

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, MAY 28, 2020

Presiding: Mayor Steven Adams
Meeting Via Internet Convened at 6:35 p.m.
Prayer: Councilman Davis
Pledge of Allegiance: Councilwoman Fogle

Present Online: Mayor Steven Adams; Clerk-Treasurer Wendy McLaughlin; Councilors Joy M. Ball, Steve Davis, Connie Fogle, and Catherine Nielsen; City Public Works Director Arlynn Jacobson; City Code Enforcement Officer Jonathan Turner; City Building Inspector Quinton Owens; Design Review Chairman Paul Jeppson; Chairman Dave Thompson of the Planning and Zoning Commission; City Engineer Dick Dyer; Attorney Chase T Hendricks; Targhee Townhomes Representative Jeff Patlovich; Old Farm Estates Developers Ryan & Jeff Lerwill; Old Farm Estates Development Attorney Michael Brown; Becky Jeppson, Citizens Elaine King, Barbara Lusk, Bert McLaughlin, Lawrence Nielsen, Matthew Taylor, Nathan Williams; and others who joined electronically but not identified. Sugar Salem School District Board Member Kristen Galbraith was present at city hall.

CONSENT AGENDA:

Minutes 5-14-2020

Minutes 5-20-2020 – removed from the consent agenda

MOTION: It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to approve Consent Agenda as amended and accept the 5-14-2020 minutes; motion carried.

MINUTES OF 5-20-2020: The Old Farm Estates Division #4 Preliminary Plat motion of the city council was unclear if Lot #18 was to be dedicated to the city. The motion was approved on City Engineer Dick Dyer's recommendations which included dedicating Lot #18 as open space to the city and was also part of the approved written motion. However, it was read to designate Lot #18 as open space only.

MOTION: It was moved by Councilman Davis to approve the May 20, 2020 minutes as is; motion died for lack of a second.

ZONE CHANGE ORDINANCE FOR NEW JR HIGH SCHOOL: The council approved the zone change for the new Jr. High School at the public hearing last week. The zone change must done by a city ordinance which was included with this meeting.

Ordinance No. 354_2020 was introduced to the council:

“AN ORDINANCE APPROVING THE PROPOSED ZONE CHANGE AND AMENDING THE ZONING MAP OF THE CITY OF SUGAR CITY AS SHOWN ON THE ATTACHED MAP, PROVIDING FOR THE ADOPTION OF THE AMENDED MAP,

PROVIDING FOR REPEAL OF ANY CONFLICTING PROVISIONS OF THE CODE AND PROVIDING FOR EFFECTIVE DATE OF THIS ORDINANCE.”

It was moved by Councilwoman Ball and seconded by Councilman Davis to adopt this ordinance.

Those voting aye: Councilors Ball, Davis, Fogle, and Nielsen
Those voting nay: None

Ordinance No. 354_2020 was thereupon passed by not less than two-thirds of the council. The clerk will publish Ordinance No 354_2020 in summary or full immediately in at least one issue of the *Standard Journal*, a newspaper published in the city of Rexburg, Madison County, Idaho.

OLD FARM ESTATES SPECIAL USE PERMIT DIVISION #3: The council approved the Old Farm Estates Special Use Permit for Division #3 Teton Heights Apartments with conditions.

MOTION: It was moved by Councilwoman Ball and seconded by Councilwoman Fogle to approve the Old Farm Estates Division #3 Teton Heights Apartments Special Use Permit, having been reviewed and recommended by Planning and Zoning, and on the city engineer’s and the city council’s recommended conditions listed below:

1. Obtain approval of the city engineer for the private utility design within the development, and method and manner of connections to public utility systems, prior to beginning construction;
2. Construct approved public infrastructure for Division No. 3 necessary to adequately and safely serve the development prior to or commensurate with the issuance of building permit(s);
3. Agree to construct necessary street or road improvements required to appropriately handle traffic and mitigate potential adverse operational impacts as identified by the traffic study and as approved by the city engineer; the street improvements shall be completed before occupancy permits are issued;
4. Do not allow snow storage in parking lots that will eliminate the use of approved parking stalls or that will create blind corners for driver visibility and pedestrian safety.
5. This development will be subject to the new development agreement when it is formally executed.
6. Any uses that are not specifically contained in this special use permit application shall require an additional special use permit before it shall be allowed.

