

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, SEPTEMBER 9, 2021

Presiding: Mayor Steven Adams
Meeting Via Internet and at City Hall Convened at 6:38 p.m.
Prayer: Councilman Dayley
Pledge of Allegiance: Mayor Adams

Present at City Hall and Online: Mayor Steven Adams; Councilors Joy M. Ball, Glenn Dayley, Connie Fogle, and Catherine Nielsen; Clerk-Treasurer Wendy McLaughlin; City Attorney Chase Hendricks; City Building Inspector and P&Z Administrator Quinton Owens; Planning & Zoning Chairman Dave Thompson; Community Development Specialist Kurt Hibbert; Business Park Realty Quest Agent Judy Hobbs; Intermountain Gas Teton District Manager Teri TeNgaio; and others who may have joined electronically but not identified. Public Works Director Arlynn Jacobson was excused.

AMEND AGENDA: It was moved by Council President to amend the agenda to add Community Development Specialist Kurt Hibbert's renewal contract. The mayor added the item to the "Mayor and Council Reports".

CONSENT AGENDA:

MOTION: It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to approve Consent Agenda items for the Treasurer's Report, and the Accounts Payable Report; motion carried.

MOTION: It was moved by Councilwoman Fogle and seconded by Councilwoman Nielsen to approve the minutes of 9-3-21 as revised; motion carried.

JUDY HOBBS REALTY QUEST CONTRACT RENEWAL: Judy Hobbs reported that sales in the Business Park are leveling off and prices are more realistic for a healthier market. Buildings going in on sold lots will help attract more customers. She removed large lots 5 and 6 available for sale to the public until a decision can be made with ECIPDA (see item under General Business). There are 9 lots left to sell including the two large lots that were removed.

MOTION: It was moved by Councilwoman Fogle and seconded by Councilman Dayley to renew the Business Park contract with Realty Quest Manager Judy Hobbs and to remove lots 5 and 6. Thereupon, the clerk called roll upon the motion.

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

Motion carried.

INTERMOUNTAIN GAS FRANCHISE RENEWAL: Intermountain Gas Teton District Manager Teri TeNgaio reported that the city's franchise agreement with Intermountain Gas

expires October 31, 2021. The franchise agreement is essentially the same agreement as with other cities except Intermountain Gas would like a 20-year term agreement instead of the current 10-year agreement term. Intermountain Gas collects fees from citizens within the city and reimburses the city 3% of those sales which are paid quarterly. The public utility owns and maintains the gas lines and expands with the city. The franchise agreement is renewed by a city ordinance and requires three readings (which can be waived), two published notices, and a 30-day wait period before it goes into effect. The council will schedule the item for the next council meeting Thursday, September 26, for action.

MADISON SHERIFF AND SUGAR CITY SECURITY AGREEMENT: City Attorney Chase Hendricks reported that the agreement is being reviewed by Madison County. A prior agreement between the city, county, and sheriff's office cannot be found. The agreement will include use of the county courthouse for trials, monthly fee, and equipment allowance.

PUBLIC COMMENT: No report.

PUBLIC WORKS REPORT: Public Works Assistant Jon Turner, filling in for Arlynn Jacobson, was unable to report due to an emergency call. The mayor moved the item under the "Mayor and Council Reports".

PLANNING & ZONING REPORT: Planning and Zoning Chairman Dave Thompson thanked those who worked so hard on the public hearings and reported on the following items:

Public Hearings: The commission completed the public hearings for Old Farm Estates items Development Agreement and Master Plan, Zone Change applications, Teton Heights and Peregrine Townhomes, and Division No 4 Twin Homes. They submitted Findings for Teton Heights and Peregrine Townhomes. They will meet again next week to discuss the other three items and make a recommendation to the council.

Platting Procedures – The commission is working on platting procedures and hopes to have them in place soon.

Impact Area – A meeting is scheduled. Mr. Thompson will meet with County Commissioner Brent Mendenhall to discuss the impact area west of State Highway 20 and the Rexburg North Interchange. Rexburg is interested in the area as well. City Attorney Chase Hendricks and Community Specialist Kurt Hibbert will also be consulted.

Old Maverick – Center Street Property – The property recently sold and the new owner has spoken with the mayor about business possibilities that would also benefit the city. The property is zoned Downtown Commercial and could qualify for development grants.

City Growth – Community Development Specialist Kurt Hibbert and Councilwoman Nielsen are working with Planning and Zoning on the amendments to the Land Use Schedule and Comprehensive Plan to facilitate the process since predicted city growth is likely to accelerate.

GENERAL BUSINESS:

City Fiber Backbone Agreement: The mayor reported that he will share the latest version of the contract to the council tonight for review. The primary purpose of the city fiber backbone is security and the secondary purpose is for private citizen use. The mayor will sign the contract tonight after the council meeting.

Business Park Lot Swap with East Central Idaho Planning & Development (ECIPDA): The city still owes over \$279,000 to ECIPDA as per the Amendment to Memorandum

of Agreement signed December 13, 2010. ECIPDA would like to “purchase” one of the larger lots for value of the lot (listed at \$139,125) and reduce what the city owes to build a satellite office. The city welcomes the idea of having ECIPDA (a business incubator) as part of the Business Park and feels it would be an asset to the community.

Low Income Home Water Assistance Program (LIHWAP): LIHWAP is a federal government assistance program to help with low income households with their water and sewer bills. The item will be reviewed again in October and City Attorney Chase Hendricks will investigate further of what is required of the city.

Planning and Zoning Appointment: The individual recommended by Planning and Zoning to serve on the committee could not be appointed since he did not live in Sugar City for the required two years.

Tree and Beautification Appointment:

MOTION: It was moved by Councilwoman Ball and seconded by Councilman Dayley to appoint Ron and Loretta Smith to the Tree and Beautification Committee; motion carried.

Community Development Specialist Renewal Contract: The council will act on the contract for Kurt Hibbert as the Community Development Specialist at the next council meeting. The council feels he has been invaluable to the city for his insights and expertise and as a Sugar City resident.

CALENDARED ITEMS:

Third Discussion – Amend Alcohol Sales Code –

Ordinance No. 368_2021 was reviewed by the council and read in full:

“AN ORDINANCE ENTITLED ALCOHOL SALES AMENDMENTS FOR EMPLOYEES AND BANNED SALE DAYS OF THE CITY OF SUGAR CITY, IDAHO.”

It was moved by Councilwoman Nielsen and seconded by Councilman Dayley to adopt this ordinance. Thereupon, the clerk called roll upon the motion.

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

Those voting nay: None

Ordinance No. 368_2021 was thereupon declared by the mayor to have been duly passed by not less than two-thirds of the council. The clerk will publish Ordinance No. 368_2021 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.

MAYOR & COUNCIL REPORTS:

Public Works Report: Mayor Adams reported that a new cement pad has been poured for the fuel tank next to the city shop. Mr. Jacobson is actively working on the “leak” on the new water tank and the anti-vortex plate.

Staff Meeting: The mayor asked Councilwoman Nielsen to be in charge of the staff meeting Monday morning while he is gone for a week.

Historic Preservation Commission Report: No report. The commission will meet next week with Sugar Salem School District Superintendent Mr. Bradshaw to discuss the possibility of renting space in the old Jr High School building.

Tree and Beautification Committee Report: No report. The committee will meet again next week.

Meeting adjourned at 7:55 p.m.

Signed: _____
Steve Adams, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer