

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, SEPTEMBER 24, 2020

Presiding: Mayor Steven Adams
Meeting Via Internet and at City Hall Convened at 6:30 p.m.
Prayer: Mayor Adams
Pledge of Allegiance: Councilwoman Nielsen

Present at City Hall: Mayor Steven Adams; Clerk-Treasurer Wendy McLaughlin; Councilors Joy M. Ball, and Catherine Nielsen; Chairman Dave Thompson of the Planning and Zoning Commission; Design Review Chairman Paul Jeppson; Attorney Chase T Hendricks; City Engineer Dick Dyer; SunGlo Representative of JRW Associates Johnny Watson; Rudd & Company CPA Representatives Preston Roberts and Josh Bingham; Searle & Hart Associates CPA Representative Dana Izatt; and Citizens Glenn and Tamara Dayley. Present online: Code Enforcement Officer Jon Turner; Building Inspector Quinton Owens; Realty Quest Representative Judy Hobbs, Wipfli CPA Representative Fred Goodworth of Idaho Falls; Citizens Jeri Gill, Elaine King, Barbara Lusk, Lawrence Nielsen and others who joined electronically but not identified.

CONSENT AGENDA:

Minutes 9-10-2020 –

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Fogle to approve the 9-10-2020 Minutes; motion carried.

NEW COUNCILMEMBER RATIFICATION AND SWEARING IN: Mayor Adams welcomed and swore in Glenn Dayley as the newest Councilmember after Council ratification. Mr. Dayley works at BYU-Idaho as an English professor, coaches Sugar City Soccer, and lives in the NE part of Sugar City.

MOTION: It was moved by Councilwoman Fogle and seconded by Councilwoman Nielsen to approve the appointment of Glenn Dayley to the Sugar City Council; motion carried.

PUBLIC WORKS REPORT: Code Enforcement Officer and Public Works Assistant Jon Turner reported in behalf of Arlynn Jacobson:

New Water System: Clean water samples from both the tank and piping are complete. The SCADA system needs to be installed and the pumps tested. The new water system could go live in a few weeks. The public works department would like to start on the landscaping before the season ends.

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

Business Park Meeting: A meeting was held with the Business Park Committee and Design Review to review landscaping plans and deadlines. Progress was made and additional items were requested. Soft scape vs hard scape was discussed. The code requires 2/3 soft scape and 1/3 hard scape.

Land Use and Zoning Districts: Planning and Zoning is working on the land use schedule.

Area of Impact: Maupin Storage is expanding their storage facility business and would like to complete it before being annexed into the city.

City Comprehensive Plan and Survey: A list of survey questions have been sent to the Council for their input.

PUBLIC COMMENTS:

Barbara Lusk:

SunGlo Addition: is concerned about the odor from SunGlo and the “wastewater” pond contaminating the city’s aquifer.

Targhee Townhomes: concerned about the street lighting and landscaping and wonders why the townhomes are being occupied when they are not complete or inadequate.

SUNGLO APPEAL TO FACILITY ADDITION: Johnny Watson of JRW Associates appealed to the Council to relax the 30/70 façade requirement so that the company can match the existing building. Additional landscaping is also planned. The addition will be used mainly for storage and will not expand production.

Paul Jeppson of Design Review reported that they are concerned about inadequate parking and lighting as well as the 30/70 requirement and would also like to address the smell.

The Council remanded the SunGlo addition concerns to Design Review for a recommendation by the next council meeting.

NORSUN/SUN-GLO ROAD ABANDONMENT AND PUBLIC HEARING DATE: The City desires to abandon the road on the East side of SunGlo. A lands swap with Brett Stoddard’s property and the Lerwill’s will give him the frontage he needs for his business and allow for the abandonment of the road.

MOTION: It was moved by Councilwoman Fogle and seconded by Councilwoman Ball to approve City Attorney Chase Hendricks to set a public hearing date for the road abandonment contingent on the land swap; motion carried.

GENERAL BUSINESS (ACTION ITEMS):

Forsgren Change Order for New City Funding: Forsgren and Associates applied for and received a \$250,000 grant on behalf of the City through the Army Corp of Engineers to purchase a backup generator and SCADA system for the new well and radio readers for all existing commercial and residential meters.

MOTION: It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to approve the Change Order to pay for Forsgren’s application and administration of the grant. Thereupon, the Clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, Fogle, and Nielsen

Those voting nay: None

Thereupon, the Mayor declared the motion passed.

Business Park Realtor Contract: The council approved renewing the Business Park realtor contract with Judy Hobbs of Realty Quest. There were no business lot sales in 2019 but there were several inquiries. Lot prices are determined by market value and comparisons.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Fogle to renew the Business Park realtor contract with Judy Hobbs of Realty Quest. Thereupon, the Clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, Fogle, and Nielsen
Those voting nay: None

Thereupon, the Mayor declared the motion passed.

Council Meetings: The council was reluctant to make any changes to relax the code for council meeting requirements. The state mandates that city councils meet once a month. Sugar City Code states that at least two meetings must be held each month for 10 or more months of the year. A quorum will not be available for the next meeting on October 8. Moving the meeting ahead a week or later a week did not work either to satisfy the code or meet the needs of the council. The mayor is open for any proposals the council wishes to submit.

Pro Peat Infrastructure Grant Close Out: The council approved the close out of the 2015 Pro Peat Grant. Other businesses within the park will also be counted to meet the jobs quota requirement for the grant.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to approve the mayor to close out the Pro Peat Grant; motion carried.

CALENDARED ITEMS:

Second Discussion – City Sidewalk Maintenance Revision: A proposed amendment to City Code “Requirements and Standards” 10-4-5b to clarify whose responsibility it is to maintain city sidewalks.

EXECUTIVE SESSIONS:

9:00 P.M. It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to move into executive sessions pursuant to Idaho Code 74-206(a), “Hiring an individual agent, whose qualities are to be evaluated in order to fill a particular vacancy or need; not to fill a vacancy in an elective office or deliberate staffing needs in general and Idaho Code 74-206(f) “Legal Counsel on a Pending or Imminently-Likely Litigation. Motion carried. Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, Fogle and Nielsen
Those voting nay: None

Thereupon, the mayor declared the motion passed.

11:50 P.M. The executive sessions ended for Idaho Code 74-206 (a) and (f). No decisions were made and there was no deliberation.

DESIGN REVIEW ADMINISTRATOR: The Council approved Quinton Owens as the Design Review Administrator.

MOTION: It was moved by Councilwoman Ball and seconded by Councilwoman Fogle to approve Quinton Owens as the Design Review Administrator; motion carried.

MAYOR AND COUNCIL REPORTS:

No reports

Meeting adjourned at 11:55 p.m.

Signed: _____
Steven Adams, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer