

NOTUS CITY COUNCIL MEETING MINUTES

Regular Session: October 3rd, 2022

7:00 pm @ Notus City Hall

375 Notus Road, Notus, ID 83656

1. Meeting Called to Order

Meeting called to order at 7:07 pm by Mayor, David Porterfield.

2. Roll Call

Roll call was taken with the following results: Councilwomen, Bonnie Emly and Michelle DeGiorgio, Council President, Steve Ahlborn, present. Also present were Mayor, David Porterfield, City Planner, Antonio Conti and City Attorney, Joe Borton. Councilman, Devin Krasowski was an authorized absentee.

3. Pledge of Allegiance

4. Approval of Amended Agenda, ACTION ITEM

Mayor amended agenda adding 7.2 Jasper Ave and Tower Park to get a direction from Council on the sewer line, ownership and location.

CLERK NOTE* Amending an agenda is allowed under state code as long as there is a good faith reason why, stated for the record, that it was not placed on the agenda at the time it was originally posted.

Ahlborn motioned to approve the amended agenda. Emly seconded. Roll call was taken with the following results: Ahlborn; yes, Emly; yes, DeGiorgio; yes. Motion carried.

5. Public Concerns/Comments, limited to 3 minutes each

Dorothy Grooms, 694 3rd Street, signed in to speak. She is concerned about the building height ordinance. If buildings are higher, there needs to be more of a building set back. The taller the home, the wider the setback should be from property lines. She also wants to address the sewer line issue at Jasper/3rd Street. Her neighbor is frustrated, waiting to build. And now she is having problems with her sewer line.

6. Consent Agenda, ACTION ITEMS

6.1 Disbursement List

Ahlborn motioned to pay the disbursements in the amount of \$6,456.76. Emly seconded. Discussion. Roll call was taken with the following results: Ahlborn; yes, Emly; yes, DeGiorgio; no. Motion carried.

6.2 Council Meeting Minutes

NONE

6.3 Committee Meeting Minutes: Library, Community Events

NONE

7. Business Items

7.1 Proposed Building Height Amendment, Ordinance # 477, ACTION ITEM

Mayor reviewed ordinance with Council. City Clerk reads ordinance by title. Ahlborn commented that we need to look into the setbacks for 2 or more story buildings. Ahlborn motioned to suspend the three-reading rule and have the ordinance read once by title only. Emly seconded. Roll call was taken with the following results: Ahlborn; yes, Emly; yes, DeGiorgio; yes. Motion carried. Ahlborn motioned to approve Building height amendment ordinance #477 to change building height from 25 ft to 30 ft. Emly seconded. Roll call was taken with the following results: Ahlborn; yes, Emly; yes, DeGiorgio; yes. Motion carried.

7.2 Jasper Ave and Tower Park Sewer Line, ACTION ITEM

Mayor reviewed map showing current utility easement as part of the Stevenson addition as platted. Also, an easement recorded along Tuttle Lane. There is indication that a sewer line does run from residence on Tuttle Lane, along irrigation ditch, along east property lines of 3rd street residents, down to and across Jasper Ave, connecting to main line near the manhole in Tower Park. Dye test was performed and did reach the main line, although it took longer than normal indicating there may be a problem (grade, roots, debris) with the line. As of now, we can't verify any easements recorded other than along Tuttle Lane

from 1975. City Attorney suggested contacting the property owners along that line for easements. DeGiorgio commented that with the sewer bond and work done, why are we even talking about sewer. Mayor stated that sewer update did not include that part of town. The question is should we seek new sewer easements to attend to this sewer line issue? DeGiorgio commented that City gets shafted all the time. Mayor stated we are the inheritor of some problems for sure. Ahlborn asked if there was another way to go since the owner is waiting for building permits. Tyler commented that we may have to install another manhole for access. Attorney commented that Mountain Waterworks will tell us what type of easement is needed. Mayor stated he did call Stuart from Mountain Waterworks and they haven't gotten back to him. There was a meeting on site with City Planner, Public Works Supervisor, Mayor, and Mike from Mountain Waterworks many months ago to try and figure this requested connection out. No solutions found at that time. No decision.

7.3 Joint Cooperation with Irrigation District 63: Conservation & Monitoring Efforts, ACTION ITEM

Mayor introduced Mike Myers from Irrigation District 63. Mike stated he is the water master for Boise River from Boise to Parma and monitors water in the Conway Gulch. They want to implement a automated program for the water diversion along the water pathway for water conservation. They partner with Broadband. They are asking for permission to put Broadband equipment on the water tower. This will enable them to monitor the agriculture water. The benefit is about 5000-acre foot (irrigation water) saved per year. Notus would receive rent and internet access could be used for anything water related. Tyler could use it to monitor and record our discharge at the sewer ponds. Which would make it a lot easier and safer for him. This automation would conserve water and manpower. They watch over 141 diversion sites and 121 miles of river. It would allow them to adjust the water flow at the source, Boise River, in almost real-time rather than spending man power and time to make those flow corrections. There are concerns as to structural integrity of the Tower to support more equipment. Ahlborn suggests looking into having them provide a structural analysis for us. Emly commented let's be proactive and save water. Ahlborn motioned to pursue the partnership with Irrigation District 63 for automation and water conservation. DeGiorgio seconded. Roll call was taken with the following results: Ahlborn; yes, DeGiorgio; yes, Emly; yes. Motion carried.

