

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, JULY 23, 2015

Presiding: Mayor W. Lamont Merrill
Meeting Convened at 6:30 p.m.
Prayer: Matt Garner
Pledge of Allegiance

Present: Mayor Lamont Merrill; Clerk-Treasurer Wendy McLaughlin; Councilmen Bruce King, Bruce Bills, Bruce Arnell, and Matt Garner; and Citizens Glenn Dayley, soccer coach, Burch Drake, and Bert McLaughlin.

Mayor Merrill asked if there were any corrections to the minutes of the regular meeting held on July 9, 2015. Each councilman had a copy of the minutes prior to the meeting. It was moved by Councilman Garner and seconded by Councilman Arnell to accept the minutes; motion carried.

PLANNING & ZONING COMMISSION REPORT:

Old Farm Estates & River Bend Ranch Water Rights: Dave reported the commission discussed water rights for Old Farm Estates and River Bend Ranch. Property values could go up with the addition of a well. The mayor met with River Bend Ranch developers and attorney Jim Smith, Rocky Mountain Environmental representatives, Sugar City Engineer Dick Dyer, and Public Works Director Zane Baler. The consensus is for the city to submit one application for water rights to service both subdivisions, this being the most efficient use of time and resources. Old Farm Estate representatives were contacted; however, no calls were returned.

Zone Changes: The commission also looked at possible zone changes. Old Farm Estates' current plat graduates to a commercial zone against Idaho Highway 33. The commission will work with the council on proposed zone changes.

City Code Development Revisions: Sugar City's Code currently does not allow subdivisions like River Bend Ranch because it limits the length of streets on a grid system. River Bend Ranch's development plans include only two intersections. The wording of the code should be revised to allow developments other than grid systems. The council was asked to review Title 10, "Subdivision Regulations."

Ordinance No. 307: The 28-day waiting period has passed for the Madison County ordinance adoption procedures. Dave will make sure the ordinance is on the earliest Madison County agenda for adoption.

POSSIBLE KELTON LARSEN PROPERTY ANNEXATION: Mayor Merrill contacted Kelton Larsen about his new office construction just north of the Business Park. There is concern that semi-truck traffic will take a direct route through the Park, creating unauthorized traffic and damaging streets. Kelton indicated that there are no plans for semi-truck traffic associated with his new office. He also indicated that a railroad crossing has been granted for the northern part of his property for the state highway maintenance shed. He is also talking with John Pocock about a joint fertilizer production plant. Kelton would like to be annexed into the city. Councilman King will follow up on the proposed northern railroad crossing.

ZONE CHANGE PROCEDURE REVIEW – RIVERBEND ZONE R3 CHANGE TO MU: The council discussed the idea of changing River Bend Ranch zone from R3 to MU or “multi-use.” The Mayor discussed the idea with River Bend Ranch Attorney Jim Smith and our City Attorney Bill Forsberg, who did not like the idea. Multi-Use zones require special use permits for most building. This would likely be very cumbersome for a new development. In addition, a zone cannot be changed within three years of the most recent revision without the landowner’s approval. The matter was tabled.

COMPREHENSIVE PLAN FINAL DRAFT AND POSSIBLE ADOPTION: The city council reviewed the revised edition of the proposed Comprehensive Plan. There were a few additional minor changes, i.e., numbering bullet points. The proposed plan will be posted on the city website, and a public announcement for the hearing will be included with the utility billing for August.

MOTION: It was moved by Councilman King and seconded by Councilman Bills to designate August 27, 2015, as the night for the public hearing on the proposed Comprehensive Plan revisions; motion carried.

SOCCER GOALS MOVED TO SCHOOL FIELDS: Sugar Soccer Coach Glenn Dayley thanked the council for the moveable goals and said they were a great idea. The city had two sets of moveable soccer goals made, one standard size and an additional smaller set, to be used in the parks. The moveable goals would help protect the grass from wearing out in one area, plus they could be used on other fields. Mr. Dayley said they worked very well with practices and games. He asked the council if he could move the goals to the Kershaw Elementary School soccer field for the August League games. The council was in agreement. Several community members expressed their appreciation for the goals and use of the parks for practice.

ANIMAL ORDINANCE POSSIBLE FINAL DRAFT & ADOPTION: Before the final animal ordinance draft adoption, Councilman Arnell wanted to meet with Rexburg’s Chief of Police along with Mayor Merrill to discuss details of a possible agreement to use Rexburg’s facilities and personnel to help with Sugar City animal control. A walk through Rexburg’s facility with the council was also discussed. There is some hesitation going in with Rexburg because of the desire Sugar City has to be autonomous from Rexburg.

BUDGET REVIEW: The council discussed the proposed 2016 budget and the need to increase all three utility rates to keep up with costs. By Idaho law, utility rates must be self-sustaining. Currently the city water and sewer fees are not bringing in enough revenues to keep up with system maintenance costs. A public hearing has been set for August, 27, 2015, and will be announced in the August newsletter. Councilman King will draft the insert.

ORDINANCE NO 308:

Councilman Arnell introduced Ordinance No. 308 and read it in full entitled:

“AN ORDINANCE AMENDING SECTIONS 1-5-4 AND 1-6-4 OF THE SUGAR CITY MUNICIPAL CODE TO INCREASE THE SALARIES OF THE MAYOR AND CITY COUNCIL; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING A SEVERABILITY CLAUSE.”

It was moved by Councilman Garner and seconded by Councilman King to waive the additional reading on two different days and in full and place it upon its final passage. Thereupon the clerk called roll upon said motion.

Those voting aye: Councilman Arnell, Garner and Bills
Those voting nay: None. Councilman King abstained.

Thereupon, the mayor declared that the motion, having been passed by not less than two-thirds of the council, had been duly carried. It was moved by Councilman Arnell and seconded by Councilman Garner to adopt said ordinance. Thereupon, the clerk called roll upon said motion.

Those voting aye: Councilman Arnell, Garner and Bills
Those voting nay: None. Councilman King abstained.

Ordinance No. 308 was thereupon declared by the mayor to have been duly passed by not less than two-thirds of the council, and the clerk was instructed to publish said Ordinance No. 308 in summary or full immediately in at least one issue of the *Standard Journal*, a newspaper published in the City of Rexburg, Madison County, Idaho.

Councilman King explained that he did not vote for the ordinance in order to be consistent with his views on salary increases. He does support the mayor's increase, however.

INTRODUCTION OF ROCKY MOUNTAIN POWER (RMP) FRANCHISE AGREEMENT:

The franchise agreement is ready to be renewed for another 20 years. The council had a copy of the new agreement prior to the meeting. There was some concern about the length of time involved, the format of the agreement, and RMP's adoption procedures. The agreement can be amended any time given a 30-day notice. Councilman King wanted to check into the other concerns before going ahead.

LETTER TO COUNTY & REXBURG URBAN RENEWAL DISTRICT (URD): The council was provided with a copy of the letter written to the URD asking that the proposed district boundaries be moved back across Idaho 33 to the west of the railroad tracks and that Sugar City's name be included in the district title since the district includes Sugar City property. Attorney Bill Forsberg reviewed the letter before it was sent to Madison County and the Rexburg Urban Renewal District.

PUBLIC HEARINGS: The City Council will hold two public hearings on 27 August 2015, one on the proposed Comprehensive Plan revisions and one on the proposed 2016 budget.

DEPARTMENT REPORTS:

COUNCILMAN KING: Previously given.

COUNCILMAN BILLS: Now that summer school is out, the sheriff's office turned off the blinking lights to slow traffic to 25 mph through town. Councilman Bills also mentioned looking into grants for safer school crossings on Center Street. Safe Path to Schools is a grant resource that could help.

COUNCILMAN ARNELL: The city needs to consider purchasing a vehicle to use for watering the plants. Currently Tree & Beautification Committee members, Grant and Linda Johnson, have the large water tank in the back of their vehicle, which precludes them using their truck for anything else.

COUNCILMAN GARNER: The Pioneer Community Breakfast is ready to go. P&Z Commissioner Tyson Harris is in charge of cleanup. As in previous years, the council will ride on top of a Madison County fire engine and throw candy in the Pioneer Day Parade in St. Anthony on Saturday.

MAYOR'S BUSINESS:

Adamson Property Update: Mayor Merrill walked through the property as asked by the owner. There is still lots of cleanup that hasn't been done. The owner lives in the East and has paid for the cleanup but didn't seem to get what she paid for.

River Bend Update – Group Meeting: The meeting was very productive. Problems with water and sewer facilities for both River Bend and Old Farm Estates were addressed. The water agreements were signed, giving the city the go ahead to pursue the water application in behalf of River Bend Ranch.

Boom Truck: The city's boom truck needs some major repairs. The city is looking at possibly buying another used truck or renting one. The boom truck is not often used.

Server Cameras: Since the severe thunder storm a month ago, the cameras have not been working. Captain Cameron Stanford will look into the cost of replacing the old server.

Meeting adjourned at 9:40 p.m.

Signed: W. Lamont Merrill
W. Lamont Merrill, Mayor

Attested: Wendy McLaughlin
Wendy McLaughlin, Clerk-Treasurer