Motion carried. Councilwoman Nielsen opposed.

PUBLIC COMMENTS – 7:00 PM:

Barbara Lusk – does not want a booting ordinance in Sugar City. Her daughter was booted while attending a required Family Home Evening group at BYU-I in Rexburg. She feels it is unjust and a “wicked way to make money”.

SUGAR SALEM SCHOOL DISTRICT ZONE CHANGE AND SPECIAL USE PERMIT

FEES: The council will require the school district to pay application fees as directed by city code.

GENERAL BUSINESS (Discussion only):

Possible Booting Ordinance Report: Deputy Sheriff Cameron Stanford asked the mayor earlier to consider a possible booting ordinance since the apartments were posting booting signs in Sugar City. State law regulates booting on a limited basis. The council will table it for now and review it as needed.

PUBLIC WORKS: - Arlynn Jacobson

City Hall Roof Bids – The cost to replace the City Hall roof membrane will be around \$14,000 and the contractor will need to have a public works license. Bids from Briggs Roofing and Gibson Roofing have been received and were within \$300 of each other. The bids were for a 10 – 15 year warranty. It will be about \$2,000 more for a 20 year warranty. The mayor asked that the bids be included for discussion at the next council meeting.

Meter Costs – The costs of meters for new hookups has gone up from about \$730 to \$800. Mr. Jacobson will work with City Clerk McLaughlin to see if meter costs are part of the city code. Further discussion will be held on the next agenda.

3rd S Street Project Update – The project is mostly completed. Pavement will be laid next Monday and possibly open again to traffic by Tuesday.

PLANNING AND ZONING REPORT: Dave Thompson reported on the following items:

Enlarging the Impact Area - Planning and Zoning have been working on enlarging the impact area.

Business Park Committee Meeting - He is also working on a meeting with the Business Park owners to discuss several items one of which is the change in the Business Park name to the Glenn and Dorothy Dalling Business Park. Councilwoman Ball will be invited.

Comprehensive Plan – He is working with the committee on recommended revisions. More work needs to be done.

GENERAL BUSINESS:

CAMPAIGN SIGNS IN PUBLIC RIGHT OF WAYS: Councilwoman Nielsen draft an amendment to the city code to ban campaign signs on city public right of ways.

CHANGING BUSINESS PARK NAME: Councilwoman Ball asked that the item be put on the next agenda after the meeting with the Business Park Committee.

POSSIBLE CITY EMERGENCY EXTENSION: The council will wait to see the reported statewide and local COVID 19 results at the next meeting to decide on whether the City Emergency Declaration should be extended. The declaration will expire the middle of June.

SUGAR DAYS POSSIBLE CANCELLATION: The council will also decide at the next meeting whether or not to hold the Sugar Days event after reviewing what the governor recommends for large events.

CALENDARED ITEMS:

Misdemeanors to Infractions Ordinance Amendment – Code Enforcement Officer Jonathan Turner will review the several items for clarification for the next meeting.

Business Park Truck Route Ordinance – The council likes the idea of commercial trucks using Business Park Sugar Avenue for a truck route instead of North Railroad Avenue.

MAYOR’S REPORT:

COVID 19 Update – The mayor reported that the COVID 19 pandemic issue has become a political tool and does not always represent reality. The actual numbers are showing a different picture. The mayor will email the council the current graphs.

Emergency Expense Reimbursement – The city will continue to track expenses for COVID 19. ZOOM and audio equipment used for online meetings can be included.

Citizen’s Training Day – The mayor will hold a free citizens firearms training course to encourage safe community resources. The course will be taught out at the Rexburg’s shooting range. Rexburg’s Mayor Jerry Merrill supports the idea.

DEPARTMENT REPORTS: No Report

Meeting adjourned at 9:40 p.m. Councilwoman Ball motioned to adjourn the meeting.

Signed: _____
Steven Adams, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer