

February 2, 2021

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 Robert Culver, Councilman Chris Barber, Councilman Brent "Oop" Johnson and Councilman Jason Peterson.

Also present were staff members: City Clerk Bernadette Coderniz, City Administrator Mike Williams, Public Works Director Brian Ahrens, City Engineer Tyson Carpenter, Building Official Dave Richey, Wastewater Superintendent Gilbert Sanchez, IS Director Carlos Hernandez, IS Field Technician Andy Newbry, Finance Director Ross Hyatt, Accounting and Budget Manager Lori McCrae, Library Director Linda Mecham, 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 Esra Gilmartin of Believer's Church.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the January 19, 2021 regular meeting

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

JEROME 20/20 QUARTERLY UPDATE:

Jerome 20/20 Executive Director Larry Hall appeared before council to provide a brief update on activities and noted that all are invited to attend the annual members meeting next Tuesday. Speakers will include representatives from Agri Beef and the University of Idaho. He stated that Jerome has had a lot of interest in many projects and that Jerome has what it takes for growth and new opportunities: land; rail; available infrastructure; significant interstate access; business-friendly City and County leadership; and, access to State and Federal grants and incentives. Mr. Hall stated that the City is ready to connect to new markets and meet the heavy need for housing, and there has been more cooperation by the Department of Commerce. The City has great resources to assist with growth. Councilman Johnson expressed appreciation for the work of the Jerome 20/20 organization and their partnership with the City of Jerome.

RESOLUTION NO. 02-21:

Mayor Davis stated that the appointments proposed in the resolution are a continuation of present members of the boards and committees. There are no new appointments at this time, and there are vacancies in both the Planning and Zoning Commission and Community Spirit Committee.

Resolution No. 02-21 was read in full as follows:

RESOLUTION NO. 02-21

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO, APPOINTING MEMBERS TO THE JEROME HOUSING AUTHORITY, JEROME LIBRARY BOARD, AND COMMUNITY SPIRIT COMMITTEE; PROVIDING FOR TERMS OF APPOINTMENT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 50-210 of the Idaho Code describes the appointment process and the procedures each municipal corporation is required to follow when considering an individual for an opening on officially recognized boards and commissions, and;

WHEREAS, the City of Jerome is organized under the Mayor/Council form of government and the Mayor serves as the City’s Chief Executive Officer, and;

WHEREAS, the Mayor is required to make appointments to City-sponsored boards and commissions as terms end and vacancies are created, and;

BE IT THEREFORE RESOLVED, by the Mayor and Council of the City of Jerome as follows:

SECTION 1. JEROME HOUSING AUTHORITY BOARD APPOINTMENT:

The following individual is appointed as a member of the Jerome Housing Authority to serve a term effective with the date below-written, in accordance with delineation thereof:

Mary Bergner	February 2021 – February 2026
--------------	-------------------------------

SECTION 2. JEROME LIBRARY BOARD APPOINTMENT:

The following individual is appointed as a member of the Jerome Library Board to serve a term effective with the date below-written, in accordance with delineation thereof:

Trevor Churchman	February 2021 – February 2026
------------------	-------------------------------

SECTION 3. COMMUNITY SPIRIT COMMITTEE APPOINTMENT:

The following individuals are appointed as members of the Community Spirit Committee to serve a term effective with the date below-written, in accordance with delineation thereof:

Carl McEntarffer	February 2021 – February 2023
Anna Dovenmuehler	February 2021 – February 2023
Cheryl Viola	February 2021 – February 2023
Janet Avery	February 2021 – February 2023
Loralee McKee	February 2021 – February 2023
Will and Kari Ritter	February 2021 – February 2023

SECTION 4. EFFECTIVE DATE:

Resolution No. 02-21 shall be effective upon its passage as required by law.

PASSED BY THE COUNCIL this 2nd day of February, 2021.

SIGNED BY THE MAYOR this 2nd day of February, 2021.

By:

/s/ David M. Davis

David M. Davis, Mayor

ATTEST:

/s/ Bernadette Coderniz

Bernadette Coderniz, City Clerk

Councilman Culver made the motion to pass Resolution No. 02-21, a resolution by the Mayor and Council of the City of Jerome, Idaho, ratifying mayoral appointment for vacancies on various boards and committees officially recognized by the City of Jerome. Second to the motion was made by Councilman Johnson. After consideration the motion passed unanimously by the following vote: **AYES:** Councilman Johnson, Councilman Barber, Councilman Peterson and Councilman Culver. **NAYS:** None.

RESOLUTION NO. 03-21:

Mr. Hyatt stated the resolution sets 2021 irrigation assessments in the amount of \$185,495 pursuant to Idaho Code 50-1807. No increase in fees is recommended at this time.

Councilman Barber inquired about odd and even watering days for potable water, to be responsible and proactive with water usage, and Mr. Williams stated it is something to consider. He also noted that staff will form a committee to examine the City's total water rights portfolio and consider opportunities and needs to expand water rights for future growth and to explore water conservation.

Resolution No. 03-21 was read in full as follows:

RESOLUTION NO. 03-21

BE IT HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF JEROME, STATE OF IDAHO:

BE IT RESOLVED pursuant to I.C. 50-1807, that the Mayor and Council of the City of Jerome, County of Jerome, Idaho on this 2nd day of February, 2021, hereby estimate that \$185,495 are the necessary funds for the expense of maintaining, operating, improving, extending and enlarging the City Irrigation system for the current fiscal year.

BE IT FURTHER RESOLVED that the City Treasurer is directed to immediately carry out the assessment roll and further to give notice that the Mayor and City Council shall meet the 16th day of March 2021 to correct the assessment roll.

PASSED BY THE COUNCIL this 2nd day of February, 2021.

SIGNED BY THE MAYOR this 2nd day of February, 2021.

By:

/s/ David M. Davis

David M. Davis, Mayor

ATTEST:

/s/ Bernadette Coderniz

Bernadette Coderniz, City Clerk

Councilman Culver made the motion to pass Resolution No. 03-21, setting the 2021 Irrigation Assessments. Second to the motion was made by Councilman Barber. After consideration the motion passed unanimously by the following vote: **AYES:** Councilman Johnson, Councilman Barber, Councilman Peterson and Councilman Culver. **NAYS:** None.

IDAHO LEGISLATIVE SESSION AND PROPOSED BILLS DISCUSSION:

Mr. Williams provided an overview of activities and subjects discussed in the legislative session. He spoke of the balance of power between legislators and Governor Little regarding his ability to declare emergencies and how this is one topic of conversation. A bill pertaining to local government and taxation, Senate Bill (SB) 1021, was pulled and is expected to be rewritten and reintroduced. It is the belief that the point of the bill is to limit growth in local property tax budgets and limiting the amount of new construction (the value of new construction that local governments can add to their budgets) on an annual basis. The bill previously written would cap the total growth of the property tax budget by 4% which could be a combination of the allotted 3% increase, new construction, annexations and forgone amount. He spoke of the impact on the City of Jerome: the ability to provide and maintain services; and the ability to accomplish goals the City may have. This bill would have eliminated the ability for growth by not being able to capture property value of a new industry to pay for needed services.

Mr. Williams gave the example of the City's actions in relation to the need for a new police station. Three years ago city council approved taking forgone balance of \$250,000 (the value of property taxes that could have been taken in previous fiscal years) to set aside for a new police station. This figure was approximately 6% of the total property tax budget and, under the new bill, would not have been allowed. Without the forgone plus annual savings, the other option to fund the police station would have been to go to the voters for bond approval. Another example of how the bill would have a negative impact on the City of Jerome, involves the Southeast Industrial Park in Urban Renewal Area 2. Established approximately twelve years ago, this area consists of significant industrial investment including Idaho Milk Products, Scoular, Scott Jackson Trucking, Specialty Sales plus new business and expansions. The total taxable value for this area once all businesses are in place will be approximately \$125 million with the City capturing close to \$1 million. The successful industrial park put stress on roadways and created larger demand for services (police and fire departments, road maintenance, etc.). The Area 2 district could potentially close in two years based upon goals and actions set by the Urban Renewal Agency (URA). Under the proposed bill, the maximum amount of revenue that could be collected would be \$200,000 rather than \$1 million; this would put a significant strain on the City's ability to grow and maintain services. Staff will review figures once the new bill is printed and present information to council at a future meeting. Mr. Williams stated there should be time to share opinions with the local legislators and those at the state level.

Mr. Williams stated the effort was to provide relief to residential property owners and that he does not see this potential bill as a resolution to provide relief; other options for immediate relief could include modifications to the Circuit Breaker program and adjustments to the homeowner's exemption (currently capped at \$100,000). He stated the proposed bill appears to be punitive to local governments despite the increased cost of providing services, construction

salaries and benefits with increased demand in the area. Staff is hopeful the new version of the bill will provide relief to taxpayers but not at the expense of local governments. Mr. Williams spoke of another potential bill regarding reserves limitations but it has yet to be introduced. Upon inquiry by Councilman Johnson, Mr. Williams expects support of the bill from those on the Local Government Taxation Committee who were on the Property Tax Interim Committee (from which the bill originated); based on House of Representatives leadership he expects their support of the bill as well. The Senate may have members who offer a different perspective regarding the impact the bill can have on local government but that remains to be seen. Staff will reach out to local representatives for their perspective.

COUNCIL REPORTS:

Councilman Johnson expressed appreciation for all city staff for their efforts as the public has expressed a more positive attitude towards the City as a whole, and he thanked City staff for a job well done.

DEPARTMENT REPORTS:

Mr. Williams reported that he, along with Mr. Carpenter and Chief Hall, have been working with representatives from Lombard Associates on an interior design of the new police station. Renderings and estimated costs will be reviewed next week and presented to council for approval, either during a regular council meeting or during a special meeting workshop. A Request for Qualifications (RFQ) for Construction Management and General Contractor Services will be developed and made available soon.

Mr. Williams spoke of inquiries from local entities wanting to hook up to the City's infrastructure at Crossroads. Staff has been hesitant to consider expansion and/or commitments and would like the council's perspective on the matter (expanding to the south towards Twin Falls and to the east towards the desert). A special meeting workshop will be scheduled to discuss this further.

Mr. Ahrens provided a brief update on the water line project on W. Main and 100 W. The water line was completed on Friday afternoon before the deadline and is working well.

Mr. Carpenter reported that the N. Tiger Rehabilitation project will be advertised on February 3rd and 10th with the bid opening to be held on February 24th. This will allow for staff to prepare bid documents prior to the first council meeting in March.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this February 2, 2021 regular meeting of the Jerome City Council at 6:09 p.m..

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk