

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, APRIL 24, 2014

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

Present: Mayor Dalling; Clerk-Treasurer Wendy McLaughlin; Councilmembers Bruce King, Lamont Merrill, Vaun Waddell, and Burch Drake; Chairman David Ogden, Planning and Zoning Commission; Lawrence Lovell; Paul Jeppson; Melinda Harper; Jake Fuller and mother; and Brent "Husk" Crowther, Forsgren Associates Inc.

The mayor asked if there were any corrections to the minutes of the regular meeting held on April 10, 2014. Three of the four councilmembers had only a partially revised copy of the minutes prior to the meeting, which did not include Councilmember King's revisions. The mayor and council collectively and individually represent an invaluable resource for editing the minutes and preparing them to be archived. These minutes are permanent records of the city. The fully revised approved minutes will be sent out to each councilmember.

MOTION TO APPROVE MINUTES AS AMENDED BY THE COUNCIL: It was moved by Councilmember King and seconded by Councilmember Drake to accept the amended minutes; motion carried.

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

Tucker Adamson Public Hearing on Zone Change: The public hearing for the proposed Tucker Adamson zone change was "eventful." Several people came to testify against the change and voiced various concerns. Although most concerns were not thought by commissioners to be entirely relevant, there were problems that surfaced which the commission wants to address before making a decision. They will meet next week to walk through the property. One important issue to be addressed is how many more units can be added if the zone is changed. Other issues will be addressed after a decision on the application has been made.

Galbraith Property Decision: Kimball Galbraith met with the commission in behalf of his sister CarolLynn Larson. Brother and sister are co-owners of the property to be called "Teton Vista Estates." Originally, the 12.5-acre property was to be divided into four equal lots. But after consideration, the lots were divided so that an existing house and shed could be sold more easily with just over an acre. The three remaining lots vary from three to five acres in size. Madison County has a minimum size requirement of one acre and does not place a limit on total acreage as long as there is "good access." Allowances were also made for possible city/county roads. The commission approved the property division and sent a letter of recommendation to the county. The city also has a copy of the letter.

Jared Neeley Property Division: The property listed as O.J. & M. M. Neeley F.L.P. lies just north of the business park and includes several acres owned by the Neeley family. The plat application divides a portion of the property into two lots: a seven-acre lot for Jared Neeley and a larger 49-acre parcel sold to Kelton Larson to run a trucking operation. There are four points of access to the properties, with no land-locked areas. The commission approved the property division and sent a letter of recommendation to the county. The city also has a copy of the letter.

Larson will apply for a zone change.

Old Farm Estates Presentation: Ryan Lerwill addressed the commission for Gary Stillman, owner of Old Farm Estates. Currently utilities are being added and two model spec homes are planned. Improvements such as water, sewer and roads were put in five years ago and expenses associated with the improvements paid off. Lerwill asked the commission to let the pre-paid bills stand in lieu of a bond as the developers transfer the improvements to the city. The commission is reluctant to grant Lerwill's request mainly because of the length of time that has passed since the improvements.

SUGAR CITY STAKE EMERGENCY RESPONSE PLAN: Lawrence Lovell, LDS Sugar City Stake emergency communications specialist, presented to the council the emergency response communications plan or ERC organized by this unit of the Church of Jesus Christ of Latter-day Saints. ERC is an amateur radio system serving church leaders during emergencies when local telephone service, cell phones and the Internet are inoperable. The idea of the presentation is to educate municipal leaders on ways to coordinate emergency efforts. Paul Jeppson was introduced as the new ERC specialist, taking Lawrence Lovell's place.

COORDINATING SUGAR CITY STAKE, LEPC, AND SUGAR CITY EMERGENCY RESPONSE PLANS: Madison County also has a separate emergency plan, the Local Emergency Planning Committee (LEPC). Currently there appears to be little communication or coordination efforts between/among the three committees. Councilmember Merrill, who is council liaison to LEPC, will present ideas to connect the county plan with the church stake and city plans in the next scheduled council meeting.

ROADS, PARKING CODE, TRUCK PARKING ORDINANCE – BURCH DRAKE:

Councilmember Drake addressed the council on road maintenance, residential street safety, and code enforcement. Road maintenance is ongoing and expensive. Grants have helped with a limited budget, and some street projects have been completed. Yet, there is much more that needs to be done, which city budgeting alone will not cover, even though expenses have been held to a minimum.

Parking codes are being ignored, especially around the high school ball fields. Any risk of injury or accident is too high a price to pay for unenforced codes. Councilmember Drake would like to see the code enforced.

