

CITY COUNCIL MEETING MINUTES
June 6th, 2022 @ 7:00PM
at Notus Community Center, 389 1st Street, Notus, ID, 83656

SOCIAL DISTANCING PROTOCOL IN PLACE

1. Meeting Called to Order

Meeting was called to order at 7:12

2. Roll Call

Roll call was taken with the following results: Council President, Steve Ahlborn, Councilwomen Bonnie Emly, and Michelle DeGiorgio present. Councilman Devin Krasowski, present. Mayor Porterfield, City Planner, Antonio Conti, City Attorney, Todd Lakey and Engineer Mike Woodworth from Mountain Waterworks, all present.

3. Pledge of Allegiance

4. Public Hearing for the purpose of considering a request from landowner for approval of a short plat to divide a parcel, creating two separate, buildable parcels at 474 Jasper Ave., Notus.

4.1 Mayor opens Public Hearing

Mayor opens meeting.

4.2 Verification by City Clerk that Public Hearing was correctly advertised

City Clerk verified hearing was correctly advertised and published.

4.3 Staff Reports

City Planner, Antonio Conti reviewed the application and his analysis. This proposed plat conforms to zoning designation and requirements, adequate water and sewage are available, will not be contrary to the public interest, is consistent with the Comprehensive plan and is aligned with the goals of the City. He recommends approval of the requested short plat application.

4.4 Presentation from Applicant and questions from Council

Russell Walgamott addressed Council. He would like to split his property to allow his son and daughter in law to build a home and be close to family. Asked Council if they had any questions. None were asked.

4.5 Written Correspondence Submitted for the Record

No written correspondence was received.

4.6 Public Testimony from those Opposed

None

4.7 Public Testimony from those Neutral

Mayor recognized Cassie Everson of 661 View Dr., Notus. Cassie asked what size of house they were planning on, since she lives on the other side of the irrigation canal from them. She also wanted to ask if there was a canal easement. (that is an existing easement and cannot be changed without permission of the owner of the canal)

4.8 Public Testimony from those in Favor

NONE

4.9 Applicant Rebuttal

Russell stated that the house design is currently unknown, but probably 2 stories. Hopefully to ease Cassie' s mind the home will be built close to 3rd Street, farther away from her house.

4.10 Mayor closes Public Hearing

Mayor closes public hearing at 7:29 pm.

5. Consent Agenda, Action Items

5.1 Disbursement List

DeGiorgio motioned to approve the disbursements as presented. Krasowski seconded. Roll call was taken with the following results: DeGiorgio; yes, Krasowski; yes, Ahlborn; yes, Emy; yes. Motion carried.

5.2 Council Meeting Minutes

Krasowski motioned to approve the meeting minutes from May 2nd and 16th, 2022. Ahlborn seconded. Roll call was taken with the following results: Krasowski; yes, Ahlborn; yes, Emy; yes, DeGiorgio; yes. Motion carried.

5.3 Committee Meeting Minutes: Library, Community Events

NONE

6. Business

6.1 Irrigation Water Conservation, Discussion

Mayor stated that we received a letter from Farmers' irrigation company about upcoming drought conditions. They have suggested some things to do to help: Be mindful of water shortages; Be considerate of your neighbors. Turn off taps when not in use. When turning off or on very large taps, let the water manager know. Keep your ditches and laterals clean and maintained. Water usage is 2" per share (18 gallons per minutes) 1 share waters 2 acres, this may be affected during a drought year.

6.2 Short Plat Application 474 Jasper Ave, Approve or Deny, ACTION ITEM

DeGiorgio motioned to approve the short plat for Russell Walgamott as it is consistent with our Comprehensive plan and our zoning ordinance and per the City Planners recommendation. Krasowski seconded. Roll call was taken with the following results: DeGiorgio; yes, Krasowski; yes, Ahlborn; yes, Emy; yes. Motion carried.

