

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, JANUARY 23, 2014

Presiding: Mayor Glenn W. Dalling
Meeting Convened at 6:30 p.m.
Prayer: Bruce King
Pledge of Allegiance

Present: Mayor Dalling; Sharon L. Bell, Clerk; Wendy Walker, Treasurer; and Councilmembers Bruce King, Lamont Merrill, Vaun Waddell and Burch Drake; David Ogden of Planning & Zoning Commission; Del Kohtz, Idaho Water Co., LLC; Chris Marin; Kaycee Williams; Stephen Linol; Simin Cooper; Matt Johnson; MiKayla Parker; Sophia Pickering; and Lexie Fuller.

The mayor asked if there were any corrections to the minutes of the regular meeting held on January 9, 2014. Each councilmember had a copy of said minutes prior to the meeting. It was moved by Councilmember Merrill and seconded by Councilmember Drake to accept said minutes; motion carried.

PLANNING & ZONING REPORT: P&Z Chairman David Ogden addressed the council.

Richard Johnson property: David reported that when Mr. Johnson constructed the duplex on 3rd South he received a building permit. At that time it was a single legal description. Later he split it into two parcels – one for himself and one for his sister. It is his desire to have his sister relinquish her rights and put it back into a single legal description. Since the original building permit was to build a duplex and the use of the property has not changed nor the ownership, basically it would be fine to have it revert back. Dave said this is the recommendation from P&Z. The property is zoned R-1 and should be grandfathered in. After discussion, no action was taken until we receive counsel from our city attorney.

Comprehensive Plan update: David reported that P&Z discussed definitions in the Comprehensive Plan. They will do some more research and study as far as water rights are concerned.

Continued review of title 10 – definitions: David reported that P&Z is continuing review of definitions in title 10.

Replacements on P&Z: Dave presented the mayor with a list of potential replacements for Planning and Zoning commissioners whose terms have expired.

DISCUSSION ON PROPOSED TRUCK PARKING ORDINANCE: Attorney Forsberg will have a draft ordinance prepared for the next meeting.

SMITH PARK BALL DIAMONDS: The mayor said there are two large fields in Smith Park. They are not being used this year by Rexburg teams. Little League is interested in developing them for their use. Councilmember Waddell said he has not heard anything from them. Vaun said he would contact whoever is in charge, will get some information and report at the next meeting.

FAÇADE FOR CITY HALL/SIGN: Councilmember Merrill reported that the contractors are ready to start the façade when the weather cooperates, probably around the first of April. Councilmember Drake recommended that the proposed sign be similar to the recent park signs and that the rock on the sign be the same as that on the front façade.

GRAIN SILO – ADDITIONAL INFORMATION/DISCUSSION: The mayor reported that the city received a letter from Eastern Idaho Public Health District regarding a health hazard in the grain silo due to mice and birds, and something needs to be done. He said we need to first decide what to do with the silo – clean it up or take it down. More information needs to be gathered on imploding the structure. We need to find out from the Health Department if there is a problem with burying the debris.

MOTION: It was moved by Councilmember Waddell and seconded by Councilmember Drake, due to the necessity of either cleaning or removing the silo, that we resolve to remove it during 2014; motion carried.

The mayor will insert a page in the February newsletter to explain the circumstances that led to the decision. The reasons for removing the silo are as follows: (1) ongoing liability due to sanitation and safety; and (2) cost of cleanup and renovation.

TOSCANO DEVELOPMENT UPDATE: Councilmember Merrill said he was in a discussion today with Forsgren Associates about trying to get ahead on some of the proposed future developments. We understand that the property was divided into six parcels and that Depatco has purchased three parcels at the sheriff's sale in December for credit. There is some indication that Depatco, in partnership with another party or parties, purchased the other three parcels. It is likely that within a year or two development will begin.

We have problems we need to address. The Toscano sewer line has never been accepted by the city, and we know there is considerable contamination in the water line. The water line may have to be replaced. We are aware that the owners of the Calaway (now River Bend Ranch) property want to have everything in order to start developing in the spring or summer. They are planning to get their own water right and to drill a well. They will need to run through the Toscano sewer line and then into the city.

DEPARTMENT REPORTS:

COUNCILMEMBER KING: Bruce read to the council an article he found in the *Post Register* about Sugar City 100 years ago. Sugar City officials in 1914 outlawed several forms of modern dances and made violations punishable by fine and even jail time.

COUNCILMEMBER MERRILL: No report.

COUNCILMEMBER WADDELL: Vaun asked the council to review his draft notes of January 2014 on items to consider when Kelton Larsen's application for a special use permit or annexation comes back.

COUNCILMEMBER DRAKE: Burch reiterated that the mayor visited with the city attorney and requested him to prepare an ordinance limiting the parking of large trucks on city streets. The mayor said maybe we could investigate an alternative place to park the trucks.

MAYOR'S BUSINESS:

Tri City Wastewater Agreement: The mayor reported that the city attorney approved the signing of the Tri City Water Agreement and it has been done.

Center Street: The mayor was concerned about the Sugar City Market closing and

having another vacant business on Center Street. He feels that the city may want to do some research to see what kind of businesses could succeed in Sugar City.

Water sale: The mayor said that the offer of Del Kohtz, of Idaho Water Co. LLC, to sell water to the city is legitimate. He proposes to sell the city 35 acre-feet of ground water for approximately \$950 an acre-foot.

The mayor also reported that the Rocky Mountain Environmental water-measuring device was again used last summer in the gravel pit west of town. We expect to receive a report from the organization regarding the quantity of water and whether it has been approved to go into a water bank for the city.

Aerial map: The mayor reported that the aerial map of Sugar City is on the Madison County website. Councilmember King accepted the assignment to show the map during the next council meeting using our audio-visual equipment.

Meeting adjourned at 8:20 p.m.

Signed: _____
Glenn W. Dalling, Mayor

Attested: _____
Sharon L. Bell, Clerk