

MINUTES OF WORK MEETING
SUGAR CITY COUNCIL AND PLANNING AND ZONING
THURSDAY, JUNE 30, 2022

Presiding: Mayor Adams and Planning and Zoning Administrator Kurt Hibbert
Meeting Via Internet and at City Hall Convened at 5:30 p.m.

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 Building Inspector and P&Z Co-Administrator Quinton Owens; Planning and Zoning Chairwoman Sam Lines; Commissioners Tyler Hoopes, Jerry Miller, Paul Jeppson, Matt Nott, and Dave Thompson; Developers Cy Hepworth, Gulliano Preto, and others who may have joined electronically but not identified.

FUTURE CITY GROWTH PLANNING: Kurt Hibbert – A work meeting was held in conjunction with the Planning and Zoning in order to set goals and general direction for the development of Sugar City and what the leaders envision for the future. Below is a summary of those ideas discussed:

- Preserve history
- Create a “park-like” downtown
- Envision a “go to” downtown versus a “go through” downtown
- Protect the city with appropriate zoning
- Incorporate median strips with vegetation and trees for the 100 foot wide Center Street
- Encourage business and commerce
- Engage landowners, community, developers
- Identify and empower a downtown district
- Establish a “Recreational Commercial” zone modeled after other successful towns
- Capitalize on recreational activity resources and services such as a community conference center, splash park, etc

The mayor encouraged Planning and Zoning to work together with Kurt Hibbert and move ahead on the ideas discussed to bring a recommendation to the city council within the next few weeks. The city will financially support the end result. They will work closely with City Attorney Chase Hendricks to ensure open meetings laws are not violated.

ADJOURNMENT: 6:30 p.m.

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, JUNE 30, 2022

Presiding: Mayor Adams

Meeting Via Internet and at City Hall Convened at 6:30 p.m.

Prayer: Councilwoman Ball

Pledge of Allegiance: Councilman Dayley

Present at City Hall and Online: Mayor Steven Adams; Councilors Joy M. Ball, Glenn Dayley, Connie Fogle, and Catherine Nielsen; Clerk-Treasurer Wendy McLaughlin; Public Works Director Arlynn Jacobson; City Building Inspector and P&Z Administrator Quinton Owens; Planning and Zoning Administrator Kurt Hibbert; Planning and Zoning Chair Christine Lines; Commissioner Dave Thompson; City Attorney Chase Hendricks; Developer Gulliano Preto; and others who may have joined electronically but not identified.

CONSENT AGENDA:

MOTION: It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to approve the Consent Agenda; motion carried.

DUMPSTER AND FALL CLEANUP: This item was moved until after the public comment period. The council discussed options that the city could make in order to alleviate the \$9,000 budget deficit on the city dumpster and fall cleanup. They asked Mr. Jacobson to stay within the budget and remove the dumpster when the money is used up. Options discussed:

- Discontinue dumpster
- Keep spring and fall clean-ups
- Limit types of items city will pick up
- Use boxes for grass clippings and yard waste
- Discontinue dumpster and city-wide clean-up

The council will come prepared to make a decision at the next council meeting. Mr. Jacobson is planning on removing the dumpster by July 14.

PUBLIC WORKS REPORT: Public Works Director Arlynn Jacobson reported on the following items:

Well #2: The variable frequency drive (VFD) went out in Well #2 possibly due to a power bump. The cost to replace the drive should be covered by insurance. Rocky Mountain Power will be contacted about the problem.

Well #5: The tank is being cleaned in preparation for the foam spray.

Ricks Lift Station: The pump went out at the Ricks sewer lift station.

SCADA System: The city needs to upgrade to a better SCADA system that is more reliable. It will cost about \$4,000 for each system and Mr. Jacobson recommends that each development have one. The lines need to be monitored and videoed regularly. He would like the city to buy its own camera.

Street Maintenance: Crack sealing will begin within the next week in preparation for the slurry seal scheduled in early August. The Ponderosa and Old Farm Estates subdivisions are the main focus this year.

Tosceno Water Line Flush: Water pressure to city residents dipped when the Toscano water lines were flushed earlier in the week in preparation for the Sugar Mill development. The water was clear possibly indicating that the dormant lines installed in 2008 are still viable. Test samples were taken.

DEQ and Lead Pipe Mandate: Cities have until 2024 to inventory their water lines in order to switch the lead pipes for poly. Most lines were replaced to poly after the 1976 Teton Dam flood. Mr. Jacobson believes there are not many lead pipes to replace. Funding and grants may be available to help with replacement costs. The city is currently budgeting for line replacements since the non-poly pipes have reached their life span of about 40 years.

Recharge and Water Rights: Cities are encouraged to use less green space which requires water and look at more ideas of using hardscape that uses less water. Sugar City is implementing second irrigation systems and City Attorney Chase Hendricks is working on the water recharge system.

PUBLIC COMMENTS: Summarized below.

Lawrence Nielsen: Mr. Nielsen is concerned about the possibility of the city discontinuing the city-wide clean-ups. He reminded them of the survey where 75% of citizens were in favor of keeping the clean-up and paying more in base fees to the city. He also feels the clean-up helps the city remain clean and beautiful.

Dog Training Classes: The dog trainer used city parks in the past without scheduling. If there was a conflict they would just move to another park. Dog training classes are beneficial to dog owners and cities – since they train dogs on barking, biting, and obedience. She didn't feel her classes constituted a business. She would like the support of the council. She will need to get a business license from the city and schedule the parks for her classes.

OLD FARM ESTATES FINAL PLAT DIVISION #4:

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Fogle to approve and authorize the mayor to sign the Old Farm Estates Division #4 plat; motion carried.

PLANNING & ZONING REPORT: Quinton Owens and Sam Lines reported on the following items:

New Zoning District and Name: A new zone “Recreational Commercial” district called River Glenn is being considered.

Zoning Guidelines: Density, height, and setbacks are being reviewed and revised.

Barrus Development: A public hearing is being scheduled for a zone change for the Barrus Development.

Joint County Commission Impact Area: The hearing will continue on July 12.

Code Offenses: P&Z administration is working on the code offenses.

Project Management Software: The commission is looking at Trello software to help manage projects.

P&Z Council Liaison: Council president Catherine Nielsen will serve as the P&Z liaison. The commission is also looking a more people to serve since they will be losing two more members. Representatives are needed from the impact area.

GENERAL BUSINESS: Action Items

Future Downtown Commercial: See work meeting minutes above.

GENERAL BUSINESS: Discussion Only

Budget: A budget work session will be scheduled at the next council meeting starting at 5:30 p.m.

MAYOR AND COUNCIL REPORTS:

Impact Expansion Conflict Hearing: The mayor attended the county hearing on the impact area resolution. He made it known that he disapproved of the committee and rules and felt that the previous agreed Moody Road boundary should have been respected. Salem residents in attendance expressed their approval by clapping.

AIC Conference: Those that attended felt it was a good conference and worth the money. The conference is largely run by larger cities and their way of thinking. The Elderly population was brought up at the conference and zero grade entrances to businesses and residential homes are being considered to accommodate them.

Historic Preservation Commission: Meeting was held on June 16. They have had several positive responses to the silent auction and one donor will match up to \$2500. They are considering organizing as a nonprofit separate from the city and will work the City Attorney Chase Hendricks. The City of Blackfoot would like to donate an old pump organ to Sugar City. They will be selling centennial pins and coloring books at Sugar Days and will announce the bid winners for auction items at 4:00 p.m. July 13 will be their next meeting.

Tree & Beautification Committee: Karey Tingey will serve as the new committee chairman with Jerry Miller leaving to serve on the Planning and Zoning Commission. Loretta Smith is the secretary. The flag pole in the triangle park (Memorial Park) was painted. They submitted a Rocky Mountain Grant application for \$5,000 and will be notified of awards in three months. They will meet again July 7.

Yard Awards:

- Dan and Claudia Mecham
- Beverly Palmer

4th of July Parade: The council will meet at the city by 7:50 a.m. and drive over to Rexburg together. Mayor Adams will drive the dump truck in the parade. The dump truck has been detailed, painted, and “fitted” for the council to ride in the back and throw candy. They are #17 in the parade lineup.

Sugar Days Celebration: Councilman Dayley reported that the talent show and dance will be cancelled this year. We are looking for more vendors. Volunteers are lined up from the High School and missionaries. Most of the sponsors from last year are donating again this year. At 11:00 a.m. Joyce Cromar will be awarded the Distinguished Citizen of the Year award and Dave Thompson the Public Servant of the Year Award.

Councilwoman Nielsen made a motion for adjournment. Meeting adjourned at 8:47 p.m.

Signed: _____
Mayor Adams, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer