

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, SEPTEMBER 27, 2018

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

Present: Mayor David D. Ogden; Clerk-Treasurer Wendy McLaughlin; Councilors Brent Barrus, Vaun Waddell, and Bruce King (Councilwoman Ball was excused); City Public Works Director Arlynn Jacobson; Chairman Dave Thompson of the Planning and Zoning Commission; City Building Inspector Cliff Morris; Nick Belmont DN Tanks Northwest Regional Manager; Daren Wheeler Dome Technology LLC Project Manager; Lisa Smith Standard Journal Reporter; Citizens Bruce Arnell, Tim Frogue, Catherine Nielsen, and Barbara Lusk.

MINUTES: Mayor Ogden asked if there were any corrections to the revised minutes of the regular meeting held on September 13, 2018. Each councilor had a copy of the minutes prior to the meeting.

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

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

Themed City Report: No report.

Trails Committee Report: The commission has established a trails committee.

Plat Process: Reviewed and discussed the process and several good procedures – want to continue discussions before making a decision.

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

Planning and Zoning (P&Z) 9-1-3 Guidelines for P&Z Administrator and 9.1.4 P&Z

Commission: The commission has made lots of progress and intends to set a public hearing date soon on the proposed changes to the Planning and Zoning code.

Frito Lay Building in Business Park: Dave Thompson has talked to the owners and investors for the Frito Lay building. They were concerned that no information about being non-compliant with the Business Park covenants, conditions, and restrictions (CC&Rs) has been given to them from local manager. They are interested in getting the place in compliance and asked Dave Thompson to follow up with them.

WATER TANK BID AWARD: The council awarded the new city water tank bid to Dome Technology LLC after a brief explanation by Dave Nowell of Forsgren Associates and City Attorney Dylan Anderson. They explained that both Dome Technology and DN Tank had inconsistencies in their bids. They recommended the city waive the requirements in bid that do not affect the price, scope, or time of the project and as required awarded the project to the lowest bidder – Dome Technology. Dome Technology gave an atypical acknowledgement on an addendum, while DN Tanks submitted an unsigned document which was not required to be signed. If the council does not waive the informalities the city needs to go back for rebid.

RESOLUTION NO. 2018-14 (Approve the Award of Contract to Dome Technology LLC) –
Resolution No. 2018-14 was presented to the council by title only.

MOTION: It was moved by Councilman Barrus and seconded by Councilman Waddell to waive the bid informalities and award the water tank project to the lowest bidder - Dome Technology LLC.

Those voting aye: Councilors Barrus, Waddell, and King

Those voting nay: None

A copy of said resolution is attached hereto marked "Attachment #1." Councilwoman Ball was excused.

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

Well House and Other Projects: The city opened bids for the well house and well. Those bids came in well over (\$500,000) above the estimated cost. The city will look at breaking the projects into smaller modules to reduce the price, which are:

- Well
- Well house and pumps
- Back-up Generator
- Electrical – Scada System

ITD (Idaho Transportation Department) Letter of Intent: The mayor met with Rexburg's Mayor Jerry Merrill. They both support the idea that the State will continue to maintain Highway 33 except for the new road change to 2nd E. Rexburg will also provide justification to Sugar City for the change.

Judge Moeller Review: Judge Moeller ordered arbitration between the Citizens for the Rule of Law, Lerwills, and the city. All three have met and are working towards settlement.

MEDICAL GAP COVERAGE SUPPORT: The council did not take an official stand on Proposition 2 which would expand Medicaid eligibility to those under 65 years old, whose income is 133 percent of the federal poverty level or below, and who are not eligible for other state insurance coverage. However, they will make information available on the city website and reference it in the city newsletter.

BUSINESS PARK MISSION SHOES FIRST RIGHT OF REFUSAL: The city will extend the First Right of Refusal another year to Mission Shoe on the adjacent lot. The right does not prohibit the city from selling the lot but gives Mission Shoe an opportunity to buy if an offer comes in.

MOTION: It was moved by Councilman Barrus and seconded by Councilman Waddell to renew the First Right of Refusal to Mission Shoe; motion carried.

BUSINESS PARK LISTING AND LOT PRICE INCREASE: The city will continue their Business Park listing with Judy Hobbs of Realty Quest. She has helped sell six lots this year. The council also voted to increase the lot listing price 5% as recommended by Judy on all lots except Lot 5 Block 2 (the most expensive lot). Councilman King did not want to raise the listing price. Although sales have gone up no building activities have been noted so far this year.

MOTION: It was moved by Councilman King and seconded by Councilman Waddell to extend the Business Park listing with Realty Quest. Thereupon the clerk called roll upon the motion.

Those voting aye: Councilors Barrus, King, and Waddell
Those voting nay: None

Councilwoman Ball was excused.

MOTION: It was moved by Councilman Barrus and seconded by Councilman Waddell to increase the lot sale's listings 5% except Lot 5 Block 2. Thereupon the clerk called roll upon the motion.

Those voting aye: Councilors Barrus and Waddell
Those voting nay: Councilman King

Councilwoman Ball was excused.

WATER/WASTEWATER APPRENTICESHIP PROGRAM: After reviewing the apprenticeship program to certify city water and wastewater employees with Public Works Director Arlynn Jacobson, the mayor recommended the city continue training as it has in the past. The council agreed. The city will not enroll in the apprenticeship program.

TURF FARM SPECIAL BASE RATE: The council discussed the possibility of adding an "Other" category to the water fee schedule to accommodate a small turf farm but tabled the discussion to get more information before deciding on a special rate fee. Mr. Allred is renting five acres from Kelton Larsen just north of Circuit Trucking for the farm and a two inch meter was bought and installed to water the grass. The city metered water usage at 23,000 gallons per day. Using the Equivalent Rate Unit (ERU) schedule the base rate would be \$3240 a month which the owner and renter say is too high. The renter does not want to use irrigation water because of weed seeds. Some expressed their concern that the city should not be providing water for a turf farm because of the demand on the system and the city's first responsibility is to its citizens. The mayor will hold a meeting with Randy Johnson and City Engineer Dick Dyer to see if there is a better way to calculate a special rate.

DEPARTMENT REPORTS:

COUNCILMAN BARRUS: Reported on the staff meeting items:

Staff Meeting Report:

- Speakers for each council seat
- Auto recording of meetings
- Both clerks gone for training meetings
- Sofa Source may be purchased
- Bid openings
- Sewer transducer went out in Ricks Addition – no sewer damage before it was fixed
- Stop sign on South Cutler and 5th S

- No Business Park dumping
- City service project sod removal in Smith Park

COUNCILMAN WADDELL: No report

COUNCILWOMAN BALL: Mayor Ogden reported for Councilwoman Ball:

Tree and Beautification:

City Flowers: The committee is considering using the Sugar Salem High School horticulture class to plant the flowers for the city next year.

Christmas Tree Lighting: Scheduled for Monday, December 3, 2018 at 6:30 p.m. The city has a banner to hang. Cookies and hot chocolate will be served.

Christmas Dinner: Scheduled for Thursday, December 6, 2018 at 6:00 p.m. The mayor asked for Distinguished Citizen nominees.

COUNCILMAN KING: No Report

Meeting adjourned at 8:15 p.m.

Signed: _____
David D. Ogden, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer

The City of Sugar City, Idaho

Resolution No.: 2018 - 14

"A Resolution to Approve the Award of Contract Between the City of Sugar City and Dome Technology, LLC, to Construct the Water Tank for the New Water Project."

WHEREAS, the Council of the City of Sugar City, Idaho desires to approve the award of contract between the City of Sugar City and Dome Technology LLC, to construct the water tank for the new water project; and

WHEREAS, Forsgren Engineering, the engineers on the new water project, are recommending to the city council this award, based on their holding a recent bid opening, and finding that the aforementioned contractor was the apparent low bidder for the approved item.; and

WHEREAS, Dome Technology LLC is a licensed public works contractor, and has met all of the criteria for the bidding, and is willing to execute the contract and begin construction in the very near future; and

WHEREAS, the City of Sugar City has met all its obligations in procuring this contract;

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 approves the awarding of the contract and bid to Dome Technology LLC, to construct the new water tank as indicated in the bid documents, and authorizes the Mayor to execute said any and all contracts and documentation required in this project and issue a notice to proceed once the contract requirements have been met.

PASSED by the Council of the City of Sugar City on this 27th day of September, 2018

APPROVED by the Mayor of the City of Sugar City on this 27th day of September, 2018.

(SEAL)

David D. Ogden,
Mayor

ATTEST:

Wendy McLaughlin,
City Clerk - Treasurer