

**CITY OF NOTUS PUBLIC HEARING  
AND CITY COUNCIL MEETING MINUTES**

**March 21, 2022 @ 7:00PM**

at Notus Community Center, 389 1<sup>st</sup> Street, Notus, ID, 83656

**1. Meeting Called to Order**

Mayor, David Porterfield called the meeting to order at 7:02 pm.

**2. Roll Call**

Roll call was taken with the following results: Council President, Steve Ahlborn, Councilwomen, Michelle DeGiorgio and Bonnie Emly, and Councilman Devin Krasowski, present. Mayor Porterfield, City Planner, Antonio Conti, present.

**3. Pledge of Allegiance**

**4. Public Hearing** for the purpose of reviewing and considering public comment regarding a proposed increase of \$2.75 to the municipal sewer base rate fee, for a total sewer base rate of \$53.35 and Sanitation fee increase of .67 cents for a total of \$14.82 with one roll cart.

**4.1 Mayor opens Public Hearing**

Mayor Porterfield opens public hearing, stating that each fee will be reviewed separately to help avoid confusion.

**4.2 Verification by City Clerk that Public Hearing was correctly advertised**

City Clerk, Loretta Vollmer verified that the public hearing was correctly advertised.

**4.3 Review of Proposed fee increases**

**SEWER:** Mayor stated that the proposed sewer base rate increase of \$2.75 is a step towards the USDA recommended amount needed for system maintenance and part of the requirement of the USDA loan agreement.

*SANITATION: Bill Pastoor and Travis Williams are present to address any questions. Bill states they are asking for a 6% (.67 cents) increase. Would be from \$11.15 to \$11.82 plus the \$3.00 per roll cart. Total cost with one roll cart will be \$14.82.*

**4.4 Written Correspondence Submitted for the Record**

A letter of support was submitted by Jack King and was read for the record. He would like to see the amounts rounded to even dollar amounts. \$53.00 and \$15.00 respectively.

**4.5 Public Testimony from those in Support**

NONE

**4.6 Public Testimony from those Neutral**

NONE

**4.7 Public Testimony from those Opposed**

Randall Taylor of 348 Elgin Ave. was recognized by the Mayor. He stated he didn't understand how USDA came up with those costs. Additional homes should be a compensation for those fees. It doesn't matter squat what he says, Council will do what they want anyways.

**4.8 Comments from Mayor and Council**

**SEWER:** DeGiorgio doesn't feel like we should do anything about the sewer rate.

Mayor stated we need to take steps towards the \$54.35 rate. Small increases so as to not overburden the residents but we need to get to at least \$54.35 but make it as manageable as possible.

Ahlborn stated that council could have just raised the rate less than the 5% so a public hearing would not have been required but he felt that the public input was essential.

Mayor stated that the last years have had a hefty increase in costs. The Bond payment and maintenance expenses for the coming year must be covered. The USDA supplied the money and one payment of \$51,887 must be maintained in a reserve account throughout the term of the loan as well as a \$9,080. Deposit each year earmarked for equipment maintenance.

*SANITATION: DeGiorgio commented that she didn't think \$14.82 was enough and \$15.00 is better. People can't afford this but \$15.00 is probably not enough (fuel prices) but it is better.*

*Mayor commented that they have been at the same rate for 3 years.*

Mayor recognized Randall Taylor. He commented that he is against the sewer raise but 10% should be considered for sanitation.

City Attorney reminded Council that they can not raise higher than .67 cents without another public hearing.

#### **4.9 Mayor closes Public Hearing**

Mayor closes public hearing.

**5. Public Hearing** for the purpose of considering a request from landowner for a zone change on the Land Use Map within the Comprehensive Plan.

#### **5.1 Mayor opens Public Hearing**

Mayor opens public hearing.

#### **5.2 Verification by City Clerk that Public Hearing was correctly advertised**

City Clerk, Loretta Vollmer verified that the public hearing was correctly advertised.

#### **5.3 Presentation from Applicant and questions from Council**

Property owner, Carol Gibson stated she would like to have the future zoning changed from public to industrial to coincide with the adjoining property. She fears the word public will give people a false notion of immediate accessibility to their property for recreation. This would pose a great hardship for the turf farm to have it thought of as public. It causes damage to the crop and irrigation equipment and liability is also a concern. She is asking that her property be changed to industrial as per the other surrounding private properties.

#### **5.4 Written Correspondence Submitted for the Record**

NONE

#### **5.5 Public Testimony from those in Support**

James Gibson, 4414 Lincoln Ln, Caldwell was recognized by the Mayor. He stated he currently farms the property, and it is too much of a liability to have it zoned as public.

#### **5.6 Public Testimony from those Neutral**

NONE

#### **5.7 Public Testimony from those Opposed**

NONE

#### **5.8 Staff Reports**

City Planner, Antonio Conti reminded Council that this not current zoning, just a suggestion of future use of land still outside of City limits. It was suggested to create some future use of city land because of its location to our sewer ponds. The south side of the RR tracks is mostly industrial. He recommends approval of the request, but if annexed this will come up again. If it is ever annexed into the city, then they can zone it.

#### **5.9 Applicant Rebuttal**

Carol Gibson responded that it is the perceived notion (public) and would like it to be consistent with the property around it.

#### **5.10 Mayor closes Public Hearing**

Mayor closes public hearing.

### **6. Consent Agenda, Action Items**

#### **6.1 Disbursement List**

Ahlborn motioned to pay the disbursements of \$5561.74. Krasowski seconded. Roll call was taken with the following results: Ahlborn; yes, Krasowski; yes, DeGiorgio; yes, Eml; yes. Motion carried.

#### **6.2 Council Meeting Minutes**

Krasowski motioned to approve the meeting minutes from March 7, 2022. Ahlborn seconded. Roll call was taken with the following results: Krasowski; yes, Ahlborn; yes, DeGiorgio; yes, Eml; yes. Motion carried.

### **6.3 Committee Meeting Minutes: Library, Community Events**

NONE

## **7. Staff /Professionals Reports**

### **7.1 Treasurer**

NONE

### **7.2 Public Works**

Public Works Supervisor, Tyler Martin reported that the irrigation boxes and ditches by Kremmwood have been cleaned. He has also cleaned mud out of ditch at Hailey Ave. He would like to paint all the fire hydrants and place numbers on each this summer. He wants to get quotes for the fencing around the sewer ponds. Wants to start and complete a project, one at a time.

### **7.3 Law Enforcement**

DeGiorgio stated she wants more information on the reports from Parma Police. Krasowski would like to see what ordinances enforced and what/where traffic stops are at. Not details like names/addresses. No personal information.

## **8. Business**

### **8.1 Approval/Disapproval of Proposed Fee Increases, ACTION ITEM**

Tyler Martin commented that maintenance of water and wastewater takes money. Just a stick of PVC pipe is \$10 per ft. Everything just costs more. Tyler believes there are some design flaws in wastewater system as constructed. Mayor appreciates Tyler's creativeness to keep things running smoothly. DeGiorgio believes we need to go back on the contractor. Ahlborn commented to get back to agenda item for discussion. Should we raise \$1.88 (1/2 of the \$3.75) to \$52.48. Emly stated that resident Jack King had suggested \$53.00. Mayor stated the proposed expenses for this year are \$150,500. Proposed revenue is \$144,215 if we don't raise any. At proposed \$53.35 the revenue would be \$146,605. Emly motioned to increase the Wastewater sewer rate by \$2.75 for a total of \$53.35. Krasowski seconded. Roll call was taken with the following results: Emly; yes, Krasowski; yes, Ahlborn; yes, DeGiorgio; no. Motion carried.

DeGiorgio motioned to raise the sanitation fee by .67 cents to a total of \$14.82 with one cart. Ahlborn seconded. Roll call was taken with the following results: DeGiorgio; yes, Ahlborn; yes, Krasowski; yes, Emly; yes. Motion carried.

### **8.2 Resolution for Sewer Rate Increase, ACTION ITEM**

Krasowski motioned to approve the resolution increasing the monthly sewer rate to \$53.35. Emly seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes, Ahlborn; yes DeGiorgio; no. Motion carried.

### **8.3 Resolution for Sanitation Rate Increase, ACTION ITEM**

Krasowski motioned to approve the resolution increasing the sanitation rate for service to \$11.82. (carts stay the same at \$3.00 each) for a total with one cart of \$14.82. Ahlborn seconded. Roll call was taken with the following results: Krasowski; yes, Ahlborn; yes, DeGiorgio; yes, Emly; yes. Motion carried.

### **8.4 Approval/Disapproval of Proposed Land Use Map Amendment, ACTION ITEM**

DeGiorgio motioned to approve the proposed land use map amendment. Ahlborn seconded. DeGiorgio commented that its their land, its not in City limits, so it's the right thing to do. The land surrounding it is designated as industrial. Ahlborn stated that by promoting industrial area it doesn't hurt the property value and is providing a mixture of land uses. Roll call was taken with the following results: DeGiorgio; yes, Ahlborn; yes, Krasowski; yes, Emly; yes. Motion carried.

### **8.5 Resolution Adopting Land Use Map Amendment, ACTION ITEM**

Krasowski motioned to adopt the land use map amendment. Emly seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes, Ahlborn; yes DeGiorgio; yes. Motion carried.

### **8.6 Financial Policy Resolution, ACTION ITEM**

Ahlborn asked to hold this until next meeting so he could review it more. Topic will be brought back on next agenda.

### **8.7 Fair Housing Declaration Approval, ACTION ITEM**

Krasowski motioned to approve the Fair Housing Declaration for the month of April. DeGiorgio seconded. Roll call was taken with the following results; Krasowski; yes, DeGiorgio; yes, Ahlborn; yes, Emly; yes. Motion carried.

**8.8 Wastewater Licensing Compensation, ACTION ITEM**

Mayor stated that need to look at the current budget for retention of personnel. Tyler stated that he has a job offer with another city for \$22.00 per hour plus benefits. In the past city was paying Blackwater \$700 per month to run the sewer system and complete the monthly required DMR reports to DEQ. He is not asking for \$4.00 per hour raise but has been here for 2.5 years. Wants to be fair to the City and stay but needs to look after his family too. Ahlborn stated that Tyler's intimate knowledge of the system is worth something. Mayor commented that he wants Tyler to stay. Could raise his working hours to 40 instead of 32 which would give him more money. Krasowski suggested \$2 raise now and another \$2 after license is obtained. Emly suggested \$2.50 now and \$2.50 after license is obtained. Mayor reviewed budget impact with Council. May have to pull from reserves to cover proposed increases. Ahlborn prefers \$2 now and \$2.50 when licensed. Discussion. Krasowski motioned to raise Public Works Supervisor to \$19 per hour now and increase to \$21 per hour when appropriate wastewater license is obtained. Emly seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes. Ahlborn; yes, DeGiorgio; yes. Motion carried.

**8.9 Definition of Greenspace, Discussion**

Topic will be brought back to next agenda

**9. Mayor & Council Comment**

NONE

**10. Adjournment**

DeGiorgio motioned to adjourn at 10:00 pm. Ahlborn seconded. All in favor. Motion carried.

Respectfully submitted by Loretta Vollmer, City Clerk \_\_\_\_\_

Approved by David Porterfield, Mayor \_\_\_\_\_