

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, JULY 26, 2018

Presiding: Mayor David D. Ogden
Meeting Convened at 6:30 p.m.
Prayer: Joy Ball
Pledge of Allegiance

Present: Mayor David D. Ogden; Clerk-Treasurer Wendy McLaughlin; Councilors Brent Barrus, Vaun Waddell, and Joy M. Ball (Councilman King was excused); City Public Works Director Arlynn Jacobson; Chairman Dave Thompson and Tyler Hoopes of the Planning and Zoning Commission; City Building Inspector Cliff Morris; Citizens Harold Harris and Bert McLaughlin.

MINUTES: Mayor Ogden asked if there were any corrections to the revised minutes of the regular meeting held on July 12, 2018. Each councilor had a copy of the minutes prior to the meeting.

MOTION: It was moved by Councilman Barrus and seconded by Councilman Waddell to accept the minutes; motion carried.

PLANNING AND ZONING (P&Z) COMMISSION REPORT: Chairman Dave Thompson reported on the following items:

Themed City Report: The commission likes the idea of a themed city. They explored several ideas, concepts, opinions and people who might serve on the committee.

Trails Committee Report: The commission has several good leads of those who might serve on the Trails Committee. They would be responsible for finding grants, submitting grant applications, planning connected alternate transportation routes (multi-use), which includes Rexburg and Salem areas, and reporting to P&Z.

Plat Process: Reviewed and discussed the process and found some neglected items not listed on the chart – want to continue discussions before making a decision.

Design Review Proposed Changes Report: The commission wants to see complete autonomy from the City Council, ruling by consensus, and to maintain a distinct Design Review Board appointed the same as the P&Z commission.

Land Use Schedule: The commission is still working on changes to the Land Use Schedule.

MAKING SUGAR CITY A THEMED CITY: The consensus seems to be positive of the idea of Sugar City becoming a “themed” city to attract downtown shoppers and tourists. Different aspects of organization, authority boundaries, implementation, available grants, and design area were briefly explored. The mayor will organize the first meeting of the temporary committee he has created consisting of himself, Vaun Waddell, Dave Thomson, Paul Jeppson, Arlynn Jacobson and Wendy McLaughlin.

SALE OF BUSINESS PARK LOT 5 BLOCK 3 TO RON CAMPBELL: The sale of Business Park Lot 5 Block 3 to Ron Campbell was ratified through email correspondence (see Attachment #1). Councilors Ball and Barrus responded favorably. Councilors Waddell and King did not respond; however, Councilman Waddell indicated he was not against the sale but did not want to vote on it after it was already done. The sale was done through a 1031 Exchange, and time was a mitigating factor. Mr. Campbell is the owner of the two Subway franchises on South 2nd E and Walmart in Rexburg.

RESOLUTION NO. 2018-10 (Authorization on Sale of Business Park Lot 5 Block 3) – Resolution No. 2018-10 was presented to the council.

MOTION: It was moved by Councilwoman Ball and seconded by Councilman Barrus to acknowledge the sale of Business Park Lot 5 Block 3 to Ron Campbell.

Those voting aye: Councilors Barrus and Ball

Those voting nay: None

Those abstaining: Councilman Waddell

A copy of said resolution is attached hereto marked “Attachment #2.” Councilman King was excused.

DESIGN REVIEW BOARD PROPOSED CHANGES: The mayor suggested a few changes he outlined in an email to the council regarding the Design Review Board’s make-up and terms. The council discussed other possible changes. A copy of the mayor’s email will be sent to P&Z Chairman Dave Thompson and Design Review Chairman Paul Jeppson. No action was taken. The item will be put on the next agenda for a possible decision.

MAYOR’S REPORT: Mayor Ogden reported on the following items:

Madison County Annual Luncheon: The county has scheduled Monday, August 13, for its annual luncheon meeting at Beaver Dick Park. Councilman Waddell is planning to attend.

Rocky Mountain Power: The mayor met with Rocky Mountain Power Regional Representative Tim Solomon. They meet quarterly to stay abreast of future growth and events. The power company is doubling Ucon’s substation capacity to the north, investing \$30 million in the upgrade.

Run, Hide, and Fight Report: The mayor reported that the training meeting went well. The ideas of wasp spray, a metal shield plate in the council podium, and a secondary exit were mentioned as possible adaptations the city could consider.

Zane Baler Contract: The contract in conjunction with Forsgren Associates will be amended to account for Zane being hired to work for MD Construction to install the Moody water line as a conflict of interest. Public Works Director Arlynn Jacobson will represent the city instead.

Water Recharge Update: The mayor received an email from Idaho Rural Water on the aquifer level. The Eastern Snake River Plain Aquifer water level exceeded this year’s goal to reach 1991 water levels in the next few years.

PROPOSED CHANGES TO HIGHWAY 33: The mayor will prepare a draft letter to be reviewed at the next council meeting to express Sugar City’s response to and position on the

proposed Idaho Highway 33 abandonment to Rexburg, Madison County, and Sugar City at Rexburg's request. However, Councilman King, who was excused from the meeting, is investigating legal options that Sugar City may have, which need to be reviewed by the council and included in the response.

LOGO ROLLOUT: The city will notify citizens of the new logo through the next newsletter and the website, so they can review the design process and selection of the new logo. A survey of the city may also be useful for public input and feedback.

BUDGET REVIEW: Councilman Waddell passed out a spreadsheet excerpted from the proposed budget. He showed the council how city spending had increased since 2011 and asked the council and mayor to review ways in which spending could be cut. The council must be ready to adopt a tentative budget by the next meeting in order to meet the budget hearings and deadlines of August 23 and September 10.

DEPARTMENT REPORTS:

COUNCILMAN BARRUS:

Sugar Days: The event went well and seemed to have a steady stream of customers. The vendors were happy and some sold out before the day was over.

COUNCILMAN WADDELL:

Community Breakfast: Councilman Waddell reported that an estimated 716 people were served breakfast at the annual Community Pioneer Breakfast - a record-breaking number. The lines were constant right up to 10:00 a.m.

Weeds: There have been several complaints about weeds in alleyways and empty lots, which the City Code Enforcement Officer Becky Edwards is working on.

COUNCILWOMAN BALL:

Sugar Days: The event was a success. Citizens enjoyed the free activities and the vendors want to come back again next year. Thanks to city employees Arlynn, Becky, and Shelley for their help! A few things to work on for next year are;

- Volunteers – many were late because of the parade and some didn't show
- Water – make sure water is available for helpers
- Power – update the available power in the park

Tree and Beautification: August Yard Awards: Lynn & Natella Romrell - 16 S Fremont; Jared & Kendra Jenks – 443 S Pine; Delores Birch – Appaloosa; Cheryle Nanney – 596 W Dalling. August Garden Awards: Tyler & Necia Hoopes – 25 S Cutler; Bo & Jodie Crofoot – 306 S Cutler; Dewey & Vicky Furniss – 226 N Fremont; and Joy Ball – 25 E 1st N.

COUNCILMAN KING: Excused.

Meeting adjourned at 8:50 p.m.

Signed: _____
David D. Ogden, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer



Mayor of Sugar City <mayor@blackknightnetworks.com>

Sale of Lot 5 Block 3

3 messages

David D Ogden <mayor@sugarcityidaho.gov>

Fri, Jul 20, 2018 at 8:19 AM

To: Brent Barrus <brejan1971@gmail.com>, Vaun Waddell <waddellv@byui.edu>, Joy Ball <joyball@gmail.com>, Bruce King <bpking2009@gmail.com>

Cc: Wendy McLaughlin <wendy@sugarcityidaho.gov>, Arlynn Jacobson <ajacobson@sugarcityidaho.gov>

Councilors,

We received an offer to purchase Lot 5 of Block 3 in the Sugar City Business Park. This lot is the triangular piece at the West end of the middle block. It is the one anticipated to be the hardest to sell because of its shape and size. It is .39 of an acre.

The potential buyer is a small business that is service oriented. He will construct a two office building, and occupy one of the units himself, while renting out the other. He does not currently have a tenant. He is aware that he will have to meet all of the CC&Rs and Design Review.

He is using 1031 funds to purchase the building, along with cash of his own. Because of this he needs to move very quickly before his time runs out. I indicated to Judy Hobbs that I would try and get your approval now on the sale, and then ratify that decision at our next meeting.

The original offer made was for \$21,000. The listing is for \$25,000. After some negotiation we have arrived at a price of \$22,500. I feel that this is a fair offer, especially since we will be able to get rid of the least desirable of lots in the park. Therefore, I am asking for your response to this email approving the sale, and authorizing me to execute all the closing documents.

If you could respond as soon as possible and let me know. I will then present a resolution ratifying the decision at a later date. Thanks.

David D. Ogden
Mayor
Sugar City

Joy Ball <joyball@gmail.com>

Fri, Jul 20, 2018 at 10:12 AM

To: David D Ogden <mayor@sugarcityidaho.gov>

I'm fine with moving forward on the purchase of Lot 5 Block 3 for \$22,500.

Joy
[Quoted text hidden]

Brent Barrus <brejan1971@gmail.com>

Fri, Jul 20, 2018 at 6:50 PM

To: David D Ogden <mayor@sugarcityidaho.gov>

I approve of the sale of lot 5.
Brent

Sent from my iPhone
[Quoted text hidden]

The City of Sugar City, Idaho

Resolution No.: 2018 - 10

“A Resolution to Authorize the Mayor to Execute all Required Closing Documentation on the Sale of Lot 5 Block 3 in the Sugar City Business park to Ron Campbell.”

WHEREAS, the Council of the City of Sugar City, Idaho has authorized the Mayor to list for sale the lots contained in the Sugar City Business park to any bona fide buyer, including Lot 5 Block 3 of that park; and

WHEREAS, Ron Campbell has made an offer in good faith to purchase the aforementioned lot at a price of \$22,500, with the understanding that the property must be owned prior to being able to qualify for the building to be built; and

WHEREAS, the listing agent, Judy Hobbs of Quest Realty, has provided the buyer with all required disclosures so that the buyer may make an informed decision; and

WHEREAS, the Council of the City of Sugar City, Idaho now desires to formalize this purchase;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR CITY, AS FOLLOWS:

The City Council of the City of Sugar City, Idaho hereby authorizes the Mayor to execute all of the required documentation for the sale of the aforementioned Lot.

PASSED by the Council of the City of Sugar City on this 26th day of July, 2018

APPROVED by the Mayor of the City of Sugar City on this 26th day of July, 2018.

(SEAL)

David D. Ogden,
Mayor

ATTEST:

Wendy McLaughlin,
City Clerk - Treasurer