The proposed truck parking ordinance is consistent with Rexburg's and St. Anthony's truck parking ordinances. Although there has been citizen resistance to passing the ordinance, it addresses safety concerns, road damage, and other issues that arise from large commercial trucks such as tractor-trailer rigs (semi trucks) driving and parking in residential neighborhoods. The city attorney advised the council to be cautious if they wish to proceed, even though many of the signers may not have understood the implications of the petition. The council decided to continue with three full readings of the ordinance during separate meetings to give the public a better chance to be heard and to address concerns.

FUNDING PROPOSAL FOR ADDITIONAL STREET MAINTENANCE: Mayor Dalling reviewed funding for street repairs, the city building façade, and other smaller projects, most of which were scheduled at the beginning of the fiscal year. The grain silo demolition was an unexpected expense, but the advantage of price and opportunity could not be ignored given years of immobility. The street maintenance budget needs more funding than originally planned, and

the council was asked to approve spending that would pull funds from other budget sources not earmarked specifically for streets. Monies to keep up state and local highways are extremely tight because of fuel tax ceilings in the early 1990s coupled with rising construction costs the past two decades, meaning fewer dollars with less purchasing power for cities to maintain roads.

MOTION TO APPROVE BUDGET ADJUSTMENTS AS PRESENTED FOR 2014

STREET REPAIRS: It was moved by Councilmember Waddell and seconded by Councilmember Merrill to accept the budget as presented, recognizing that some numbers are estimates; motion carried. (See Attachment)

PROPOSED ANIMAL ORDINANCE – VAUN WADDELL: The council reviewed the proposed animal ordinance for codification. Councilmember Waddell went through the changes, which were made to clarify and address issues. Maltreatment, animal fights, cleanup, grandfather rights, and beehives were some of the changes reviewed.

MOTION TO APPROVE PROPOSED ANIMAL ORDINANCE: It was moved by Councilmember Waddell and seconded by Councilmember King to accept the draft ordinance as presented and to send it to the city attorney for placing in ordinance form; motion carried.

DEPARTMENT REPORTS:

COUNCILMEMBER KING: No report.

COUNCILMEMBER MERRILL: Councilmember Merrill asked for a list of specs for the front facade beams.

COUNCILMEMBER WADDELL:

Easter Egg Hunt: The Easter egg hunt was a success. About 200 children took part, which was typical of past years. Sponsorships from local businesses: Brad's Exxon, Cornerstone Dentistry, John Pocock Trucking, Marlene's, Ole's, and Sugar City Furniture & Hardware – all donated prizes and cash. Dairy Queen and Millhollow Restaurant in Rexburg also helped sponsor the event.

Baseball/Softball: Practices are under way. The city will water and mow the grass, and the baseball association will take care of the fields. A water fountain is planned, and the electronic scoreboards will be fixed for use in Smith Park. Concrete has been ordered for the curbs, and a concession stand was discussed. Brad's Exxon could be invited to set up a concession stand. The high school is another possible participant.

COUNCILMEMBER DRAKE: See "Roads, Parking Code and Truck Parking Ordinance."

MAYOR'S BUSINESS:

Consultant Services: Richard Horner is retiring after many years of service primarily in the Finance Department of the city of Rexburg. He will be offering consultant services to cities or individuals.

Meeting adjourned at 8:45 p.m.

Signed: _____
Glenn W. Dalling, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer

Proposal For Street Repair 2014

	Project	Location	Estimate
1	Crack Seal	N. Front to 3rd North	12,500
		1 block of South Pine	
		S. Austin from Center to 3rd South	
		2nd South from S Front to S. Pine	
2	Chip Seal / Fog Coat	N. Front to 3rd North	64,252
		1 block of South Pine	
		S. Austin from Center to 3rd South	
		2nd South from S Front to S. Pine	
3	Intersection Repair	N. Front	13,567
	Intersection Repair	S. Pine	21,015
4	Parking Lot Repair	Office and shop	14,782
	Cement Apron	Along Front of Shop	6,000
Total Estimate			132,116

Bid For Crack Seal	12,500
Estimate for Chip Seal	57,252
Estimate for Fog Seal	7,000

With the exception of the crack seal, which is an actual bid, the rest of the report is estimates. We will start with #1 and will go as far as the funding allows.

2014 Proposed City Budgets	
Project	Estimate
Silo	51,000
City Hall Façade	25,000
Sign in Front of City Hall	10,000
Dog Pound	3,000
Streets	133,000
Total Expenses	222,000

2014 Budget General Fund	
Project	(3-31-14) Actual
Street Projects	38,000
Street Maintenance	44,000
AT&T Lease	46,000
Cap Improvement	28,000
Contingency	46,000
Total Revenues	202,000