6.3 Water Facility Plan with Alternatives, ACTION ITEM

City Engineer, Mike Woodworth reviewed the DEQ approved water facility plan with Council. The next step is evaluation of alternatives or upgrades and the potential funding of those. Funding mechanism could be loans and grant funding or water system revenue bond. (Bond is paid back with water system revenue NOT tax revenue)

Priority 1 alternatives:

New groundwater well and well house on site of well#2. Since arsenic levels are rising this new, deeper well would improve water quality and fire flow. New standby power generator. Booster pumping facility electrical upgrades. Booster pumping facility capacity upgrades. Transmission and distribution -line replacement adjacent to Hwy 20-26.

Priority 2 alternatives:

Include waterline replacement on Jasper Ave and other remaining aged system waterlines.

Priority 3 alternatives:

Replacement of service line, meters and fire hydrants.

Mike suggested holding a public meeting to satisfy any possible future funding requirements. DeGiorgio doesn't feel that residents can handle raising costs. Ahlborn asked if there are any dual funding options to help cut costs to the City. Mike indicated there are many different options. He just needs to know what Council wishes are. What priority items they want to do now or hold off on. If bonding out then need to start the process now as elections are held in November and May. Mayor likes the idea of self-funding some of the items to get them done. There are lots to think about and decide. Well #2 is not currently out of compliance but does have some quality issues. It is listed as our redundant water source. The question is, is it reliable? The standby power needs to be addressed as well. Mayor suggests Council workshop meeting to discuss in depth the options. Krasowski stated to go with all of the priority 1. (repairs, maintenance, updates to an aging system) DeGiorgio felt that the City is always taken advantage of all these years. Need to make the right decision for all the residents. Mayor feels another bond would be too cumbersome. We have a drinking water bond and a sewer bond currently that we are making payments on. Mike suggests holding a public meeting and he will check with DEQ SRF (State Revolving Funds) money available in January. Krasowski liked idea of public meeting to get feedback and in the meantime do some self-funded projects like the VFDs and generator. Mayor concurred. Set a public hearing and workshop meetings to set up a plan to move forward. Mike will reach out to USDA for funding answers, but DEQ has a process to follow.

6.4 Western Alliance for Economic Development Membership, ACTION ITEM

Mayor stated that Tina Wilson is not available but that the Western Alliance for Economic Development that is based on population will be \$1000.00 this year. DeGiorgio asks what she does for the City. Mayor stated that she has brought several entrepreneurs to the city. She works with developers to seek areas that would benefit from their interests. She represents the City with COMPASS and VRT Board. Ahlborn commented that we need an advocate like her to help us grow in a good way. DeGiorgio motioned to pay \$1000 to Western Alliance for Economic Development. Ahlborn seconded. Roll call was taken with the following results: DeGiorgio; yes, Ahlborn; yes, Eml; yes Krasowski; yes. Motion carried.

6.5 Accessory Dwelling, Discussion

Mayor stated that we need to define accessory dwellings units (ADU) and regulate since the State Legislature ruling. He reviews definitions. R-1 R-2 zoning requirements still need to be met. Canyon County requires that primary home has to meet the homeowner's exemption tax rules to be able to has a ADU. Size is restricted. Mayor asks Council to review and bring back to next meeting.

7. Mayor & Council Comment

DeGiorgio wants the dead tree in the 20-26 park removed. Mayor commented that he and Tyler have talked about that. She would like the weed eater used instead of spraying along the highway, it looks bad. Show that we care. Tyler responded they would take care of those tall dead weeds. Mayor commented that as a more permanent situation, spray saves time so there is no repeat, repeat of the process. We need to use a combination of those to have adequate care for the whole growing season. DeGiorgio agrees to disagree. Mayor stated that the thing is that if we spray those weeds then ... , DeGiorgio interrupts "I'm done. God bless ya, I'm done, can we go now?" Krasowski asked if City had any control over where the Parma Police patrol? There seems to be issue on 1st Street. Mayor stated that if there is a certain time or area, we can ask for those, but 9 out of 10 times they will come and sit in an area and see nothing.

8. Adjournment

Krasowski motioned to adjourn at 9: 29.pm. Ahlborn seconded. All in favor. Motion carried.

Respectfully submitted by Loretta Vollmer, City Clerk _____

Approved by David Porterfield, Mayor _____