

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, JANUARY 9, 2020

Meeting Convened at 6:30 p.m.
Prayer: Steve Davis
Pledge of Allegiance

Present: Mayor David D. Ogden; Clerk-Treasurer Wendy McLaughlin; Councilors Brent Barrus, Connie Fogle, and Steve Davis; City Building Inspector Cliff Morris; Planning and Zoning Chair Dave Thompson; Citizens Steve & Michelle Adams, Sharon Bell, Sonia Brague, Spencer and Miriam Cook, Sam and Emily Graham, Jordan and Sara Harley, Elaine K. King, Bryce and Sherry Holman, Barbara Lusk, Ray McDougal, Bert McLaughlin, Brent Mendenhall, Catherine Nielsen, Dan Porter, Richard Rembish, Ron Smith, Chrystal Tillery, Suzanne Williams, Mary Lou Wilding. Councilman Sid Purser was excused.

MINUTES of Regular Meeting 12-12-19: Mayor Ogden asked if there were any corrections to the minutes of the regular meeting held on Thursday, December 12, 2019. Each councilmember had a copy of the minutes prior to the meeting.

MOTION: It was moved by Councilman Barrus and seconded by Councilwoman Fogle to accept the minutes; motion carried.

MINUTES of Special Meeting 12-18-19: Mayor Ogden asked if there were any corrections to the minutes of the special meeting held on Wednesday, December 18, 2019. Each councilmember had a copy of the minutes prior to the meeting.

MOTION: It was moved by Councilwoman Fogle and seconded by Councilman Davis to accept the minutes; motion carried.

RECONCILIATION REPORTS: The council asked general questions to clarify items on the bank statements and financial reports.

Wendy presented the December reconciliation reports for the General Fund. It was moved by Councilwoman Fogle and seconded by Councilman Barrus 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 Councilman Davis and seconded by Councilwoman Fogle to accept the December reconciliation reports for the Utility Fund; motion carried.

Wendy presented the current bills in the amount of \$324,163.53. It was moved by Councilman Barrus and seconded by Councilman Davis to pay the current bills, together with all regular January bills; motion carried.

OATH OF OFFICE SUBSCRIPTIONS AND CERTIFICATE OF ELECTIONS

AWARDS: Councilman Barrus thanked the city staff and council members for the opportunity to work with them and serve the city. He also thanked Mayor Ogden for his service and leaving the city in a strong position. Mayor Ogden also thanked those present for the last four years.

After concluding the fiscal matters of the preceding year, City Clerk-Treasurer Wendy

McLaughlin performed the swearing in of the newly elected officers and certificates of election as follows: Mayor Steven Adams for a term of four years; Councilmembers Connie Fogle and Catherine Nielsen for two year terms, Councilman Steve Davis, for a four-year term. Joy M. Ball was excused and will be sworn in at a later time. The mayor and council members signed the Oaths of Office and took their places at the council table. Mayor Adams then resumed the meeting.

HISTORIC SUGAR CITY COUNCIL AND MEETING: The meeting was historic with three council women serving on the council for the first time ever. The meeting was also broadcast live on Facebook and the website for the first time.

ELECT PRESIDENT OF THE COUNCIL: The new council decided to wait until all the councilmembers could be present to elect a new council president. Councilman Steve Davis made a motion for Joy M. Ball to be Council President however she was not present.

MOTION: It was moved by Councilman Davis and seconded by Councilwoman Fogle to elect Catherine Nielsen as interim council president until a president could be elected with the full vote of the council; motion carried.

APPOINTMENT OF INTERIM ATTORNEY: With the resignation of City Attorney Dylan Anderson Friday, January 3 the council ratified Mayor Adams' recommendation of an interim attorney to serve no longer than one month. Garret H. Sandow, of Blackfoot, joined the meeting via the internet, currently represents five other cities; Aberdeen, Basalt, Blackfoot, Firth, and Shelley, and is personally well known to Mayor Adams. The Council was given Mr. Sandow's resume to review before the meeting. The city will continue to accept applications up until the next council meeting when a new city attorney will be appointed.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilman Davis to authorize the appointment of Garret H. Sandow as interim attorney for no longer than one month at \$150/hour plus expenses; motion carried.

DESIGN REVIEW BOARD SELECTION: The council tabled the proposed appointments of Spencer Cook, Kevin Fogle, and Steve Webster to the Design Review board to review a possible conflict of interest violation of state statute 67-6506 and city code 10-1-6 as reported by Councilwoman Nielsen. Kevin Fogle is husband to Councilwoman Connie Fogle.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilman Davis to table the appointments until the next council meeting; motion carried. Councilwoman Fogle recused herself.

PLANNING AND ZONING (P&Z) COMMISSION REPORT: Chairman Dave Thompson reported that the commission did not meet last week due to a lack of quorum but reported that the commission is working the following items:

Tech N. Stuff Business Licnese:

Kelton Larsen Property Plat:

Old Farm Estates Division #3 Apartments Special Use Permit:

Jerky Plant Zone Change Application:

Area of Impact Expansion:

Land Use Schedule Revisions:

Comprehensive Plan Review:

The council expressed concern over the ongoing backlog of items. Mr. Thompson said he was

concerned as well.

