

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, SEPTEMBER 11, 2025, 6:30 P.M.

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

Present at City Hall and Online: Councilors Glenn Dayley, Catherine Nielsen, and Carter Stanford; Clerk-Treasurer Wendy McLaughlin; Public Works Director Arlynn Jacobson; Planning and Zoning Administrator Kurt Hibbert and Chairman Spencer Haacke; Building Official Quinton Owens, and others who may have joined electronically but not identified. Councilor Glenn joined around 7:00 pm.

CONSENT AGENDA:

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

PUBLIC WORKS REPORT: Public Works Assistant Cody Cureton, filling in for Director Arlynn Jacobson, reported on the following items.

Smith Ball Fields: cinder and sod have been installed and completed.

Little Libraries: a ribbon cutting is being planned.

SunPro Development: SunPro has made the connection to the water and sewer lines. They will need to be tested before they go live.

Yellowstone Townhomes: curb, gutter and road are being installed

BUSINESS PARK CONDITIONAL USE PERMIT FINDINGS:

MOTION: It was moved by Councilman Stanford and seconded by Councilwoman Nielsen with a friendly amendment to accept the Planning and Zoning Findings for the Special Use Permit; motion carried.

PUBLIC COMMENT: No report.

PLANNING AND ZONING REPORT: Planning and Zoning Administrator Kurt Hibbert reported on the following items:

Harris Family Property and Will Serve Letter: the Harris Family property owners are very interested in the mayor's letter which outlined the resources available to help their development move forward.

Sugar Mill Development: the development has new owners and is moving forward from foreclosure. They asked for the Development Agreement and other pertinent information.

Transportation Plan: the transportation study will include the need for future roads. Population data from the city is needed.

Flashing Yellow Light: an accident took out the relay box which will be removed and replaced with better signage.

Lending Training: Mr. Hibbert is interested in attending the bank training on lending in Boise.

Sugar Salem Town Hall Meeting: A Sugar Salem Town Hall meeting is planned for Thursday, September 18, 2025 at 7 pm at the Sugar Salem High School to discuss how the communities will grow together.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to use attend the Sugar Salem Town Hall as a council work meeting. The council will not have a separate agenda or make any decisions at the meeting.

State Right of Way: the state owns right-of-way property stemming from the construction of the Sugar City exit which is contiguous with the Sugar Mill property. Mr. Hibbert is working with them to transfer that back to the city.

BUILDING REPORT: Building Official Quinton Owens reported on the following items:

iWorQs Webinar: there is informative ongoing training. The city still needs to fully implement the software. Training the public and pushing an end date for physical applications to online applications is being considered.

Teton Island Estates: five new building permits were issued recently. The single-family homes with accessory dwelling units are popular.

Sugar Mill: partially completed building #13 was issued a Temporary Certificate of Occupancy until October 31, 2025 for landscaping. The building has been in foreclosure. New permits for buildings 29 and 30 have also been issued.

D Street Mobile Home Roof-over: the property manager for construction of a roof-over for one of the older trailers on D Street was contacted for installing a new roof without a permit.

GENERAL BUSINESS:

Treats in the Street/Council Meeting Schedule Conflict:

Motion: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to move the regularly scheduled meeting on Thursday, October 9, 2025 to 7:30 pm to accommodate Treats in the Street which ends at 7 pm; motion carried.

CALENDARED ITEMS:

2nd Reading: Liquor, Beer, and Wine Regulations Ordinance: Although the Council was generally in favor of the liquor ordinance, they were evenly divided about waiving the procedural third reading in order to give the public more time, while on the other hand, possible great development opportunities for the city were on the table and ready to move forward.

APPROPRIATION ORDINANCE AMENDMENT NO. 409_2025

Ordinance No. 409_2025 was read by title only:

“AN ORDINANCE OF THE CITY OF SUGAR CITY, MADISON COUNTY, IDAHO, AMENDING SUGAR CITY CODE TITLE 2 AND CHAPTER 2 “LIQUOR CONTROL” BY REPEALING AND REPLACING SUGAR CITY CODE 2-2 “LIQUOR CONTROL”; UPDATING AND ALIGNING LOCAL LICENSING, DEFINITIONS, AND REGULATORY PROVISIONS FOR LIQUOR BY THE DRINK, BEER, AND WINE WITH IDAHO CODE TITLE 23; PROVIDING FOR THE ALCOHOL BEVERAGE CATERING PERMITS; CONFIRMING INSPECTION AND ENFORCEMENT AUTHORITY; PROVIDING FOR THE PUBLICATION AND AN EFFECTIVE DATE; REPEALING ORDINANCES IN CONFLICT; AND PROVIDING FOR SEVERABILITY. SEE GENERALLY EXISTING CHAPTER TWO, MINUTES OF REGULAR MEETING September 11, 2025 — Page 2

“LIQUOR, BEER AND WINE REGULATIONS.” PROVIDING VIOLATIONS AND PENALTIES AND AN EFFECTIVE DATE”

It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to waive the third reading of the ordinance and to place it upon its final passage. Thereupon the clerk called roll upon the motion.

Those voting aye: Councilors Ball and Nielsen

Those voting nay: Councilor Stanford

Councilman Glenn Dayley was excused.

Thereupon, the mayor declared that the motion, having been passed by not less than two-thirds of the council, had been duly carried. It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to adopt this ordinance with City Attorney Chase’s corrections. Thereupon, the clerk called roll upon the motion. Councilor Glenn Dayley joined in the middle of the discussion.

Those voting aye: Councilors Ball and Nielsen.

Those voting nay: Councilors Dayley and Stanford

Ordinance No. 409_2025 was thereupon declared by the mayor to have a tie vote which he broke in favor of passing the ordinance. The clerk will publish Ordinance No. 409_2025 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.

MAYOR AND COUNCIL REPORTS: the council and mayor reported on the following:

Fireworks Ban and Homecoming Game: the mayor gave approval for the high school homecoming game fireworks show even though the County issued a ban on fireworks. He investigated the area for risk and felt it was very low because of the recent rain. The city attorney reminded him that he didn’t have authority to override the ban.

City Cameras: the mayor is setting a meeting with a third IT party to install the city’s cameras. They have been needed several times but have not been available.

Tree and Beautification Committee: Councilwoman Ball reported the September Yard awards went to:

- Rick and Carl Hymas – 222 N Railroad, Apt D
- Tayne Galbraith – 58 N 7th West

Sugar City Area Historical Society: an older railroad boxcar was brought onto the property set aside for the Museum to be used for museum storage items.

Motion was made for adjournment. Meeting adjourned at 7:35 p.m.

Signed: _____
Mayor Steven Adams

Attested: _____
Wendy McLaughlin,
Clerk-Treasurer