

MINUTES OF REGULAR MEETING  
SUGAR CITY COUNCIL  
THURSDAY, MARCH 27, 2008

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

Present: Mayor Dalling; Sharon L. Bell, Clerk; Councilmembers Harold Harris, Bruce King, and Brad Orme; Brian Hawkes, Planning & Zoning; Kyra Davis, Standard Journal; Zachary B. Paul; Jeremy Forsberg; Eddie Pincock; Vaun Waddell; Paul Lusk; County Commissioners Kimber Ricks and Ralph Robison; Ted Hendricks; Sharla Pincock; Stephanie Blackburn; Terry Mortensen; Richard Horner; and Bo Crofoot. Councilmember Merrill was excused.

The Mayor asked if there were any corrections to the minutes of the regular meeting held on March 13, 2008, and the special meeting held on March 20, 2008. Each councilmember had a copy of said minutes prior to the meeting. It was moved by Councilmember Harris and seconded by Councilmember King to accept the minutes of the regular meeting held on March 13, 2008; motion carried. It was moved by Councilmember King and seconded by Councilmember Orme to accept the minutes of the special meeting held on March 20, 2008; motion carried.

**RESOLUTION 2008-2:** City Clerk Sharon L. Bell read Resolution 2008-2 pertaining to fair housing. **MOTION:** It was moved by Councilmember Harris and seconded by Councilmember King to adopt Resolution 2008-2. The mayor called for a roll call vote.

Those voting aye: Councilmembers Harris, King and Orme

Those voting nay: None

Thereupon the mayor declared the motion passed. A copy of said resolution is attached hereto marked "Attachment 1."

**SUGAR-SALEM COMMUNITY LIBRARY:** Councilmember Harris read a letter addressed to the Sugar-Salem Community Library expressing support for retaining the community library at the Sugar-Salem High School. A copy of said letter dated March 27, 2008, is attached hereto marked "Attachment 2."

**PLANNING & ZONING REPORT:** Brian Hawkes addressed the council.

**Status of Old Farm Estates Final Plat Application and Possible Recommendation for Approval:** Brian reported that P&Z had a special meeting tonight to discuss the final plat application for Old Farm Estates. They took care of some conditional issues that needed to be taken care of. Brian submitted a written recommendation to the council as follows: "We would like to notify you of our approval of the final plat for Old Farm Estates, Phase I (39 lots) and recommend it to you." P&Z feels that the developer has met all conditions and requirements. The application process will begin again with the other phases of the development. Attorney Garner is preparing the development agreement with the Old Farm Estates' attorney, Adam Dunn. Brian reported we are operating under the former Title 10 of the Sugar City Code. Attorney

Garner said this development has been scrutinized carefully, and P&Z has spent a lot of time on it.

**MOTION TO APPROVE FINAL PLAT APPLICATION:** It was moved by Councilmember Harris and seconded by Councilmember Orme that we approve P&Z's recommendation to accept the final plat of Old Farm Estates. The mayor called for a roll call vote.

Those voting aye: Councilmembers Harris, King and Orme

Those voting nay: None

Thereupon the mayor declared the motion passed.

**Updated Application Forms:** Brian reported that P&Z is making a recommendation on several forms and presented them to the council. He suggested this is a starting point, and the council should get them implemented as soon as we can.

**Comprehensive Plat Update:** Brian said P&Z is going to commence updating the comprehensive plan. The mayor suggested they gather information from Laura Hanson of Cooper Roberts Simonsen Associates. Councilmember King suggested that the plan be simplified and that the schedule column of the implementation section be changed from dates to priorities.

**ZACHARY PAUL – STATUS OF YELLOWSTONE HOTEL SYSTEMS (BUSINESS PARK):**

Mr. Paul presented information on his business and on the buildings he plans to construct in the business park. He said his business is a software company, which creates applications for the hotel industry. His business also includes consulting services and training to manage hotels. Yellowstone Hotel Systems presently has 48 employees, and he feels by the end of the summer the company will have 100 employees. Yellowstone Hotel Systems will be the first tenant in the business park. Madison County, Sugar City and The Development Company have applied for and received a grant for the business park. The mayor expressed appreciation for having two members of the County Commission present and for their help in making this business park possible. Mr. Paul expressed appreciation for all of the hard work of local officials in extending a welcoming hand to his business.

Ted Hendricks of The Development Company reported that the company will advertise for bids on the Business Park infrastructure late this week or next. Bids will be opened in April and awarded to the most responsible bidder, who will then begin installing infrastructure as soon as the ground is sufficiently dry and preparations can be finalized. The infrastructure should be in place this fall. He and Attorney Garner will get the land ready to sell. Commissioner Robison said the county commissioners are excited about the project, which will provide more economic development in Sugar City. He said the county traded wetlands for the business park land with the Idaho Transportation Department. Commissioner Ricks reported that Mayor Glenn Dalling played the key role in moving the development along.

**BRUCE KING REPORT:**

**Spring Cleanup:** A discussion was had on spring cleanup. **MOTION:** It was moved by Councilmember King and seconded by Councilmember Orme that we set spring cleanup for May 19 through May 23; motion carried. (The dates for spring cleanup were subsequently changed to May 12 through May 23.)

**Adopting New Building Codes:** Bruce reported the State Legislature has enacted legislation that effective January 1 of this year local governments should adopt the 2003 International Building Code and related codes. (In December 2004, the city adopted the 2003 edition and all future amendments.)

**Input on Proposed Public Hearing Chapter for Title 1:** Councilmember King and

Councilmember Orme suggested minor changes to the proposed chapter on public hearings in title 1, which will be incorporated.

**IMPACT FEES – RICHARD HORNER:** Mr. Horner delivered a PowerPoint presentation on impact fees, discussing the steps to develop them: (1) conduct a preliminary feasibility analysis; (2) hire a consultant; (3) appoint an advisory committee; (4) conduct a build-out analysis; (5) develop service levels or performance standards; (6) determine existing deficiencies and future needs; (7) identify public facilities to be funded by impact fees through a capital improvement plan; (8) estimate costs for the improvements needed; and (9) calculate individual impact fees. He said a city should reevaluate its impact fee program every five years.

**DEPARTMENT REPORTS:**

**COUNCILMEMBER HARRIS:**

**Dr. Bo Crofoot:** Dr. Crofoot discussed with the council the possibility of the city applying for a grant under the Rural Health Care Access Program (RHCAP) to improve health care/dental care for rural and low-income populations in Idaho. The grant application is due April 15, 2008. It was the consensus of the council to support Dr. Crofoot's request, on the condition that there is no cost to the city and that he completes all the paperwork.

**COUNCILMEMBER ORME:**

**Easter Egg Hunt:** Brad reported Ninette Galbraith's son handled the Easter Egg Hunt as an Eagle project.

**Arbor Day:** Arbor Day is scheduled for Friday, April 25, at 10 a.m., at a location yet to be determined.

**COUNCILMEMBER KING:**

**Business Park Protective Covenants.** Bruce reported that the council approved the protective covenants at its special meeting one week ago.

**COUNCILMEMBER MERRILL:** In Councilmember Merrill's absence, the mayor reported on the information he gathered about the location of the fire station and about the concerns of Ms. Brown. The city sent a letter to Ms. Brown today, containing the information gathered by Councilmember Merrill, which he hopes will address some of her concerns.

**MAYOR'S BUSINESS:**

**Thomas Neibaur Monument -- Veterans:** Discussion was had about the fact that Thomas Neibaur was the most decorated hero of WWI in Idaho, receiving the Medal of Honor at age 19 by saving his company of men. He was a resident of Sugar City. His nephew, Anthony Gardner, donated \$10,000 toward a monument to be erected in Neibaur Park. The family would like a kiosk erected. We would like a monument that is more permanent and could be used for a servicemen's and servicewomen's monument as well. The family has set May 26 as the day to uncover the monument (kiosk). They have scheduled the church for a family dinner and have some guests coming. The city will erect a plaque, which will honor Mr. Neibaur and all of the veterans from the Sugar City area.

**Fort Henry Sign:** The mayor requested that the council be thinking where the city can relocate the Fort Henry Sign, which is in Neibaur Park.

**New Employee:** The mayor reported that Joe Cherrington has been employed as a meter reader.

**Harris Annexation:** At the mayor's request, Attorney Garner reported that the Harris annexation is moving along. He has been talking with Attorney Zollinger and Rexburg City Clerk

Blair Kay. He feels the application we received previously from Mr. Harris is appropriate to use.

**Additional Playing Fields:** The mayor reported he doesn't feel that we have enough playing fields for our young people. With anticipated growth, we need to be thinking about a better facility.