OLD FARM TOWNHOMES FINAL PLAT RESOLUTION FOR 12/12/19: The council adopted Resolution No 2020-1 to approve the final plat for the Old Farm Townhomes. The city adopted the final plat for Old Farm Townhomes last month but not by resolution as stated on the map.

RESOLUTION NO. 2020-1 (A Resolution to Approve the Old Farm Townhomes Final Plat) – Resolution No. 2020-1 was presented to the council by title only.

MOTION: It was moved by Councilwoman Fogle and seconded by Councilman Davis to adopt Resolution No. 2020-1 to approve the Old Farm Townhomes final plat. Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilors Nielsen, Fogle, and Davis

Those voting nay: None

Councilwoman Elect Joy M. Ball was excused

Thereupon, the mayor declared the motion passed. A copy of said resolution is attached hereto marked “Attachment #1.”

ANNUAL FINANCIAL AUDIT REPORT: Searle and Hart Associates Partner Dana Izatt CPA presented the annual financial report to the council. He answered several questions of the council and encouraged their active participation in reviewing the monthly financial reports as their fiduciary role to the city. The city was noted again for not having enough staff to segregate duties but will be cognizant of opportunities that may arise in the future. A separate audit was also done on the Federal grant money for the water system.

MOTION: It was moved by Councilman Davis and seconded by Councilwoman Nielsen to adopt the findings of the audit report; motion carried.

POSSIBLE HIGHWAY 33 RELOCATION AND TAKE OVER:

Highway 33 Takeover: The city considered Madison County’s desire to take over Highway 33. The road would include part of Highway 33 coming north out of Rexburg off N 2nd E, running approximately three miles to Sugar City, east through town (Center Street), and intersecting Highway 33 East (about another 2.5 miles north) which leads to Teton and Newdale. However, the city wants an agreement that maintenance costs and repairs will be covered by the county after the takeover. The mayor asked the county to provide the needed documents for council review by the next meeting to take action. Madison County Commissioners Jon Weber and Brent Mendenhall were in attendance to help answer questions and address concerns.

Highway 33 Relocation: The city will decide after public input whether to relocate Highway 33 from Front Street to South Railroad Avenue as it comes into town from the south and intersects Center Street. A grant was submitted over a year ago to help offset the costs to take out the S-curve and other proposed modifications but was denied since the city did not own the road. The city will set up public meetings as soon as possible. The council would like to physically assess the situation as well.

CITY INTERNSHIPS: The mayor asked the city council to consider unpaid city internships to help with things like public safety, city management, and finances. The interns would be drawn

from the high school and university. The council will take action on the idea at the next council meeting.

COUNCIL MEETING TRANSPARENCY IDEAS: The mayor would like to continue to live broadcast the council meetings on Facebook and Zoom which would allow more community participation and public exposure.

ROOF SHEETING STANDARDS: City Building Inspector Cliff Morris explained to the council why he felt the city should adopt a stricter standard for roof sheeting than the state requires. By using 5/8" sheeting instead of 7/16" the roofs would withstand the snow loads better and prevent sagging. The item will be put on the next agenda and public comment will be encouraged.

MAYOR'S REPORTS: Will report next meeting.

DEPARTMENT REPORTS:

COUNCILWOMAN ELECT JOY BALL: Excused

COUNCILWOMAN NIELSEN: No report

COUNCILWOMAN FOGLE: No report

COUNCILMAN DAVIS: No report.

Meeting adjourned at 9:0 p.m.

Signed: _____
Mayor Steven Adams

Attested: _____
Wendy McLaughlin, Clerk-Treasurer

The City of Sugar City, Idaho

Resolution No. 2020 - 1

“A Resolution to Approve the Final Plat of December 12, 2019 on the Old Farm Townhomes Project, which is a Replatting of Part of Lot 4, Block 15, Old Farm Estates Division Number 3.”

WHEREAS, the Council of the City of Sugar City, Idaho desires to approve the final plat of December 12, 2019 on the Old Farm Townhomes project by resolution, which is a replatting of part of Lot 4, Block 15, Old Farm Estates Division No. 3. The final plat is materially the same as the preliminary plat already approved by this city council and is felt to be in the best interests of this city; and

WHEREAS, the developer, MAC Brothers Holding, LLC, has agreed to develop the project as proposed and approved by the city council, and has indicated they have the financial resources to do so; and

WHEREAS, the final plat which has been approved on December 12, 2019, and reviewed and signed off by the developers, Eastern Idaho Public Health, the Madison County Examining Surveyor, the Madison County Assessor’s / Treasurer’s office the Sugar City engineer, the Sugar City clerk, and the Sugar City Planning and Zoning chairman;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR CITY, AS FOLLOWS:

The City Council of the City of Sugar City, Idaho hereby approves by resolution the final plat of December 12, 2019 for the Old Farm Townhomes project.

PASSED by the Council of the City of Sugar City on this 9th day of January, 2020.

APPROVED by the Mayor of the City of Sugar City on this 9th day of January, 2020.

(SEAL)

Steve Adams,
Mayor

ATTEST:

Wendy McLaughlin,
City Clerk - Treasurer