

MINUTES OF REGULAR MEETING  
SUGAR CITY COUNCIL  
THURSDAY, OCTOBER 23, 2025, 6:30 P.M.

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

Present at City Hall and Online: Mayor Steven Adams; Councilors Joy Ball, Glenn Dayley, Catherine Nielsen, and Carter Stanford; Clerk-Treasurer Wendy McLaughlin; Planning and Zoning Administrator Kurt Hibbert and Chairman Spencer Haacke.

**CONSENT AGENDA:**

**MOTION:** It was moved by Councilwoman Ball and seconded by Councilwoman Nielsen to approve the Consent Agenda with a friendly amendment to include changes; motion carried.

**PUBLIC WORKS REPORT:** Public Works Director provided a written report to the council earlier. See Attachment #1.

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

**Church Property:** the property just north of the Sugar Mill development and 9<sup>th</sup> North known as the “church property” closed today. The new owners are planning a travel plaza and housing projects. They will submit a Planned Unit Development application. This development could double or triple Sugar City’s tax valuation.

P&Z Chairman Spencer Haacke reported on the following items:

**Urban Renewal Agency:** met on the 15<sup>th</sup> and established a bimonthly meeting schedule. Their focus will be on the different areas to be developed within the agency.

**Biannual Council Work Meeting:** the work meeting will be hosted by Planning and Zoning in February at a regularly scheduled meeting. They plan on sharing the revisions to the Comprehensive Plan they are currently working on and hope to have completed by then.

**Water/Sewer Study:** Planning and Zoning invited City Engineer Dick Dyer to their last meeting. He explained the several development projects that were completed recently. He is currently on task with the water/sewer study and plans on having it ready by June of next year. The report was very informative and well received by the commission. The study is showing a 35% growth rate for Sugar City. However, there is still a faction of Sugar City residents that are anti-growth.

**Transportation Study:** Horrock’s Engineering is working on Sugar City’s Transportation Study. They recently completed a Transportation Study for Rexburg which somewhat included Sugar City. The current study goes into much more detail for Sugar City and serves as a good linkage between the two studies.

**FINDINGS OF FACT RECOMMENDATIONS:** Mr. Hibbert reported that two public hearings were held:

- Alcohol and cargo container Land Use Table revisions
- Rural Ranchette zoning option for Salem

The commission recommended the Land Use Table revisions for alcohol and cargo containers but tabled the Rural Ranchette zoning for further discussion.

**MOTION:** It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to accept the Planning and Zoning recommendations for alcohol by the drink for restaurants in Regional Commercial Zones and the use of cargo containers for storage only in Light and Heavy Industrial Zones. Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, and Nielsen

Those voting nay: Councilman Stanford

Thereupon, Mayor Adams declared the motion passed.

**PUBLIC COMMENT:** No report.

**CALENDARED ITEMS:**

**Second Reading:**

**Public Infrastructure Security and Warranty Requirements Ordinance** – the council feels the proposed ordinance adds clarity to the process of securing public infrastructure with a clearer timeline. The council will review the proposed ordinance again at the next council meeting for a third reading.

**MAYOR AND COUNCIL REPORTS:** the council reported on the following:

**Sugar City Area Historical Society:** didn't make a lot of money at the Treats in the Street event. However, the fish pond was very popular. Jed Platt, chairman of the 50 Year Flood Commemoration, will give a presentation to the Council at their regularly scheduled meeting in November.

**Treats in the Street Report:** the event seemed more popular with more people in attendance this year.

Meeting adjourned at 6:50 p.m.

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

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



# Sugar City

Steve Adams, Mayor  
Wendy McLaughlin, Clerk-Treasurer  
Shelley Jones, Deputy Clerk-Treasurer  
Arlynn Jacobson, Public Works Director

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To: Mayor and Council,

I will not be at the city council meeting this week but will be back at the next meeting. Cody is also out of town so I decided to put together a report for you.

1. Stillwater division one is moving forward. They have been working on installing the water and sewer lines.
2. SunPro has completed the water and sewer lines and has completed all of the water line testing and is working on finishing up the sewer line testing. They have been prepping 6th N and the hope is that we will be able to have it paved by mid November if all goes well.
3. I have been working with Yellowstone townhomes on getting street signs and street lights up on W 4th S and Blue Spruce.
4. I will be meeting with P & Z at their next meeting on November 6th to discuss the Alternative Transportation Plan and options / locations for our current TAP Grant application. I will provide you with information and what is discussed at our next city council meeting. I will also provide you with information pertaining to our 2022 TAP grant that is currently being designed.
5. I met with Madison County road and bridge and ITD to discuss possibilities for safety improvements at the intersection of E 9th N / Hwy 33 and N 7th E. We are trying to come up with ideas and improvements that we could apply for through the LHSIP grant. Once we decide on the best way to move forward I will present the information to you.
6. We held a public input meeting for our transportation plan update on Tuesday night and I thought it went well. We had a good turn out and were happy with the results. Horrocks will process the result and use the information as they continue to move forward with the study. Thanks to everyone who came and provided input.

If you have any questions please feel free to reach out to me.

Thanks,  
Arlynn Jacobson  
Public Works Director