

MINUTES OF PUBLIC HEARINGS & REGULAR MEETING  
SUGAR CITY COUNCIL  
THURSDAY, SEPTEMBER 14, 2023

Presiding: Mayor Adams  
Meeting Via Internet and at City Hall Convened at 6:30 p.m.  
Prayer: Councilman Baird  
Pledge of Allegiance: Councilman Dayley

Present at City Hall and Online: Mayor Adams; Councilors Joy M. Ball, Daniel Baird, Glenn Dayley, and Catherine Nielsen; City Clerk-Treasurer Wendy McLaughlin; Building Inspector Quinton Owens; Public Works Assistant Cody Cureton; Planning and Zoning Administrator Kurt Hibbert; Planning and Zoning Chairman Derik Taylor; City Attorney Chase Hendricks; Citizens Jason Flaig, Grant and Linda Johnson, Claudia Mecham; Amulek, Falina, Hannah, and Mark Niederer, Molly Peterson, Alan Begley, Ryan Sorensen, Jeff Wheeler, and others who may have joined electronically or otherwise but not identified. Public Works Director Arlynn Jacobson was excused.

**CONSENT AGENDA:**

**MOTION:** It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to approve the Consent Agenda; motion carried.

**SUGAR CITY AREA HISTORICAL SOCIETY:** Co-President Grant Johnson addressed the council about the goals and needs of the newly formed 501(c)(3). They are currently seeking a place for the museum and donations. The city is supportive and will continue to donate \$5,000 to the society annually. City Attorney Chase Hendricks encouraged them to set up their own bank account and become independent of the city. Planning and Zoning Administrator Kurt Hibbert spoke of how Leadore, Idaho established their \$900,000 museum by leveraging \$5,000 seed money. Below is a summary of their needs and goals:

- 2000 sq ft display area
- 2000 sq ft storage space
- New or renovated building that meets ADA standards
- Parking
- Visibility
- Gift shop
- \$50,000 in donations by end of year

**TENNIS COURTS:** Jason Flaig asked the council to support and authorize a committee to build six new city tennis courts through a possible 50% matching funds Parks and Recreation grant through the city. The grant is due August 2024 but the first workshop for the grant is September 23, 2023. The school district has expressed an interest to the council through their student leadership as well. Needs/Benefits, goals, and concerns are summarized below:

Needs/Benefits:

- City is growing and increasing in size
- High School enrollment is 590 students and could be a 4A classification district soon (student enrollment between 640 and 1300)
- Tennis is the fastest growing program in the area with many benefits to students and

families

- Six courts would allow tournament matches and increase city revenue
- Current courts are in bad condition and a liability to the city

**Goals:**

- Six cement (PT) tennis courts - \$853,000 (56-year lifetime) or six asphalt tennis courts - \$600,000 (20-year lifetime and more expensive because of future maintenance and replacement costs)
- \$600,000 Parks and Recreation Grant – 50% matching funds
  - \$150,000 plus donations
  - City and school share \$150,000 match
- \$253,000 other donations and funding – or needed for future maintenance and replacement costs if choosing asphalt courts.
- Joint committee and support of Sugar Salem High School

**Concerns:**

- Timeline and deadlines
- Location
- Type of courts
- Funding
- Parking
- Current liabilities
- Future maintenance costs
- School district participation

**MOTION:** It was moved by Councilman Dayley and seconded by Councilwoman Ball to appoint and authorize a committee to pursue the grant; motion carried.

The mayor appointed Jason Flaig as committee chairman; Molly Peterson, Alan Begley, and Jeff Wheeler volunteered from the audience. Public Works Director Arlynn Jacobson and Planning and Zoning Administrator Kurt Hibbert will also be invited to the meetings along with the mayor. The committee will seek at least one representative from the school district and will field questions of the council as needed.

Meanwhile the city will shutter the dilapidated tennis courts in Neibaur Park. Those who still want to use them will have to sign a waiver. The tennis courts and skate park in Smith Park will be torn out.

**PUBLIC COMMENTS:** Summarized below:

**Kurt Hibbert:** The tennis courts should be city owned for public use with a maintenance agreement between the school district and the city.

**Derik Taylor:** The current condition of the tennis courts is a huge liability to the city. Brigham Young University Idaho (BYUI) suffered a million-dollar lawsuit for an injury on tennis courts in better condition than that of the city's courts.

**Jake Henry:** He grew up in Sugar City and is grateful for the positive environment and opportunity he had to participate in tennis.

**PLANNING AND ZONING REPORT:**

Planning and Zoning Administrator Kurt Hibbert reported on the following items:

**Annexations:** There are five areas – islands and peninsulas that Mr. Hibbert is working with Planning and Zoning to annex into the city. Two of those have petitioned the city for annexation.

**Brownfield Clean-up:** Mr. Hibbert is working with Jake Call on a Phase One Environmental cleanup for the former Moody Creek Produce site.

**Proposed North Sugar City Development:** Mr. Hibbert is working with a business to development the north part of Sugar City. An Urban Renewal District would benefit this area and other areas within the new Regional Commercial zone. The city would need an election with a simple majority for the district.

**Proposed Impact Area Agreement:** The County held their public hearing and adopted the agreement. It is now scheduled for a public hearing with the Sugar City Planning and Zoning next week.

**PUBLIC WORKS REPORT:** Public Works Assistant Cody Cureton reported on the following items.

**Scada:** The city is still waiting for the new SCADA system to be completed on the new well. It is close but other mitigating circumstances have delayed the completion of the project.

**Sewer Manhole Replacement Project:** Scheduled for Monday next week. Dickinson will shut down for the repair which shouldn't take longer than a few hours.

**7<sup>th</sup> West Connection to 5<sup>th</sup> South:** Crews are working on the 7<sup>th</sup> West Connection to 5<sup>th</sup> South. The power pole that is obstructing the road is scheduled to be removed soon.

**CALENDARED ITEMS:**

**Third Hearing Review:**

**Water and Sewer Connection Fees:** Annual Cost of Living Adjustment verbiage and Airbnb sewage rates have been added to the proposed revised ordinance. City Engineer Dick Dyer is still working on the review.

**MAYOR AND COUNCIL REPORTS:**

**Tree and Beautification:**

**August Yard Awards:**

Bill and Leola Barnhill

Marie Davis

**Historic Preservations Commission:** They meet again September 26. They will set up their own bank account as encouraged by the City Attorney Chase Hendricks.

**EXECUTIVE SESSIONS:**

8:15 P.M. It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to move into executive session pursuant to Idaho Code 74-206(c) "Deliberating labor negotiations or acquisitions of interests in real property not owned by a public agency." Motion carried. Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilors Ball, Baird, Dayley, and Nielsen

Those voting nay: None

Thereupon, the mayor declared the motion passed.

8:45 P.M. The executive session ended for Idaho Code 74-206(c). No decisions were made and there was no deliberation.

Motion was made for adjournment. Meeting adjourned at 8:45 p.m.

Signed: \_\_\_\_\_  
Mayor Steven Adams

Attested: \_\_\_\_\_  
Wendy McLaughlin, Clerk-Treasurer