7.4 Paige Wireless Agreement ACTION ITEM

Mayor reviewed agreement with Council. Additions to contract are in red. Ahlborn wants structural analysis added. Cost is not enough. If we need to paint the tower, they will need to remove their equipment free of charge to the city. Mayor added an Interference paragraph. Attorney will review and edit. Will be brought back to Council for action.

7.5 Renewal/update Parma Police Contract, ACTION ITEM

Mayor reviews contract with Council. Compensation increases to \$1500 per month/\$18,000 per year. DeGiorgio would like to see a better monthly report. Ahlborn commented he sees Parma Police cars on a regular basis. Mayor asked Council to fill out the survey he gave them and we will see if we can get a report to their liking. Ahlborn motioned to approve the contract with Parma for \$1500 per month/\$18,000 per year. Emly seconded. Roll call was taken with the following results: Ahlborn; yes, Emly; yes, DeGiorgio; yes. Motion carried.

7.6 Water Facility Plan Discussion---Prioritizing Timing

Mayor stated that since the publication notice was not published in Spanish, we have had to have a public comment period again. The alternative decision will be on October 17th, 2022 meeting. Staff recommendations reviewed. Tyler has researched the costs to cover items replaced or fixed in Mountain Waterworks plan. In addendum 2 the breakdown is into smaller pieces to be able to afford it in our budget. Phase 1 is VFD, harmonic filters, update SCADA system and electrical. Phase 2 would be new generator, auto transfer switch, concrete slab. Mountain Waterworks indicated this all part of 6.3.3.1 and it would be part of the construction drawing stage. Need to choose an alternative and submit to DEQ for approval before installation. Tyler and Mayor want to address the pump issue. Ahlborn commented to prioritize needs and list costs. Resident Kevin Smith commented that the supply chains are breaking down. Parts are hard to get right now. In his profession, power plants, they have been told it will be at least a year before they get what they order. Mayor reminded Council they need to be ready to make a decision at the meeting on October 17th. Any questions or concerns, contact him.

7.7 ID Power Lighting Decision---Kremmwood Street Lights, ACTION ITEM

Mayor stated that Idaho Power will be discontinuing service the type of lights used in the streetlights in Kremmwood subdivision. They have offered option of them installing new poles, trenching and placing new wire and setting new transformers throughout entire subdivision for a cost of \$50,000. Monthly rates would go up about 3 times higher. Or change to a different light maintenance plan (LED). They suggest change to a 41C plan and City would then take over ownership and the maintenance of lights. Current bulbs and photo cells last about 4+ years. DeGiorgio commented we shouldn't do any pole replacement on the City's dime. Idaho Power gets plenty of money and they need to take care of our lighting system. Their cost not ours. Mayor stated if you don't do anything then service rates will go up. We currently pay about \$250 per year for 5 lights. Another Idaho Power suggestion is we can convert each light to an LED, at the City's cost, which include either a full head replacement, expensive \$600 per pole, or a ballast and bulb change, less expensive about \$300 per pole. DeGiorgio motioned we are not going to change Idaho Power lighting and make an update for \$50,000. Motion dies for lack of second. Mayor commented they suggested we change out the out the heads/lamp bulbs to LED and change to plan 41C and City would be responsible for maintenance. They suggest we hire an experienced electrician to come out to change all bulbs and photocells every 4-5 years. Should take 1-2 hours of work. If we did change out to LED the annual power bill would go down from \$250 to approx. \$60 per year. Emly asked what the replacement bulbs cost. Mayor stated that Idaho Power is willing to perform the last maintenance on these lights prior to the City takin them over. That would give us around 4 years before any other maintenance would be needed. Tyler has concerns as to the maintenance of the lights since we don't have the equipment needed. LED lighting can affect certain people's health too. Should the HOA be in charge of the lighting in Kremmwood? No decision.

8. Mayor & Council Comment

AIC training fall training is coming up. This year focus is on Planning and Zoning, It is on October 11, 2022. If interested, please let Loretta know.

9. Adjournment

Ahlborn motion to adjourn at 9:28pm. DeGiorgio seconded. All in favor. Motion carried.

Respectfully submitted by Loretta Vollmer, City Clerk _____

Approved by David Porterfield, Mayor _____