

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, JANUARY 10, 2019

Presiding: Mayor David D. Ogden
Meeting Convened at 6:30 p.m.
Prayer: Joy Ball
Pledge of Allegiance

Present: Mayor David D. Ogden; Clerk-Treasurer Wendy McLaughlin; Councilors Brent Barrus, Joy M. Ball, and Bruce King; City Attorney Dylan Anderson; City Building Inspector Cliff Morris; Planning and Zoning Chairman Dave Thompson; *Standard Journal* Reporter Lisa Smith; Citizens Bruce Arnell, Timothy Frogue, Grant Johnson, Barbara Lusk, Catherine Nielsen, Pam Ogden, and Ronald Smith. Councilman Vaun Waddell was excused.

MINUTES: Mayor Ogden asked if there were any corrections to the minutes of the regular meeting held on Thursday, December 13, 2018. Each councilmember had a copy of the minutes prior to the meeting. It was moved by Councilwoman Ball and seconded by Councilman King to accept the minutes as amended; motion carried.

RECONCILIATION REPORTS: Wendy presented the December reconciliation reports for the General Fund. It was moved by Councilman Barrus and seconded by Councilman King to accept the December reconciliation reports for the General Fund; motion carried. Wendy presented the December reconciliation reports for the Utility Fund. It was moved by Councilwoman Ball and seconded by Councilman King to accept the December reconciliation reports for the Utility Fund; motion carried.

Wendy presented the current bills in the amount of \$53,082. It was moved by Councilman King and seconded by Councilwoman Ball to pay the current bills, together with all regular January bills; motion carried. It was noted that the expenses were high in the utility fund due to the new water system.

ANNUAL CITY COUNCIL OFFICERS ELECTION:

Councilman King moved to keep the officers as elected last year, since they had only served one year. Councilman Barrus moved that Councilwoman Ball be the new council president, since he said Councilman Waddell seemed to be conflicted with the city. The mayor called for a roll call vote on the first motion, which Councilwoman Ball seconded:

Those voting aye: Councilors King and Ball
Those voting nay: Councilman Barrus

Councilman Vaun Waddell will remain council president, with Councilwoman Joy M. Ball as council vice president.

PLANNING AND ZONING REPORT: Dave Thompson reported on the following items:

Business License: Joseph Huckbody has applied for a home-based business license for his Provident Payroll Services, LLC business.

New Names for Planning and Zoning and Design Review: All who had been contacted to serve on either board had declined.

Final Plat Process: Still in process. Councilwoman Ball asked if a review of development agreements as per City Code 10-1-5:C would be included. Chairman Thompson said yes; that was one of the items that had been overlooked.

Land Use Schedule: Still in process. Again, a public hearing date is hoped to be set soon.

City Code 9-1-3 and 9-1-4: Still in process. Again, a public hearing date is hoped to be set soon.

Development Interest: Dave reported that there seems to be some interest in development and zoning.

MAYOR'S REPORTS: The mayor reported on the following items:

ICRMP Training: The annual city liability insurance training is due by February 1, 2019. The link provided to each councilor earlier does not seem to be working. City Clerk Wendy McLaughlin will check into it and get back to the council. Two training meetings are required, and one will be held directly after the council meeting tonight. The city receives a 5% discount on its annual billing, if training is completed.

Water Tank Update: City Building Inspector Cliff Morris reported that the construction of the tank is moving forward. The tank site has been excavated and the concrete floor was poured yesterday. About 300 yards of concrete, or 30 truckloads of cement, were delivered. Blankets and straw keep the temperature of the concrete at around 76 degrees to cure for the next several days, even though the temperature is just above freezing during the day. Pictures will be taken of the progress and shared on social media for the public.

Waterline & Well Update: City Public Works Director Arlynn Jacobson reported that MD Construction is still trying to get a clean water sample on the Moody line. Drilling for the new well should begin as soon as next month. High Plains Drilling is working on the bonding.

Sewer Emergency Update: Recently, homeowner Steve Adams suffered several thousand dollars in damage to his basement from city sewage that had backed up into his home and gone unreported over the long Thanksgiving weekend. The backup was caused by vandals dumping several bags of leaves down a nearby manhole. Mr. Jacobson reported on how the city responds to utility emergency calls and what controls are in place to minimize possible damage from sewer or water back-up. Currently the city has:

- A SCADA system on the Ricks and Main sewer lift stations, where 90% of problems occur
- After hours emergency call contact
- Newsletter reminders

Mr. Jacobson reported that he will continue to list the emergency contact number in the monthly newsletter and on the city website. The emergency number is the regular phone number to City Hall, which is set up to route the call if an emergency exists. He is also willing to educate the public on what to do if a backup occurs.

Arlynn reported that it is not cost effective to place flow devices on all manholes, since the city has more than 200 of them and they cost about \$2,500/piece.

2nd Annual State of the City/County Breakfast Update: Is scheduled to be held Wednesday, January 30, 7:30 a.m., at the Atrium in Rexburg. It is sponsored by the Rexburg Area Chamber of Commerce. Mayor Ogden will give his state of the city address. The city will pay for the council or any full-time employees who wish to attend the breakfast.

Mayor Ogden then read most of his State of the City address to the council and those in attendance (see Attachment #1), highlighting the positive things that have happened during the year.

Judge Moeller's Memorandum Decision Update: City Attorney Dylan Anderson reported that Judge Shindurling granted a summary judgement to Councilman Waddell for a permanent injunction in participating on the current Old Farm Estates Division #3 application. The motion for reconsideration for bias is ongoing for Councilman King. A bench trial date has been set for May 15 – 17. Old Farm Estates Division #3 will continue with a stay in place until a judgement is made. Judge Shindurling will hear the case, since Judge Moeller was appointed to the Idaho Supreme Court.

LOGO IN COUNCIL CHAMBERS: The council reviewed two city logo options for the council chamber. One was square the other more rectangular in style. The council approved the rectangular style logo and will discuss costs and whether to install the logo on the back wall of the chamber room during a subsequent meeting.

LED STREET LIGHTS: The council tabled the LED street lights question to gather more information on types of LED lights available, to review the Sugar City Comprehensive Plan and Code, consider lighting for a themed city, and study the cost versus savings to the city. The item will be put on the next agenda.

DEPARTMENT REPORTS:

COUNCILMAN BARRUS: No report
COUNCILMAN WADDELL: Excused.
COUNCILWOMAN BALL: No report
COUNCILMAN KING: No report

Meeting adjourned at 7:45 p.m.

Signed: _____
David D. Ogden, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer

State of the City Address
January 4, 2019

Dear Sugar City Residents,

I am grateful for the opportunity you have given me to serve as your Mayor. I take this job seriously, and will continue to work to the best of my ability. I have worked along with the City Council to make decisions that we believe are in the best interest of the city and its citizens. I do understand that many of you have been fixed on the one negative issue facing the city, which is the controversy over the re-zone application for Division #3 of Old Farm Estates. However, the purpose of the letter is to show all of the positive things that have been happening in this remarkable city of ours since I have been Mayor. They are as follows:

1. We have seen renewed interest in several potential subdivisions. These subdivisions will provide significant growth in the size and complexity of the City. One subdivision is the River Bend Properties, the other is the Tuscano property, both located to the north of the City across Highway 20. These subdivisions will provide growth in both single-family residences and commercial properties, as well as a potential assisted living center.
2. We have been approached by some commercial developers interested in the property surrounding the Highway 20 / Highway 33 interchange. They are interested in putting in some commercial properties that would have a significant impact to the city.
3. Kelton Larsen and his partner John Pocock built the Pro-Peat industrial building where they are manufacturing a special type of fertilizer. This is a large 50,000 square foot building just north of the business park. They are now open and have created a number of good paying jobs that make this project very beneficial to the city. The city received a \$400,000 Block Grant from the State of Idaho to put in the water and sewer lines, the road and other infrastructure to facilitate this project. Pro-Peat put in the remaining amounts to finish the project.
4. One of the most exciting things to happen is the recent passage of the Water Bond. The City has long known that it was deficient in certain minimum requirements imposed by both Federal and State agencies tasked with the regulation of all municipal water systems. I am grateful to the citizens of Sugar City for helping to correct those deficiencies. The Bond was passed for \$3.7 million dollars. We have completed the transmission lines which connect with the water line on 5th South put in by the Lerwills, and go down 7th West to the Moody Highway and go to the corner where it meets Highway 33. The new water tank is currently under construction, and the new well will begin the drilling process sometime in January. This leaves just the new well house and pumps to bid out and begin construction. At this time, it would appear the project could be finished sometime this summer. The Developers, Jeff and Ryan Lerwill donated the two-acre parcel for the well site.
5. The Lerwills have also finished all the infrastructure in division #2 of Old Farm Estates at their own cost, including water, sewer, roads, street lights, street signs, and other infrastructure that will be turned over to the city at no cost to us.
6. The water project has also allowed us to provide a water line down S. 7th W. to the Moody Highway, and around to Highway 33, which will help us to provide water to some of the developments south of town. Those affected have agreed to be annexed into the city, which allows the businesses along Highway 33 north of the Moody highway to become a part of the city. This will benefit those businesses, as well as

help Sugar City with its tax base. I am very excited about this turn of events, and am grateful for the help of such a great staff that has made this possible.

7. We had a singular experience with the recent total eclipse of the sun. The staff and I worked hard with the City of Rexburg and Madison County to make sure this did not adversely impact the city. The almost 3,000 people that came to Sugar City were respectful of our way of life, and they did such a great job of cleaning up after themselves. We almost did not need the many volunteers that came out to help the city clean up.
8. We have sold eight lots in our Business Park, over the last two-year period. Construction has started on two of those businesses, and the remaining lots should begin construction in the near future. These new businesses will be of great benefit to the city. We are hoping this is a sign of further business growth in the near future.
9. We received over twenty-seven new building permits for the city with most of them in the Old Farm Estates subdivision. This is a sign of significant growth, and should continue in the foreseeable future. The city also approved approximately 8 acres of a new development of four-plex and six-plex residential units providing approximately 110 units of new housing for families. Some of these are already under construction, and do not look much different than many of our two-story homes.
10. We have worked diligently with the City of Rexburg and Madison County to counteract the new floodplain map recommended by FEMA for our area. We have made good progress, and the hope is that we will still be able to take Sugar City and the immediate surrounding area out of the floodplain. Our goal, however, is to make sure the final map is accurate, so the city will be able to assure safety for its citizens.
11. We also continue to work with the YMCA in Idaho Falls, who has expressed interest in coming to our community and providing services for a variety of recreational activities. We appreciate all of those who have participated in a survey to determine the needs and wants of our area. The YMCA has just finished conducting a feasibility study to determine if they will be able to meet those needs. We would then enter into the design and fund raising phase of the project. This will be a very family friendly enterprise coming to Sugar City.
12. Along with the YMCA there is a large doctor owned clinic that would be located nearby, and provide urgent care, day surgery, sports and family medicine. This business would hire many higher paying jobs, and be another significant impact to our community.
13. The Lerwills have also proposed to take an 11-acre parcel in their division #3 and build townhomes and cottage homes, for smaller or older families. Assuming we can get the zoning resolved this could happen soon.
14. The city has authorized and is currently undergoing a facility planning study for our sewer system, just as we did for the water system. It has been initially determined that we still have good capacity in the system, but that we may need to make changes in the near future to replace some very old pipes, and anticipate any future growth that may come. We will make this study public as soon as it is done, and keep you informed as to what we may need to decide.
15. We recently sent in two grant proposals to the Idaho Transportation Department through its LHTAC process. The first grant is for \$250 thousand dollars, and would be used to begin the construction of a pathway system through the city, with the primary purpose of keeping our students safe as they go to and from school. This system could also be used by other pedestrians. This is part of a master plan adopted by the city council just recently and added to the overall Madison County Transportation Plan. We will be working in conjunction with the one that Rexburg is proposing to make it work together.
16. The second grant proposal is in the amount of \$400 thousand dollars for a proposed change in the way Highway 33 comes into town. The city and ITD have discussed the possibility of bringing the highway straight into town by using Railroad Avenue instead of Front Street. This would then straighten out front

street to contact with 3rd South, eliminating the S curve. A request for comments was sent out to the surrounding residents to solicit any feedback. We should know soon on these grant requests.

17. The city has converted to a new software for its city code and other items that it needs to track that makes it possible to make any changes immediately available to its citizens. It is less expensive than the older system, and is more readily available.
18. We also tried to expand our annual Sugar Days event this last summer, by expanding our breakfast into events that lasted most of the day. We had over 700 people come to the breakfast, and had about 200 people at any give time during the rest of the day. We feel it was a wonderful success, and are hoping to continue making this a better event.
19. The Governor honored Sugar City as Capital for a Day, and we had a good event planned at the High School Auditorium, where citizens could ask questions of the Governor and many of his staff that came. Many people came and there were some good questions and answers.

As you can see it has been a very busy few years. These are just some of the highlights that have happened since I became Mayor, and do not reflect all the good things going on. I am hopeful that the progress we have made on these issues and many others will continue to make a difference in our community. Thanks for your support.

David D. Ogden

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