

MINUTES OF REGULAR MEETING  
SUGAR CITY COUNCIL  
THURSDAY, SEPTEMBER 28, 2023

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

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; City Attorney Chase Hendricks; Idaho Transportation Department (ITD) District 6 Planning, Scoping & Materials Manager Wade Allen; Citizens Grant and Linda Johnson, 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 Nielsen and seconded by Councilwoman Ball to approve the Consent Agenda; motion carried.

**IDAHO TRANSPORTATION DEPARTMENT (ITD) PROJECT UPDATES:** ITD Planning, Scoping & Materials Manager Wade Allen reported on the following projects to be completed in the next 5 years:

- 2025 - Construction of diverging diamond interchanges at Junction US 20 and State Highway 33 (Rexburg Middle Exit 333) and Junction University Blvd (Rexburg South Exit 332)
- 2025 – Upgrade and install signal lights at Exits 332 and 333 through Rexburg and include 337 (North Rexburg exit)
- 2026 – Repair heaving concrete areas on both north and south bound lanes on US 20 to St. Anthony
- 2029 – Extend acceleration and deceleration lanes at US 20 Exit 337 (North Rexburg)
- 2030 – Widen shoulder on State Highway 33

The 2025 projects will begin next summer. The mayor asked that the North Rexburg Exit be changed to include the name of Salem – Salem/N Rexburg Exit or Salem Exit. Mr. Allen will follow up on that request. Proposed “at grade” exits along state Highway 20 are in the planning stages. ITD District 6 will hold an outreach workshop for the public Tuesday, October 17, 1:30 – 4:30 at the Spring Hill Suites by Marriott in Rexburg. The public is encouraged to attend. Notice of the meeting will be posted at City Hall and on the city’s website.

**SUGAR CITY AREA HISTORICAL SOCIETY PROPERTY TRANSFER:** The council voted to move forward with the property transfer to the Sugar City Area Historical Society Inc. Mr. Hibbert will work with City Attorney Chase Hendricks to fix the legal description and clear the title.

**RESOLUTION NO. 2023-10: (Sugar City Area Historical Society Inc Property Transfer)**

**MOTION:** It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball with a friendly amendment to approve the property transfer, include “Inc” in the title, and to transfer the deeds as soon as possible; motion carried.

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

**PUBLIC COMMENTS:** Summarized below:

**Grant Johnson** - thanked the city and council for their support. They had chosen the name of "Sugar City Area Historical Society Inc" to include the surrounding area. Most those who have grown up in Sugar City have moved away for jobs.

**SCHOOL DISTRICT TRANSPORTATION BUILDING DESIGN REVIEW**

**VARIANCE:** Building Inspector Quinton Owens reported that Sugar Salem School district has asked the council to relax the 70/30 design standard for their transportation building and instead use landscaping to enhance the appearance. They are building an all-metal building and the design standards require 30% different material on the front façade. The current code is being revised to match state code and give more flexibility to the design standard.

**MOTION:** It was moved by Councilman Dayley and seconded by Councilman Baird pursuant to City Code 8-4-2 to relax or suspend the design standard of 70/30 for the school's transportation shop and accept additional landscaping trees as sufficient buffering. Thereupon, the Clerk called roll upon the motion.

Those voting aye: Councilman Dayley

Those voting nay: Councilors Ball, Baird, and Nielsen

Motion did not carry.

**MOTION:** It was moved by Councilwoman Nielsen and seconded by Councilman Baird to deny the request. Thereupon, the Clerk called roll upon the motion.

Those voting aye: Councilors Ball, Baird, and Nielsen

Those voting nay: Councilman Dayley

Motion carried. It is suggested that the Design Review Code be moved out of Building Code and included under Planning and Zoning Code.

**MADISON COUNTY/CITY OF SUGAR CITY IMPACT AREA AGREEMENT:** Planning and Zoning Administrator Kurt Hibbert has been working with Madison County the past 18 months to revise the current constrictive Impact Area Agreement adopted as follows:

**ORDINANCE NO. 388\_2023 (Area of Impact Map):** Ordinance No. 388\_2023 was introduced to the council and read by title only:

"AN ORDINANCE FOR THE CITY OF SUGAR CITY, IDAHO, ADOPTING A MAP IDENTIFYING AN AREA OF IMPACT AND PROVIDING AN EFFECTIVE DATE."

It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to waive the three readings. Thereupon, the clerk called roll upon the motion.

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

Those voting nay: None

It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to adopt this ordinance. Thereupon, the clerk called roll upon the motion.

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

Those voting nay: None

Ordinance No. 388\_2023 was thereupon declared by the mayor to have been duly passed by not less than two-thirds of the council. The clerk will publish Ordinance No. 388\_2023 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.

**ORDINANCE NO. 389\_2023 (Impact Area Agreement):** Ordinance No. 389\_2023 was introduced to the council and read by title only:

“AN ORDINANCE OF MADISON COUNTY AND AN ORDINANCE OF THE CITY OF SUGAR CITY, IDAHO, PURSUANT TO IDAHO CODE, SECTION 67-6526, ESTABLISHING AND DEFINING A GEOGRAPHICAL AREA OF CITY IMPACT; ADOPTING AN APPLICABLE COMPREHINSIVE PLAN, SUBDIVISION, AND ZONING ORDINANCE; APPOINTING AN IMPACT AREA PLANNING AND ZONING COMMISSION; AND ADOPTING ADMINISTRATIVE PROCEDURES FOR SAID COMMISSION.”

It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to waive the three readings. Thereupon, the clerk called roll upon the motion.

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

Those voting nay: None

It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to adopt this ordinance. Thereupon, the clerk called roll upon the motion.

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

Those voting nay: None

Ordinance No. 389\_2023 was thereupon declared by the mayor to have been duly passed by not less than two-thirds of the council. The clerk will publish Ordinance No. 389\_2023 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.

#### **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.

**Road Development:** Mr. Hibbert is working with the school district on road development near the new Jr. High. They are discussing options between a large school campus

and keeping the grid system; the Transportation Plan and child safety. They will meet again this Monday for a resolution. Mr. Hibbert will give an update at the next council meeting.

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

**East Parkway Corridor:** discussions continue but do not include Sugar City. The beltway should not just embellish existing county roads but be used to transport traffic away from city streets to relieve city congestion.

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

**Sewer Manhole Replacement Project:** The manhole has been replaced. Extra length of pipe was needed to cut back further than the two feet originally planned.

**Well #5:** Scada is complete and the well should be up and running by next week.

**South Lift Station:** it is necessary to replace one of the older pumps rather than rebuild it. The cost will be around \$6000-\$10,000.

**MAYOR AND COUNCIL REPORTS:**

**Tree and Beautification:** No report

**Historic Preservations Commission:** They are thrilled with the response to the request for donations to the museum. They meet again September 26.

Motion was made for adjournment. Meeting adjourned at 7:45 p.m.

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

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

**RESOLUTION 2023-10**

**RESOLUTION SUPPORTING THE TRANSFER OF PROPERTY TO THE SUGAR CITY AREA HISTORICAL SOCIETY INC FOR THE DEVELOPMENT OF A MUSEUM INFORMATION CENTER AND ARCHIVES BUILDING**

**WHEREAS**, the City of Sugar City has supported and sustained the preservation of local and area wide history through a city committee for many years; and

**WHEREAS**, a critical component of long-term sustainability for a local historic society and organization is a permanent location; and

**WHEREAS**, a joint and cooperative venture between the City of Sugar City, and the Sugar City Area Historical Society Inc has been established for these purposes; and

**WHEREAS**, portions of the Historic Railway Property which included the original site of the Sugar City Railway Depot has been acquired by the City; and

**WHEREAS**, a portion of said Railway Property is adjacent and conveniently located next to Center Street at a location optimal for public visibility and use; and

**WHEREAS**, the property is legally described on the attached original railroad map of the property as Attachment "A"; and

**WHEREAS**, the Sugar City Area Historical Society Inc desires now to develop said property into a permanent facility for use as a museum, archives, and information center;

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

The City Council of the City of Sugar City does hereby donate and bequeath said described property to the Sugar City Area Historical Society Inc for development of the Sugar City Area Historical Society Museum and Information Center. This transfer of property is conditional upon use and development of the property only for said purposes and must be initiated within ten years of the date of this resolution or the property shall revert and be deeded back to the City.

**APPROVED AND PASSED BY THE CITY COUNCIL AND MAYOR THIS 28TH DAY  
OF SEPTEMBER, 2023.**

---

Steven Adams, Mayor

ATTEST:

---

Wendy McLaughlin, City Clerk-Treasurer

(SEAL)

RESOLUTION 2023-10