Shepherd's Park and the work on the curb, gutter, and sidewalks. Tom's Concrete Construction will be installing the curb and gutters this week; public works crews are currently preparing the site. Staff met with the tennis court contractor earlier and, pending weather, it is anticipated that the contractor will begin in approximately three weeks. Mr. Williams is hopeful that the post tension concrete will be installed this fall although the surfacing may not happen until next year. Upon inquiry by Councilman Barber, Mr. Williams stated that the surfacing is not asphalt, and the base is the post tension concrete. The sidewalks will be installed last, and he expects that the entire project will be completed by the spring.

Mr. Hernandez stated he will need the Council's laptops for necessary updates.

Mr. Richey stated that this fiscal year ending September 30th was a record-setting year for permits, and he expects the next fiscal year to be better.

Mr. Sanchez spoke of permit compliance.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this October 5, 2021 regular meeting of the Jerome City Council at 6:08 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk