

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, FEBRUARY 9, 2023

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

Present at City Hall and Online: Councilors Joy M. Ball, Glenn Dayley, and Catherine Nielsen; Public Works Director Arlynn Jacobson; City Building Inspector Quinton Owens; Planning and Zoning Administrator Kurt Hibbert; City Attorney Chase Hendricks; Madison County Commissioner Brent Mendenhall; BYUI Student; and others who may have joined electronically but not identified.

CONSENT AGENDA:

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to approve the Treasurer's Report; motion carried.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to approve the January 26, 2023 minutes with changes; motion carried.

BUSINESS PARK LOT ACQUISITION FOR POSSIBLE LAW ENFORCEMENT

CENTER: Brent Mendenhall reported that Madison County is interested in the south adjacent lot next to the Madison County Search and Rescue building in the Business Park for a coroner's office and dispatch. With the expected growth in the near future plans to expand the law enforcement office is also being considered. The council will consider a trade with the county with the following conditions:

- Improved landscaping consistent with the Business Park CC&Rs on existing and improved lots, and a
- Sheriff's office within 10 years

The proposed lot trade must be done by ordinance with a public hearing and will be scheduled at the next meeting.

PUBLIC COMMENTS: No report.

PLANNING & ZONING REPORT:

Planning and Zoning Administrator and City Planner Kurt Hibbert reported on the following items:

Moody Produce Brown Field: Mr. Hibbert reported that the "brown field" at Moody Produce will have a two phase process to clean it up. Debris from the 1976 Teton Dam flood was buried there and will need to be removed. The railroad has a loading spur there that is a draw to potential businesses. However, the cost of cleanup is prohibitive.

Public Hearing: A public hearing has been scheduled for Tuesday, February 28, 2023 for the Comprehensive Plan, Land Use Table, and Zoning Map.

Madison County Ordinance for Impact Area Build Out: Mr. Hibbert continues to work with Madison County on revising the Impact Area Ordinance and the proposed Sugar Salem area of impact.

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

Diamond Maps: Mr. Jacobson is using the Diamond Maps software to map the city's entire water and sewer infrastructure. Related data such as meter sizes and installation dates is also collected and used to enhance the public works maintenance system.

Development Project Surety Bonds: Mr. Jacobson is working with developers and the city engineer to ensure surety bonds are in place for each project.

Parks: Park playground equipment for the Peregrine Subdivision cannot be delivered until 2024.

GENERAL BUSINESS:

City Fiber: City Fiber Backbone Engineer Dave Thompson reported that it would likely be more advantageous for the city to install our own fiber backbone with the option of tying into the County's backbone for the following reasons:

- Control billing, fees, and other options
- Avoid high claw back connection fees
- Design fiber backbone system to benefit Sugar City
- Begin construction and purchase of materials as it benefits Sugar City

The cost is estimated to be \$3.2 – \$4.45 million to install our own fiber backbone which would reach as far north as the County Line Road, south to Moody, west to the Salem Road, and east to half way Teton. The project would model the City of Ammon's fiber system. The city has received COVID American Rescue Plan Act 2021 (ARPA) funds of \$309,000 which may be leveraged to install the entire project. Phase 1 of the project would include procuring equipment. The council favors the city owning our own fiber backbone.

MOTION: It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to leverage entire project using the ARPA fund money and allow Mayor Adams, City Planning and Zoning Administrator Kurt Hibbert, and Mr. Thompson to work together to apply for funding using ARPA funds; motion carried.

CALENDARED ITEMS:

Set for Public Hearing February 23, 2023 – no report.

Delinquent Utility Notice Procedures
Penalty and Service Fees

MAYOR AND COUNCIL REPORTS:

Tree and Beautification: The Tree and Beautification Commission have set Friday, May 12, 2023 as Arbor Day.

Historic Preservation Board: The board will meet again Thursday, February 16, 2023 7:00pm. City Attorney Chase Hendricks will also attend.

EXECUTIVE SESSIONS:

7:18 P.M. It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to move into executive session pursuant to Idaho Code 74-206(b) “To consider evaluation, dismissal or disciplining of or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent.” and Idaho Code 74-206(c) “Deliberating labor negotiations or acquisitions of interests in real property not owned by a public agency.” Motion carried. Thereupon, the clerk called roll upon the motion.

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

Thereupon, the mayor declared the motion passed.

7:22 P.M. The executive sessions ended for Idaho Code 74-206(b) and Idaho Code 74-206(c). No decisions were made and there was no deliberation.

PROPERTY ACQUISITION: No report.

Motion was made for adjournment. Meeting adjourned at 8:56 p.m.

Signed: _____
Mayor Steven Adams

Attested: _____
Wendy McLaughlin, Clerk-Treasurer