

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

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

Present at City Hall and Online: Mayor Adams; Councilors Joy M. Ball, Daniel Baird, Glenn Dayley, and Catherine Nielsen; City Clerk-Treasurer Wendy McLaughlin; Public Works Director Arlynn Jacobson; Planning and Zoning Administrator Kurt Hibbert; Building Inspector Quinton Owens, City Attorney Chase Hendricks; Tennis Court Chairman and Committee Member Jason Flaig and Alan Beagley; School Superintendent Jared Jenks; School Board Members Kristen Galbraith and Greg Stoddard; Sugar Salem Tennis Coach Scott Terry; Citizens Spencer and Miriam Cook, Pete Gonzalez, Jamie Flaig, Mike Guymon, Megan Harper, Linda Jex, Denise Lewis, Molly Peterson, Nicholas Peterson, Eric Wheatley, Jeff Wheeler and others who may have joined electronically or otherwise but not identified.

CONSENT AGENDA:

MOTION: It was moved by Councilman Dayley and seconded by Councilwoman Nielsen to approve the Consent Agenda with changes; motion carried.

TENNIS COURTS: Mayor Adams set the tone for the discussion on the tennis court agreement by stating the city's intention to work together with the school district to benefit both the public and students. The council concurred. The proposed agreement works out most if not all the concerns voiced by the council and staff members of the city. Discussion parameters separated the Jr. High road issue to be worked out later with the district in respect to the code and staff recommendations. Public comments were heard before the council decision.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball approve the tennis court agreement with the name of the agreement to be the "Joint Powers Agreement". Motion carried. Thereupon, the clerk called roll upon the motion.

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

Thereupon, the mayor declared the motion passed.

PUBLIC COMMENTS: Comments centered around the proposed tennis courts summarized below:

- Mike Guymon – Many benefits to the school and community where family and friends can gather and spend time together. 100% supportive.
- Alan Beagley – Supportive of the tennis courts and district and city working together to make it happen. The roads are mutually exclusive. Great place for families.
- Scott Terry – Sugar Salem Tennis Coach. Great opportunity to work together that will

benefit the community for generations to come. The courts will be well maintained.

- Molly Peterson – A mother who plays pickleball. It is the fastest growing sport in the US and all can participate. Older people are getting involved and rejuvenated. It benefits the whole community.
- Linda Jex – Has lived in Sugar City for 35 years. She has been playing pickleball for the last two years which proves the elderly can use the courts. She appreciates the city and district working together to provide a place to benefit the whole community.
- Jamie Flaig – Thanked the council for considering the tennis courts and providing several different uses of the parks to benefit the community. The tennis courts will impact more people.
- Denise Lewis – 69-years-old and plays pickleball. Tired of being in the shadow of Rexburg. There is so much contention in the world. She is happy to see the district and city work together to provide a benefit to the community.
- Carla Rabenack – Elderly who also enjoys playing tennis for the past 20 years.
- Nicholas Peterson – High School senior tennis player. Happy to see six new courts. He will graduate next spring before the courts are completed but is glad that future classmates will benefit from them. There are currently 50 team members.
- Greg Stoddard – School board member. The school’s main goal is the children and what benefits can be provided for them. The courts will be engineered and constructed with the best resources. Happy to work together with the city.
- Jared Jenks – School Superintendent. Has been a citizen of Sugar City since 2001. He apologized for the past conflicts between the city and district which he inherited since becoming superintendent this fall. He is committed to the project and wants to continue the positive working together to make things happen. The school will fund about \$650 thousand towards the project. With the city’s \$300 thousand and personal donations of \$150 thousand the project will cost about \$1.1 million. It is a large project but well worth the effort.
- Megan Harper – Daughter plays tennis. She is encouraged by the positive attitude of working together. Her daughter didn’t have other options to participate in sports. Tennis is something she can do and she appreciates the opportunity it has given her daughter.
- Jason Flaig – he laid out the timeline and pointed out that of the two options for the city the best one is the one that would partner with the school for 6 courts. He asked the council to move ahead without conditions. “We are stronger when we work together.”

GENERAL BUSINESS:

East Parkway Corridor: Kurt Hibbert reported that most of the corridor is in the county. However, the county has encouraged Sugar City’s input on where the corridor should go. The discussion centers around the corridor being pulled off Digger Drive and used as a dyke to mitigate the flood plain. It would hug the river eastward as it joins Highway 33 to the north. Further discussions are ongoing.

PLANNING AND ZONING REPORT:

Salem Townhall Meeting: The public is invited to the Salem Townhall meeting Tuesday, November 14, 2023 at 6:30 pm. The council is also encouraged to attend. They will be discussing growing together and the brochure to publish.

Code Amendments:

- **Accessory Dwelling Units** – popular, safety issues, installed without inspections

- **Land Use Table** – MU1 & MU2 combined, allow uses by right
- **Regional Commercial** – new, in demand, encourages growth
- **Tiny Homes** – subdivision, on permanent foundations, affordable, same as single family homes
- **RV Park** – new amendments, many weaknesses to be fixed
- **Downtown Revitalization** – 3 story residential above commercial
- **Downtown Parking Plan** –
- **Site Plan Review** – required for all developments, all departments review
- **Design Standards** - simplify
- **Impact Area** – ½ mile margin around city limits (instead of 1 mile recommended) map biggest concern. Met with Teton and Newdale to start their Impact Area Agreement
- **Annexation Policy** – address private wells and septic systems
- **Fiber Optic Ordinance** – understand city’s expectations
- **Transportation Plan** – updated
- **Comprehensive Parks Plan**
- **Preprogrammed Projects** – facilitate private donations
- **County Comprehensive Plan** – attended meetings. Draft of plan available
- **RPO and Urban Renewal Meetings** – involved with meetings
- **Highway 33** – addressing safety concerns
- **Public Hearing Notification Requirements** – updated

Roads with School District: A summary below describes some of the concerns that need to be addressed for the city and district to work out:

- Approvable site plan –
- Park Avenue as connector road adjacent to Jr High school campus – code dictates placement – council would make final decision
- Changing code to meet one customer sets a litigious precedent

School concerns to be address:

- Park Avenue would be unsafe – only 10 feet from school building, middle of school campus
- Divides the school property making the east part unusable
- Creates even more school traffic congestion
- North Fremont and Railroad Avenue are other options that would address the Park Avenue concerns

If the district and city cannot work out a viable solution with the City Planning and Zoning Administrator Kurt Hibbert, then they would need to petition the Planning and Zoning Commission for favorable recommendation to the council if possible.

CALENDARED HEARING ITEMS:

First discussion – Fiber Optic Ordinance – The document is revisable and is patterned after Ammon’s Fiber Optic Ordinance. The city needs to address the fiber to have clear guidelines up front. The council will continue to review and make changes over the next several weeks and discussions.

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

Grant Opportunities: there are several grants available the City can use to help with ongoing needs.

- Child Pedestrian – additional sidewalks to connect to schools
- Small Urban – straighten S curve
- TAPP – transportation alternative – pathway over Highway 20

Third South Sidewalk: Last pour was done yesterday. The project was successful and the weather cooperated.

Street Project Updates: South 7th West will be finished next week with turning lanes.

Main Sewer Line to Rexburg: the project will begin in 2024 and finish in 2025. A new lift station is the first phase. Rexburg plans on routing the pipe around road ways. Council needs to consider ways to fund the project.

Equipment: The sweeper truck is no longer an option for the city to purchase. The owner received a better deal elsewhere. There was no binding contract.

Well #5: Well #5 is live. A slight chlorine taste will dissipate.

SCADA: All minor issues have been fixed and it is working well.

Generator: All minor issues have been fixed. Problem stemmed from a design error.

MAYOR AND COUNCIL REPORTS:

Mayor Adams reported on the following:

Mike Mecham - son of Dan and Claudia Mecham, received one of the highest awards and promoted to Major at a ceremony last week in Rexburg which the mayor attended.

Councilwoman Ball reported on the following:

Tree and Beautification: a father son activity is planned for next May to help complete the bigger projects on the Memorial Garden.

Historic Preservations Commission: The commission moved many old items from the old Leishman home, donated by the Ashcraft family who are current owners, and moved to a new storage container provided by Arden Bell of Parker. Councilwoman Ball provided a list of the items being stored.

Christmas Tree Lighting: Monday, December 4, 6:00 pm

Christmas Dinner: Room reserved at Chuck-a-rama in Ammon. Wednesday, December 6, 6:00 pm.

Motion was made for adjournment. Meeting adjourned at 9:25 p.m.

Signed: _____
Mayor Steven Adams

Attested: _____
Wendy McLaughlin, Clerk-Treasurer