**Bike Path:** The mayor reported that bids to construct the bike path again came in too high. Compared with the engineer's estimate of \$335,000, five contractors submitted the following bids: \$421,000, \$439,000, \$448,000, \$484,000 and \$569,000. The mayor said there would be no further movement from the Idaho Transportation Department until Sugar City and Rexburg come up with the difference between the low bid and the engineer's estimate, which is approximately \$86,000.

Meeting adjourned at 9 p.m.

Signed: \_\_\_\_\_  
Glenn W. Dalling, Mayor

Attested: \_\_\_\_\_  
Sharon L. Bell, Clerk

**RESOLUTION 2008-2**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR CITY, IDAHO, THAT:**

WHEREAS, April 2008 marks the 40<sup>th</sup> anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and

WHEREAS, the Idaho Human Rights Commission Act has prohibited discrimination in housing since 1969; and

WHEREAS, equal opportunity for all – regardless of race, color, religion, sex, disability, familial status or national origin – is a fundamental goal of our nation, state and city; and

WHEREAS, equal access to housing is an important component of this goal – as fundamental as the right to equal education and employment; and

WHEREAS, housing is a critical component of family and community health and stability; and

WHEREAS, housing choice impacts our children's access to education, our ability to seek and retain employment options, the cultural benefits we enjoy, the extent of our exposure to crime and drugs, and the quality of health care we receive in emergencies; and

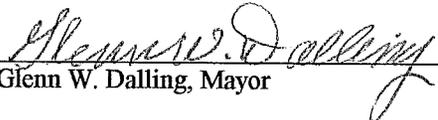
WHEREAS, the laws of this nation and our state seek to ensure such equality of choice for all transactions involving housing; and

WHEREAS, ongoing education, outreach and monitoring are key to raising awareness of fair housing principles, practices, rights and responsibilities; and

WHEREAS, only through continued cooperation, commitment and support of all Idahoans can barriers to fair housing be removed.

NOW, THEREFORE, I, Glenn W. Dalling, Mayor of the City of Sugar City, do hereby proclaim April 2008 to be FAIR HOUSING MONTH in the City of Sugar City, Madison County, State of Idaho.

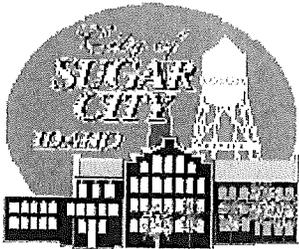
UNANIMOUSLY APPROVED AND PASSED BY THE CITY COUNCIL AND MAYOR THIS 27<sup>TH</sup> DAY OF MARCH 2008.

  
\_\_\_\_\_  
Glenn W. Dalling, Mayor

ATTEST:

  
\_\_\_\_\_  
Sharon L. Bell, City Clerk

(SEAL)



City of Sugar City  
Post Office Box 56 --10 East Center  
Sugar City, Idaho 83448

Support our local businesses

Glenn W. Dalling, Mayor  
Sharon L. Bell, Clerk  
Marcie A. Smith, Treasurer

Phone: 356-7561  
Fax: 359-2654  
Office Hours: 9 a.m. to 4 p.m.

March 27, 2008

Sugar-Salem Community Library  
#1 Digger Drive  
Sugar City, ID 83448

Dear Library Committee:

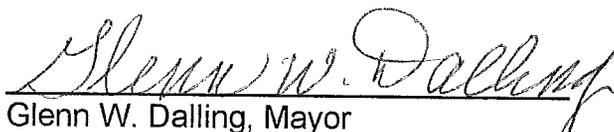
The mayor and council of Sugar City wish to express support for retaining the community library at the Sugar-Salem High School. This library serves students and nonstudents alike and will become increasingly important as our city grows.

We also wish to state our position that any expansion of the library should be at its present site in Sugar City. This location is well established and receives school district oversight and funding.

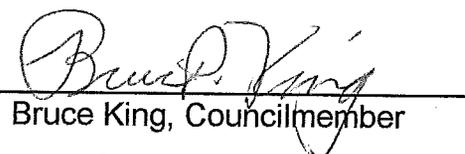
We realize there are advantages to combining with the Madison County Library, but we feel having a local library outweighs these considerations.

Thank you for your dedicated and effective service in directing library activities.

Sincerely,

  
Glenn W. Dalling, Mayor

  
Harold Harris, Councilmember

  
Bruce King, Councilmember

  
Brad Orme, Councilmember

  
Lamont Merrill, Councilmember