

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, MAY 8, 2008

Presiding: Mayor Glenn W. Dalling
Meeting Convened at 6:30 p.m.
Prayer: Brad Orme
Pledge of Allegiance

Present: Mayor Dalling; Sharon L. Bell, Clerk; Marcie A. Smith, Treasurer; Janette Clark, Assistant; Councilmembers Harold Harris, Brad Orme and Lamont Merrill; Josh Garner, City Attorney; Brian Hawkes, Planning & Zoning; Teresa Young, Standard Journal; Dick Dyer, City Engineer; Larry Perkins; Gerald Williams and Bill Moss of Williams Engineering; Dwayne Seiter; Wesley Seiter; Symen Vanderlinden; Terry Mortensen; Alan Parkinson; Stephanie Blackham; Verla Moss; Paul Lusk; Eddie Pincock; Stephen Byington; Vaun Waddell; and John Millar. Councilmember King was excused.

The Mayor asked if there were any corrections to the minutes of the regular meeting held on April 24, 2008. It was moved by Councilmember Harris and seconded by Councilmember Orme to accept said minutes; motion carried.

Marcie presented the April reconciliation reports for the General Fund. It was moved by Councilmember Orme and seconded by Councilmember Merrill to accept the April reconciliation reports for the General fund; motion carried. Marcie presented the April reconciliation reports for the Utility Fund. It was moved by Councilmember Orme and seconded by Councilmember Harris to accept the April reconciliation reports for the Utility Fund; motion carried.

Marcie presented the current bills in the amount of \$46,440.44. It was moved by Councilmember Orme and seconded by Councilmember Merrill to pay the current bills, together with all regular May bills that have not yet been received; motion carried.

PRELIMINARY RESULTS FROM SUGAR/REXBURG SEWER TRUNK LINE STUDY:

Gerald Williams addressed the council and gave a PowerPoint presentation on their sewer trunk line study. Williams Engineering was hired by Rexburg to study its entire sewer system, including trunk lines, as well as the treatment plant. In the process they had to evaluate the flow from Sugar City and the trunk line that carries the wastewater. It appears that, with our potential growth, our line will not be adequate in the future. At least we need to do some planning for the future to avoid serious problems.

PLANNING & ZONING REPORT: Brian Hawkes addressed the council.

Toscano – Application for Special Use Permit in Resort Area: Brian reported that P&Z reviewed Toscano's application for a special use permit in the proposed resort area and recommended it for public hearing at 7 p.m. on June 5, 2008.

Toscano Engineering Review: The city hired Randy Johnson of Forsgren Associates to conduct the engineering review for the final plat phase I. Brian reported that Mr. Johnson's general impression was that there are a small number of things to be worked out, but nothing major. Toscano is aware of them.

Toscano Design Review Board: Brian reported that P&Z met tonight as a design review board on Toscano and approved the design for Toscano Phase I. He presented P&Z's written recommendation to the council that it approve the design for Toscano Phase IA.

Toscano Final Plat Application: Brian reported that P&Z met in a special meeting tonight to review the final plat for Toscano. The council earlier approved the preliminary plat with four conditions, all of which have been met. Brian presented P&Z's written recommendation to the council that it approve the final plat of Toscano Phase IA. Phase IA includes 66 townhomes and 10 single-family homes, with the resort area being pulled out.

Calaway Subdivision: Brian reported that P&Z had a brief discussion on the Calaway preliminary land use. As soon as the property is annexed into the city, they will move forward with it.

Old Farm Estates Development Agreement: Brian presented notes and general concerns about the development agreement, which Vaun Waddell prepared. Attorney Garner and Attorney Adam Dunn are still working it on. P&Z has some general concerns. One recommendation is to remove everything that isn't relative to phase I. This development could take 15 to 20 years to finish, and the development agreement needs to pertain only to phase I. They are heavy on the legal portion and light on the engineering review. They need to do more engineering up front. There are 19 items specific to the development agreement. Brian asked the council to review them and see that they are taken care of.

School District Maintenance Building: Brian reported that P&Z recognizes they are not the ones making the decision, but they are concerned about the aesthetics. It was the general consensus of P&Z that the addition will be out of place if constructed of metal.

GIS: Brian reported there are some things P&Z needs from GIS. The mayor said he would take care of that and set it up.

MOTION ON TOSCANO DESIGN REVIEW RECOMMENDATION: A discussion was had on the process of conducting a design review. Brian Hawkes said it is convenient because everyone on P&Z is on the design review board. He said the main reason for design review is aesthetics, and he feels they have done a good job with it. **MOTION:** It was moved by Councilmember Orme and seconded by Councilmember Harris that we approve the recommendation of the design review board, as P&Z members sit on the board, for Toscano Phase IA; motion carried.

MOTION ON TOSCANO FINAL PLAT PHASE IA: A discussion was had that the four conditions on the preliminary plat have been met. Dwayne Seiter explained that there were three major concerns: (1) the flood zone – they are working on getting the property taken out of the flood zone; (2) water wells – they have applied for a permit with Water Resources – said well will be a back-up well for the city; and (3) the sewer issues – they have come up with several solutions. He said all the issues have been taken care of. **MOTION:** It was moved by Councilmember Harris and seconded by Councilmember Orme to approve the final plat for Toscano Phase IA as recommended by P&Z; motion carried.

APPLICATION FORMS AND RECOMMENDED FEES – CITY CLERK SHARON L.

BELL: Sharon presented copies of the application forms, which she and Councilmember King prepared.

MOTION ON APPLICATION FORMS: It was moved by Councilmember Harris and seconded by Councilmember Merrill that the council approve the following application forms that were submitted: Application for Zone Change; Application for Special Use Permit; Application for Preliminary Plat Approval; Application for Final Plat Approval; Application for Design Review—Administrative Review; and Application for Design Review—Board Review; motion carried. Sharon reported there are two additional application forms, which she and Councilmember King will continue to work on.

MOTION ON DESIGN REVIEW FEES: A discussion was had on a proposed fee schedule and specifically establishing a design review fee. It was moved by Councilmember Orme and seconded by Councilmember Harris to recommend the proposed fee schedule outlined by the mayor for our public hearing on May 22; motion carried.

DEPARTMENT REPORTS:

COUNCILMEMBER HARRIS:

Bike Path: Harold discussed the problem of trucks driving across the bike path. He was asked to get signs to eliminate the problem.

Ponderosa Estates signs: A discussion was had on signs in Ponderosa and whether Kirby Forbush is going to pay for them. The treasurer should call him.

Light Poles: Harold reported three light poles are going in. One will be put in Neibaur Park, one at the LDS Church on Center Street and one in the green area of our west entrance project.

COUNCILMEMBER ORME: No report.

COUNCILMEMBER MERRILL:

Water Pump: Lamont asked for approval for payment to Pump Tech for work on the pump and motor. He said the pump is in good condition and has been in for 17 years. The motor should be worked on every five years. **MOTION:** It was moved by Councilmember Merrill and seconded by Councilmember Harris to pay the pump repair bill from Pump Tech in the amount of \$4,234 as outlined; motion carried.

MAYOR'S BUSINESS:

Grant Opportunity: Bruce King had e-mailed a letter on a grant opportunity to the mayor. The mayor asked Bruce to discuss these with Don Rydalch and with the council in the next meeting.

East Parkway Corridor Plan: The mayor discussed the \$50,000 grant the city received to study its transportation system. However, the money will not be available until the next budget year. He proposed that Councilmember Harris allow the city to take \$20,000 out of his budget and then wait until the end of the budget year to do some of his projects so that the bill would come after the current year and could be reimbursed by the \$50,000 grant. This would allow Forsgren Associates to begin the study of our transportation system in this current budget year. It was the consensus of the council to go ahead with the transportation study.

Business Park: The mayor reported that Attorney Garner is working on the easements needed for the West Entrance Project and is also working with Clair Boyle on how to sell lots in the business park.

The mayor entertained a motion to go into executive session.

EXECUTIVE SESSION:

9:10 p.m. It was moved by Councilmember Orme and seconded by Councilmember Merrill pursuant to Idaho Code 67-2345(1)(b), that we move into executive session to discuss personnel issues. The mayor called for a roll call vote:

Those voting aye: Councilmembers Harris, Orme and Merrill

Those voting nay: None

Thereupon the mayor declared the motion passed.

Discussion during executive session was on the resignation of the public works director and on finding a replacement.

9:25 p.m. The executive session ended. Sharon was asked to advertise for a public works director.

Meeting adjourned at 9:26 p.m.

Signed: _____
Glenn W. Dalling, Mayor

Attested: _____
Sharon L. Bell, Clerk