

March 16, 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, City Attorney Ted Larsen, City Engineer Tyson Carpenter, Building Official Dave Richey, Public Works Director Brian Ahrens, Wastewater Superintendent Gilbert Sanchez, IS Director Carlos Hernandez, IS Field Technician Andy Newbry, Finance Director Ross Hyatt, Planning and Zoning Manager Ida Clark, 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 Pastor Caroline Shoobridge with the First Baptist Church.

BOARD OF CORRECTIONS – 2021 IRRIGATION ASSESSMENT ROLL:

Mr. Hyatt stated that Idaho Code 50-1807 requires that the council meet as a board to correct any potential errors for irrigation assessments (i.e. errors in square footage, etc.) prior to March 20th. He stated that the finance department has met with public works staff and determined that there are no noted changes to be made. One letter was received but based off of facts and circumstances the assessment will remain as is. Ms. Coderniz read the letter submitted regarding the irrigation bill in question. Mr. Ahrens stated that a new home was built on a vacant lot, and the lot had irrigation access at one time. When the customer reached out regarding access to irrigation, staff was instructed to move forward with installing risers. Dig Line was contacted to mark the lines on their property, and once it was determined that her front yard would be dug up the customer advised the utility office that she would pay the bill but not have the risers installed. Comments in the customer's account indicate the same. Mr. Ahrens stated that if the customer were to change their minds and want access to irrigation this can still be done. Upon inquiry by Councilman Johnson regarding the contractor's responsibility for access to that line, Mr. Ahrens stated that sometimes the location of the irrigation line is not known until after the home is built as some do not inquire about it. Mayor Davis commented on the ownership of that property, and Councilman Peterson inquired about access to the line. Mr. Ahrens confirmed that access to the irrigation line is available. Councilman Culver and Councilman Barber both concurred that if access to irrigation is available the bill must be paid. Mayor Davis noted that no motion is required as no changes are proposed by staff.

PUBLIC HEARING:

This being the time and place published for the consideration of a request from Cook Realty, Inc. for approval on a residential partial final plat for Stauffer Estates Subdivision No. II, Phase I, described as a portion of the West Half of the Northwest Quarter, Section 17, Township 8 South, Range 17 East, Boise Meridian, Jerome County, ID, the Chair called the public hearing open at 5:42 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Clark stated a public hearing was held before the Planning and Zoning Commission (P&Z) on January 12th to review a preliminary plat. The complete plat was for 164 lots, and the developer is seeking to develop the plat in phases. Ms. Clark stated that the Jerome Municipal Code allows for a plat to be developed in phases if they are developed in successive contiguous segments and in successive intervals within one year. The applicant is requesting that Phase I of the plat be approved this evening. The complete plat is approximately 40 acres and the area is zoned as Residential 1 (R-1). Most parcels exceed the minimum lot size required for the R-1 zone, and the map was shown to council showing an extension of several streets from Mountain View Drive (10th Avenue E will also be extended as per the complete plat). Ms. Clark spoke of the retention pond; storm drains; six-foot sidewalks that will correspond to the existing sidewalks to the north on Tiger Drive; five-foot sidewalks within the subdivision; landscaping plans, and fencing. She noted that there will be a Home Owner's Association. The P&Z heard testimony during their hearing and concerns included traffic, connectivity, the size of the homes proposed, storm water and flooding concerns, and access to irrigation. Tiger Drive is classified a minor arterial and there is no driveway access along Tiger Drive. An additional five feet of right-of-way will be dedicated to turning lanes when needed.

Ms. Clark stated the P&Z conditionally approved the plat after considering all testimony taken and issues addressed as the plat was in compliance with the Comprehensive Plan. A map of the entire plat was shown to council and Ms. Clark identified the portion to be developed in the first phase if approved this evening; the storm water pond is included in the first phase. Upon inquiry by Mayor Davis, Ms. Clark confirmed that when the developer returns for additional phase approvals they may do so directly to city council without having to appear before the P&Z as long as the final plats conform to the original preliminary plat. Additionally, they must do the additional phases within one year of each plat approval. Upon inquiry by Councilman Barber, Ms. Clark reiterated the Jerome Municipal Code referencing the approval of the initial complete plat and subsequent plats in phases along with the required timeframes. Mr. Larsen stated that the subdivision must be phased in order for this type of development to work. The preliminary plat was proposed and approved with phases, and the developer can come to council for final approval of each phase as it is constructed. Additionally, Ms. Clark noted that the phases must be constructed in "successive contiguous segments in an orderly and reasonable manner," and Mr. Larsen stated that the construction would be allowed only if phases are contiguous. Upon inquiry by Councilman Peterson, Mr. Larsen stated that most cities will not give plat approval until the infrastructure is in, and the phasing allows for smaller sections to be completed at a time.

