

CITY COUNCIL MEETING MINUTES
September 5th, 2023 @ 7:00PM
at Notus City Hall, 375 Notus Rd, Notus, ID, 83656

1. Meeting Called to Order

The meeting was called to order by Mayor, David Porterfield at 7:07 pm.

2. Roll Call

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

3. Pledge of Allegiance

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

NONE

5. Consent Agenda, Action Items

5.1 Disbursement List

Krasowski motioned to approve the disbursements of \$6,286.27. Ahlborn seconded. Roll call was taken with the following results: Krasowski; yes, Ahlborn; yes, DeGiorgio; yes, Emly; yes. Motion carried.

5.2 Council Meeting Minutes

Krasowski motioned to approve the minutes of July 3, 2023, as presented. 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, Vision Tomorrow

NONE

6. Business

6.1 City Auditor, Zwygart John and Associates contract approval, ACTION ITEM

Krasowski motioned to approve and contract with Zwygart John and Associates for fiscal audit. DeGiorgio seconded. Roll call was taken with the following results: Krasowski; yes, DeGiorgio; yes, Ahlborn; yes, Emly; yes. Motion carried.

6.2 Proposed Real Estate donation procedure, City Attorney

Tabled.

6.3 Public Hearing procedure amendment, Ordinance, ACTION ITEM

Krasowski motioned to dispense with the ordinance three reading rule and to have ordinance read once by title only. Emly seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes, Ahlborn; yes, DeGiorgio; yes. Motion carried. City Clerk reads Ordinance by title, Krasowski motioned to approve the public hearing procedure amendment ordinance. Ahlborn seconded. Roll call was taken with the following results: Krasowski; yes, Ahlborn; yes, Emly; yes, DeGiorgio; no. Motion carried.

6.4 Water Base Rate Increase, Resolution, ACTION ITEM

Emly motioned to approve the 3% water base rate increase resolution #23-06. Krasowski seconded the motion. Roll call was taken with the following results: Emly; yes, Krasowski; yes, Ahlborn; yes, DeGiorgio; yes. Motion carried.

6.5 Sewer Base Rate Increase, Resolution, ACTION ITEM

Mayor reviewed the sewer base rate resolution with Council. A raise of 1.87% equals \$54.35 per month. Krasowski motioned to approve sewer base rate increase resolution #23-05. Emly seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes, Ahlborn; yes, DeGiorgio; yes. Motion carried.

CLERK NOTE Krasowski leaves meeting at 7:35 pm.**

6.6 Engineering Procurement Criteria, ACTION ITEM

Job Description

Mayor stated that the City Engineer Mountain Waterworks has left. The City needs a general engineer for everyday issues, and the ability to have an engineer to advise staff. Projects that are \$0 to \$50,000 don't require an RFQ. Does Council desire one overall engineer. One firm to handle all functions, in house? Or individual for each service? We can create a list of approved engineers and assign projects by task lists. DeGiorgio feels we don't need an engineer unless we have a large project. Mayor feels its important to have a relationship with an engineer. He asked what criteria is City looking for? Ahlborn is in favor of one overall engineering firm. Helps with communication, one to go to that knows and cares about the City. DeGiorgio asked why we would hire an engineer if we don't have any projects going on. Mayor stated that we only pay when we have a project going on, not a monthly fee when there is no project. Topic will be revisited at another time.

CLERK NOTE Krasowski returned to meeting.**

6.7 Infrastructure Improvements Review

**Priorities: Well Construction and Alternatives
Street Improvements**

Mayor stated that it is important to identify, define and prioritize important possible projects coming up. The proposed well construction for example. Do we drill a new well? We can't connect any new services without a back up well. Cost is estimated at over 1 million. Should we rehab well 2 at a cost of 100,000 to 300,000 or more with rehab of water tower as well. That well pump needs to be serviced/replaced and will need to be pulled through the roof with little room to work inside the building. Krasowski commented that a good comparison of the cost of a new well versus rehab would be helpful. Mayor stated we could give Tyler and Antonio permission to explore this and report back in 5-6 weeks. Krasowski thinks it is worth our due diligence. DeGiorgio asked what is stopping us from just drilling deeper? City Planner Conti stated that the type of old casing would be an issue as well as no guarantee of the gallons per minute. Mayor commented that the other urgent need is streets. We have submitted a plan and design grant application to rebuild Notus Rd, 1st Street to Jasper Ave and 3rd Street. Another application will be needed for construction. Matt from COMPASS is helping with these applications and is searching for a no match from the City for the project.

CLERK NOTE Ahlborn leaves meeting at 8:40 pm.**

DeGiorgio suggested taking out all the blacktop that's in poor condition and just put down gravel. Should save a lot of money and headache. Mayor stated that the culvert replacement on 1st Street would be about \$300,000 or more. To rebuild all of 1st Street would take about 1.9 million. There is more discussion to come later.

6.8 Development Debriefing

Krasowski stated that as City and elected officials he thinks we can do better with the vision of the community and not waste people (developers) time. Our Comprehensive plan shows hundreds of acres around us, yet the City doesn't approve anything. Maybe we need to revisit our Comp plan and future land use map. He suggests lower volume in different locations with not so many buildings. DeGiorgio commented that too many buildings would overwhelm our water and sewer systems.

7. Mayor & Council Comment

Krasowski would like to see ADU on the next agenda. By State Statute, city cannot prohibit them.

8. Adjournment

Krasowski motioned to adjourn at 8:55 pm. DeGiorgio seconded. All in favor. Motion carried.

Respectfully submitted by Loretta Vollmer, idCMC Notus City Clerk _____

Approved by David Porterfield, Mayor _____