

**NOTUS CITY COUNCIL SPECIAL SESSION MEETING MINUTES**  
**Special Session: Thursday, May 23<sup>rd</sup>, 2019**  
**@ 7:00PM at Notus City Hall at 375 Notus Road, Notus, ID 83656**

**1. Meeting Called to Order**

Mayor David Porterfield called meeting to order at 7:09 pm.

**2. Roll Call**

Roll call was taken with the following results: Councilwomen Bonnie Emly and Michelle DeGiorgio, present. Councilman Richard Wallace Jr attended by speaker phone. Councilman Clint Berends, absent.

**3. Pledge of Allegiance**

**4. Business, Action Items**

**4.1 Flood Plain Ordinance #462, adoption**

City Clerk, Loretta Vollmer presented a clean and corrected copy of the Flood plain ordinance #462 to Council for adoption.

Emly motioned to dispense with the rule requiring ordinances to be read on three separate days and once in full, and that the ordinance be read once by title. Wallace Jr seconded. Roll call was taken with the following results: Emly; yes, Wallace Jr; yes, DeGiorgio; yes. Motion passed.

City Clerk read Ordinance #462 by title. FLOOD DAMAGE PREVENTION ORDINANCE, ORDINANCE NO. 462

AN ORDINANCE OF THE CITY OF NOTUS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ESTABLISHING PURPOSE AND AUTHORITY; PROVIDING DEFINITIONS; PROVIDING APPLICABILITY; REQUIRING PERMITS; PROVIDING FOR ADMINISTRATION, PERMIT PROCESSING AND THE AUTHORITY OF THE ADMINISTRATOR; PROVIDING SUBDIVISION, CONSTRUCTION, MANUFACTURED HOME, RECREATIONAL VEHICLE AND FLOODWAY STANDARDS; PROVIDING VARIANCE AND APPEAL PROCESSES AND CRITERIA; PROVIDING THAT A VIOLATION IS A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED ONE HUNDRED DOLLARS, OR JAIL NOT TO EXCEED ONE HUNDRED EIGHTY DAYS, OR BOTH; PROVIDING SEVERABILITY; PROVIDING REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Emly motioned to adopt ordinance #462. Wallace Jr seconded. DeGiorgio asked what was the bid push to get this done and who was it that pushed it. City Clerk explains that there has been a new flood plain map approved for the Boise River that flows through Notus. This new ordinance is mandated by FEMA, State and County for the City to remain in the National Flood Insurance Program so residents can receive FEMA benefits IF there is a flood. Canyon County has also just passed their flood plain ordinance.

Roll call was taken with the following results: Emly; yes, Wallace Jr; yes, DeGiorgio; abstain. Motion passed. Motion passed.

**4.2 Whitmire Building Update**

Mayor stated that a few days ago a prospective buyer and Mr. Vezesso had reached an agreement. This Morning City heard from buyer, Mike Watson concerning potential arrangements with City for continued use of the building. During a conference call attended by Council President, Bonnie Emly, Library Board Member, Roberto Baruth and Mayor, Mr. Watson proposed to allow City to use Library, Community Center and storage room, inclusive, for \$500.00, per month. Since the Council had previously approved \$500.00 per month rent, Mayor commented to him that would probably be acceptable to Council. Mr. Watson is also willing to extend the building vacate time by 2 weeks to have time to discuss this letter of intent with Council. Mr. Watson will attend the next City Council meeting on June 3<sup>rd</sup> to discuss this issue. He would like to get Council input to seek other client or rental options to help offset the City's cost.

DeGiorgio comments that it's like he is being guaranteed money from the city and the state for the post office and an amount from the apartments. Where would the \$500.00 come from? Mayor commented that by taking some money off other general fund items, there is money there. Wallace Jr stated that he would welcome any ideas that DeGiorgio may have. Since Larry is gone, that building option is gone. We need to put the Library somewhere and the community center. DeGiorgio comments that she feels the city is felling pressured. We knew the building has been for sale for several years now. We should have been putting money aside for rent and didn't. Wallace Jr stated, "It is just as much your fault as mine and the Mayors. You were helping with the budget just as much as I was."

Mayor comments that this is a doable situation without depleting the other line items in the general fund.

As a comparison the Post Office comes out at a cost of .92 cents per sq. ft. and the cost of the Library, Com center and storage room is .15 cents per sq. ft.

DeGiorgio asks about the building maintenance and repair to the building. Amount of costs for heating and air versus the income from rent doesn't seem like it is all that much. Just common sense. We need to figure out property and how to build.

Mayor stated that Mr. Watson has said that he doesn't foresee raising the rent every year.

Mayor updated the Council on the 20/26-Wagner lot. Last meeting Council wanted to know what it was worth to sell. A real estate agent has reported back that it is zoned agricultural with a condition of no building permits available for that lot. That is the least valuable kind. He has indicated the appraisal would be in the single thousands of dollars. During this process there have been two potential buyers have shown interest.

Its rumored there is a water park for the across the road. Realtor would like the City to list the property with him to sale. Mayor commented that this could be one source of revenue for the library rent cost.

Mayor would like to ask council for their willingness to sign a letter of intent with the buyer, Mr. Watson giving conditions in that letter that are agreeable to the Council. Mayor also asked Council to respond to the Realtor to pursue the contact with potential buyers.

City Clerk reminds Mayor and Council that the Wagner property is not an agenda item tonight for decision. Mayor responds he is asking for indication of direction so that City knows how to respond to the potential buyer of the Whitmire building and the real estate agent that has already done exploration for City.

Wallace Jr motioned that the City is willing to consider the letter of intent and potential negotiations. Emly seconded. Roll call was taken with the following results; Wallace Jr; yes, Emly; yes, DeGiorgio; no. Motion passed.

Mr. Watson will be at the June 3<sup>rd</sup> meeting.

Wagner Road property will be on the next agenda for decision.

## **5. Adjournment**

DeGiorgio motioned to adjourn at 7:44 pm. Wallace Jr seconded. Voice Vote. All in favor.

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

David Porterfield, Mayor \_\_\_\_\_