Applicant Testimony:

Rex Harding with TD&H Engineering, 161 5th Avenue S, Twin Falls, Idaho, appeared on behalf of the applicant and responded to Councilman Peterson's inquiry regarding the development being built in phases. He spoke of the varying factors in developing a plat in

phases including taxes on the entire plat versus individual lots in phases, flexibility for changes and individual requests (lots cannot be reduced but can be increased). He spoke of the sewer and water lines extended out to Mountain View Drive, the widening of N. Tiger Drive and drainage issues that will be resolved. The plat was shown again and the first phase was clearly identified. An irrigation pond and main line will be put in as the farmer will be farming the remaining land that is not being developed at this time per their agreement. Mr. Harding also noted that this subdivision will be on a different irrigation system than Stauffer Estates I and he addressed the current drainage concerns and how they will be resolved.

There was no testimony in favor, neutral nor in opposition to the request. Being no further testimony to be heard, the Chair declared the public hearing closed at 6:01 p.m.

STAUFFER ESTATES SUBDIVISION NO. II, PHASE I:

Mayor Davis noted that there has been a lot of interest in the proposal and believes that developing in phases is best. Developing the subdivision in phases will allow the lots to be sold once infrastructure is complete. This allows for issues to be addressed and future phase approvals to consider conditions which may need to be mitigated.

Councilman Culver made the motion to approve the final plat of Stauffer Estates No. 2 Phase I Subdivision conditionally upon approved construction plans. Second to the motion was made by Councilman Barber. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Culver, Councilman Johnson and Councilman Barber. **NAYS:** None. Councilman Peterson recused himself due to having submitted testimony during the P&Z meeting.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the March 2, 2021 regular meeting
2. Monthly Department Reports
3. Approve Claims

20-20 Autoglass \$198.92, Accu Sales/Keller Kustoms \$44.00, Alfa Laval Inc. \$6,482.55, All Wireless Communications \$59.50, Altitude Signal LLC \$214.83, Amazon Capital Services \$424.64, Andersons Inc \$511.08, Arnold Machinery Company \$59,238.07, Badger Meter \$504.63, Boise Office Equipment \$27.50, Bonneville Blue Print Supply \$357.00, Boot Barn \$273.24, Bound to Stay Bound Books Inc \$46.28, Bound Tree Medical \$3.50, Brenntag Pacific Inc \$713.13, Brodart Company \$33.72, Builders Firstsource \$166.54, B-Z Plumbing \$329.40, C.H. Spencer LLC \$1,410.00, Candlewood Suites \$150.00, CDW Government Inc. \$6,977.70, Center Point Large Print \$88.08, Century Link \$2,083.68, Centurylink Business Services \$96.73, Chase Paymenttech \$1,614.95, City of Jerome \$564,857.95, Con Paulos Inc. \$39,664.74, Conrad & Bischoff Inc \$331.80, Creative Product Source Inc. \$203.83, Culligan Soft Water Service \$387.50, D & B Supply \$3,136.57, Dig Line Inc \$102.60, Don's Irrigation LLC \$3,596.88, EHM Engineers Inc. \$157.00, Farmore of Idaho \$2,254.16, Fastenal Company \$157.74, Fred Kenyon Repair Inc. \$90.72, Freedom Electric Inc. \$8,396.00, Freedom Mailing Services Inc \$2,028.19, Gem State Welder's Supply \$72.80, Goble Sampson Associates Inc. \$1,148.80, Go-Fer It Express \$378.00, Greatamerica Financial Services \$415.00, GSM Engineered Fabrics LLC \$6,155.72, H.D.Fowler \$1,018.30, Hach Company \$269.82, Hanson Janitorial Supply Inc. \$248.40, Healthy Earth Enterprises LLC \$522.51, Hydro Specialties Company \$13,101.58, Idaho Chief's of Police Assn \$400.00, Idaho

Controls and Automation \$2,867.00, Idaho Power Co. \$66,673.17, Ingram Book Company \$1,087.59, Intermountain Gas Company \$5,124.64, Jerome 20/20 \$20,000.00, Jerome City Water Department \$316.00, Jerome County \$10,271.19, Jerome Printshop \$198.00, Jerome Urban Renewal Agency \$268,965.00, Jesus Gomes \$12.22, Jim's Repair & Distributing \$100.00, J-U-B Engineers Inc. \$15,835.45, Keller Associates Inc \$2,100.00, Kenworth Sales Company \$3,177.43, Kids Reference Co. \$69.95, Les Schwab Tire Centers Inc \$1,067.86, Lexisnexis Risk Solutions \$31.00, Lifeloc Technologies \$255.56, Local Highway Tech Assit.Council \$450.00, Lombard-Conrad Architects P.C. \$309.54, Magic Valley Labs \$8,549.30, Magic Valley Library Systems \$25.00, Mason's Trophies & Gifts \$12.80, Maxwell Products Inc \$4,740.28, McHugh Bromley PLLC \$1,013.22, Midwest Contract Operations Inc \$300.00, Mike's Repair \$291.90, Mower Office Systems \$79.99, Munimetrix Systems Corp. \$89.98, Napa Auto Parts \$548.21, New Tech Security Inc. \$240.00, North Peak Properties LLC \$96.23, O'Reilly Auto Parts \$8.78, Pacific Steel & Recycling \$155.40, Pro-Flame Inc \$143.40, Project Mutual Telephone \$309.54, PSI Environmental Services Inc \$20,762.96, Rexel Usa Inc \$30.97, Ridley's Food & Drug \$124.04, Saltworx Inc \$2,151.44, Sawtooth Veterinary Services \$620.73, Signed Sealed & Delivered \$175.39, Silver Creek Supply \$5,015.48, Siteone Landscape Supply LLC \$690.88, Skaggs Companies Inc. \$103.18, Something More \$103.14, Southern Idaho Solid Waste \$9,817.28, SPF Water Engineering \$2,005.25, Superior Equipment \$1,468.66, Taurus Power & Controls Inc \$1,937.50, Teledyne Instruments Inc \$831.00, Terminix Processing Center \$83.00, Thatcher Company \$12,478.64, Times News \$456.86, T-Mobile \$299.00, Tore Up \$50.00, Traffic Safety Supply Co Inc \$1,838.15, Treasure Valley Coffee Inc. \$119.50, Trey Treasure \$100.00, Triple C Concrete \$731.00, U S Postmaster \$251.96, U.S. Bank Equipment Finance \$467.77, Unimed Government Services \$215.32, Urgent Care of Jerome/Twin Falls \$225.00, US Bank Credit Card \$7,875.08, USA Bluebook \$358.33, Valley Office Systems \$83.46, Valley Wide Cooperative \$9,082.33, Verizon Wireless \$3,354.82, Watts Hydraulic And Steam Store \$36.94, Western States Equipment \$250.68, Western Waste Services \$788.24, Williams Meservy & Larsen LLP \$12,856.42, Window Welder, Inc \$243.83, Xpress Bill Pay \$846.57, Zoro Tools Inc \$238.40.

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

PROCLAMATION – VIETNAM WAR VETERANS DAY:

Proclamation for Vietnam War Veterans Day 2021

To recognize and to honor the service and sacrifice of those men and women who served in the Armed Forces of the United States during the Vietnams War and to especially honor those who were killed or disabled while serving our nation.

WHEREAS, throughout history, our nation's men and women in uniform have risked their lives to protect the interests of our country and defend freedom; and

WHEREAS, American citizens live in freedom because of the service and sacrifices made by those who have served, and are currently serving in our Armed Forces; and

WHEREAS, more than 58,000 Americans made the ultimate sacrifice in the Vietnam War, and thousands more returned home bearing the physical and emotional scars of combat; and

WHEREAS, many still mourn for the missing and unaccounted-for Americans from the Vietnam conflict; and

WHEREAS, March 29, 1973, was the last day United States servicemen were on the ground in Vietnam; and

WHEREAS, the Vietnam War Veterans Recognition Act of 2017 designates March 29th of each year as the day on which Americans will observe Vietnam War Veterans Day.

NOW, THEREFORE, I, Mayor David M. Davis, call upon all citizens of the City of Jerome to observe Monday, March 29, 2021, as Vietnam War Veterans Day in honor of all those Americans who served in the Vietnam War and especially to honor those, who through their courageous deeds and sacrifice, lost their lives or were wounded in service to our nation.



PROCLAIMED THIS 16th DAY OF MARCH, 2021

/s/ David M. Davis
DAVID M. DAVIS, MAYOR



Council signified support of the proclamation by unanimous “ayes.”

PROCLAMATION – FAIR HOUSING MONTH:

The clerk read the proclamation in full:

Fair Housing Proclamation

WHEREAS, April 2021 marks the 53rd anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and

WHEREAS, the Idaho Human Rights Commission Act has prohibited discrimination in housing since 1969; and

WHEREAS, equal opportunity for all – regardless of race, color, religion, sex, disability, familial status or national origin – is a fundamental goal of our nation, state and city; and

WHEREAS, equal access to housing is an important component of this goal – as fundamental as the right to equal education and employment; and

WHEREAS, housing is a critical component of family and community health and stability; and

WHEREAS, housing choice impacts our children's access to education, our ability to seek and retain employment options, the cultural benefits we enjoy, the extent of our exposure to crime and drugs, and the quality of health care we receive in emergencies; and

WHEREAS, the laws of this nation and our state seek to ensure such equality of choice for all transactions involving housing; and

WHEREAS, ongoing education, outreach and monitoring are key to raising awareness of fair housing principals, practices, rights and responsibilities; and

WHEREAS, only through continued cooperation, commitment and support of all Idahoans can barriers to fair housing be removed;

NOW, THEREFORE, I, David M. Davis, Mayor of the City of Jerome, do hereby proclaim April 2021, to be

FAIR HOUSING MONTH

in the City of Jerome, Jerome County, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand at city hall in Jerome, Idaho on this 16th day of March in the year of our Lord two-thousand and twenty-one.

/s/ David M. Davis

David M. Davis, Mayor

/s/ Bernadette Coderniz

Bernadette Coderniz, Clerk

Council signified unanimous support with all "ayes."

RESOLUTION NO. 06-21:

The clerk read Resolution No. 06-21 in full as follows:

RESOLUTION NO. 06-21

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO, APPOINTING A MEMBER TO THE 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. COMMUNITY SPIRIT COMMITTEE APPOINTMENT:

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

Kevin Williams

March 2021 – February 2023

SECTION 2. EFFECTIVE DATE:

Resolution No. 06-21 shall be effective upon its passage as required by law.

PASSED BY THE COUNCIL this 16th day of March, 2021.

SIGNED BY THE MAYOR this 16th day of March, 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. 06-20 a Resolution by the Mayor and Council of the City of Jerome, Idaho, ratifying a Mayoral Appointment to fill one vacancy on the Community Spirit Committee. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Culver, Councilman Johnson, Councilman Barber and Councilman Peterson. **NAYS:** None.

DEPARTMENT REPORTS:

Mr. Williams stated the Annual Easter Egg Hunt will be held on Saturday, April 3rd at 10:00 a.m., and that additional candy donations are requested. The Community Spirit Committee is planning to hold the annual City Wide Clean Up Day on Saturday, May 1st and joining efforts with Operation Face Lift to have several painting projects in the downtown corridor. He noted that last year's event was cancelled due to COVID. Mr. Williams stated he has been keeping council updated on legislative issues, specifically the property tax bill. It is still on the 3rd reading on the Senate floor and the bill, in its current form, is not getting the support needed to pass. Amendments are being considered to make the bill more favorable to local government, and Mr. Williams believes there is good support from local legislators regarding the bill. Staff is hopeful that the proposed legislation will have minimal impact on local government while providing meaningful property tax relief for those who need it.

City Council recently approved for staff to submit Requests for Qualifications (RFQ's) for the new police station and tennis courts projects and Mr. Williams noted that the RFQ's are expected to be received by March 25th. Once received they will be reviewed and presented to council for approval in either late April or early May.

Chief Harrison spoke of the recent rescue at the Malad Gorge and stated that he commended all first responders who assisted in the rescue. Crews were on Air St. Luke's, the ladder truck was used in the rescue, and it was a great effort by all who assisted.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this March 16, 2021 regular meeting of the Jerome City Council at 6:21p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk