

**NOTUS PUBLIC HEARING
AND CITY COUNCIL MEETING MINUTES
November 7, 2022 @ 7:00PM
at Notus City Hall, 375 Notus Rd, Notus, ID, 83656**

1. Meeting Called to Order

Meeting was called to order at 7:00 PM by Mayor, David Porterfield.

2. Roll Call

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

3. Pledge of Allegiance

4. Public Hearing with ACTION ITEM for the purpose of receiving public comment regarding Boise River Pack, Inc, applicant, represented by Kim Cleaver, seeking approval of a Conditional Use Permit on commercial zoned property located near the southwest corner of Notus Road and Hwy 20/26 at 170 Notus Road, Notus, ID 83656. Also known as parcel #R38585 on Canyon County Assessor records. Owner is asking for approval to build an additional onion storage warehouse approximately 26,250 square ft., 350ft x 80 ft., near the current storage shed.

Mayor opens public hearing. Mayor asks Council if there are any Exparte' contact to disclose. None were reported. City Clerk confirms meeting was properly noticed. Kim Cleaver representing Boise River Pack, stated that they would like to build another, larger onion storage building. DeGiorgio asked if they would consider putting up better signage (directing trucks). Kim indicated they would consider it, but they aren't the ones directing the trucks. Antonio Conti, City Planner, reviewed his staff report which indicates there are no changes to access point from Notus Road and there are no water or sewer hook ups requested. The Fire Department compliance will come at the building permit stage. There is a 20' sewer easement on site that will need to be maintained. City Clerk stated no written correspondence was submitted. There were no public signed in to speak either opposed, neutral or in favor of application. Mayor asked if there were any questions or comments. None given. Mayor closes public hearing. Krasowski motioned to approve the Conditional use permit for Boise River Pack new building. DeGiorgio seconded. Discussion. Krasowski amended motion to included 20' sewer easement dedication and stormwater report as noted in staff report. DeGiorgio seconded. Roll call was taken with the following results: Krasowski; yes, DeGiorgio; yes, Ahlborn; yes. Emly; yes. Motion carried.

5. Consent Agenda, Action Items

5.1 Disbursement List

Ahlborn motioned to pay the disbursements in the total of \$13,566.32. Krasowski seconded. Roll call was taken with the following results: Ahlborn; yes, Krasowski; yes, DeGiorgio; no, Emly; yes. Motion carried.

5.2 Council Meeting Minutes

Krasowski motioned to approve the Council meeting minutes of October 17, 2022, and accept the Community Events meeting minutes from November 1, 2022, into record. Emly seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes, Ahlborn; yes, DeGiorgio; yes. Motion carried.

5.3 Committee Meeting Minutes: Library, Community Events

See 5.2 for acceptance.

6. Business

6.1 Request for Reconsideration of Southwind Acres Annexation and Preliminary Plat, ACTION ITEM

Mayor reviews letter of request from Gem State Planning, Jane Suggs, for reconsideration of Council decision to deny the application for annexation, and preliminary plat of the Southwind Acres project. If Council decides to reconsider application will go back to the City Planner and the public hearing process again. Ahlborn asked about the current moratorium. Mayor stated it has no effect on this application because it was accepted before the moratorium was approved. Attorney stated that this is just an opportunity to discuss this topic again, not necessarily to approve it. Ahlborn motioned to reconsider the Southwind application for annexation and preliminary plat. Emly seconded. Roll call was taken with the following results: Ahlborn; yes, Emly; yes, DeGiorgio; no, Krasowski; no. Tie vote. Mayor votes yes. Motion carried. Council is reminded of restriction of Exparte' communications.

6.2 ID Power Lighting ---Kremmwood Street Lights, ACTION ITEM

Idaho Power Representative, Dennis Merrick, stated that in 2019 Idaho Power changed 41B customer owned and Idaho Power maintained light pole plans. They will no longer maintain customer owned lights starting in 2023. This change affects the 5 light poles in Kremmwood. The City's options are: convert to 41C rate which is customer owned and maintained. Idaho Power will do one last maintenance of bulb and photocell replacement, which last 4-5 years and would reduce rates from \$251 per year to \$139. The City would be responsible for bulbs and photocells from then on. Or for Idaho Power owned and maintenance poles and lights, City would have to pay for setting of 5 new poles, trenching and new conduit and wire throughout the whole subdivision, well over \$50,000. The rate would be 3 times higher at a 41A rate. Dennis suggested City go with the 41C rate and hire someone to come in every 4-5 years and replace all bulbs and photocells. Krasowski motioned to switch to the 41C rate for the 5 lights in Kremmwood subdivision. Emly seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes, Ahlborn; yes, DeGiorgio; no. Motion carried. Dennis will schedule the bulb and photocell replacement and change rate plan to 41C.

6.3 Paige Wireless Agreement ACTION ITEM

Mayor reviewed agreement draft with Council. Section 2, Equipment list will be sent over which is a single 42-inch base with antenna. DeGiorgio had concerns of the equipment list to be installed. Mayor stated he feels good about this contract. Several places they talk about what their responsibilities are. They are the ones that suggested the 24-hour notification which is better than what the other companies give us. They gave no objection to the major maintenance items listed that may cause them to have down time for their system. They accepted the idea of the structural (analysis) safety evaluation. Mayor feels good about their openness and willingness to work with us. Krasowski motioned to enter into agreement with Paige Wireless. Ahlborn seconded. Roll call was taken with the following results: Krasowski; yes, Ahlborn; yes, DeGiorgio; yes, Emly; yes. Motion carried.

7. Mayor & Council Comment

NONE

8. Adjournment

DeGiorgio motioned to adjourn at 8:35 pm. Krasowski seconded. All in favor. Motion carried.

Respectfully submitted by Loretta Vollmer, idCMC, City Clerk _____

Approved by David Porterfield, Mayor _____