

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, JULY 9, 2026, 6:30 P.M.

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

Present at City Hall and Online: Mayor Steven Adams; Councilors Catherine Nielsen, Joy Ball, Glenn Dayley, and Carter Stanford; Clerk Treasurer Wendy McLaughlin; Public Works Director Arlynn Jacobson; City Attorney Chase Hendricks; Planning and Zoning Administrator Kurt Hibbert; Citizens Ryan Rasmussen and wife; and others who may have joined electronically or physically but not identified.

CONSENT AGENDA:

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

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

Urban Renewal Report: met with the State Tax Commission via a Zoom meeting. The county and state are very supportive of Sugar City owning our own Urban Renewal District. While we have documentation of our involvement in the North Rexburg Interchange District in 2015, we must still provide evidence of the city's intent to form a district prior to the 2011 cutoff. Providing this proof will allow us to proceed without holding an election. City Attorney Chase Hendricks has a public records request with both the county and state. The county needs to be notified of a possible election by August 1.

City Code Land Use Table Revisions: the commission has been considering changing Special Use permits to Conditional Use permits for the past two years. A Conditional Use permit acknowledges land use rights, but can stipulate conditions for that use where needed. The Special Use permit was a regulatory taking, with uses granted by opinions rather than rights.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to approve the Findings and recommendations by the Planning and Zoning on the Land Use Map revisions as well as the Code revisions to change Special Use Permits to Conditional Use Permits. Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, Stanford, and Nielsen
Those voting nay: None
Thereupon, Mayor Adams declared the motion passed.

PUBLIC COMMENT: No report.

PUBLIC WORKS REPORT & GENERAL BUSINESS: Arlynn Jacobson reported on the following items:

Development Update: Teton Island Estates has completed all water and sewer testing and is currently working on storm drain and road prep. Stillwater is still completing installation of water and

sewer lines after running into a snag.

Sewer BOD (Biochemical Oxygen Demand) Increases: Rexburg has reported that Sugar City's sewer BOD count has been consistently measuring higher over the past few months. Mr. Jacobson, with the help of the City of Rexburg, have tested several Sugar City businesses to find the cause. Processing plants and restaurants increase BODs. Once found, the extra cost will be past on to the business.

GENERAL BUSINESS:

Conditional Use Permit Findings: See above.

Confirm New Permit Tech/Code Enforcement Employee: No report.

GENERAL BUSINESS – Discussion Only:

Budget: there were a few changes and discussion to the proposed budget summarized below:

- Waste Collection Revenue increases to cover expenses
- Sewer maintenance budget increase
- Team Fees and/or trade
- New City Hall budget
- Park pavilion installed in the next two years with a sponsor
- Flowers placed at entrances, City Hall, and parks instead of down Center Street. Businesses can purchase their own flowers and pots and the city would water them
- City signage to add color and meaning to downtown area
- Software review – budget for County GIS system?
- Website maintenance budget

MAYOR AND COUNCIL REPORTS:

Tree and Beautification: July awards go to:

- Brandon and Alyssa Carlson – 206 S Pine, and
- Brent and Donna Jean Kinghorn – 215 W 3rd S

The Tree and Beautification Committee is considering giving awards for beautiful entryways since so many of the city live in Townhomes with no yards. Awards extended to the city's Area of Impact in Salem may be seen as adverse.

Sugar City Arborist: would an employee in the Public Works Department be interested in becoming the City's Arborist? Training is available as well as a pay increase.

Next Scheduled Meeting: Thursday, August 6, 2026

Sugar City Historical Society: not meeting this month. They would like to know the status of the property the City was going to transfer to them. The property has been transferred to the city. The city would rather lease the property to the Historical Society. Otherwise, the Historical Society would have to pay market value to own the property. Grants are also available to the city and covered by city insurance.

Mayor Reports:

Code Enforcement: there are a few non-working vehicles parked on the streets in violation of the code that need to be notified.

Flock Cameras: there have been several complaints that the city is using Flock cameras. Flock cameras send pictures and data to the Federal Government and are seen as a data privacy issue. However, the city does not use or have Flock cameras. The city's cameras collect data that is used locally. There have been reports of intentional damage to perceived Flock cameras within the city. The mayor and sheriff's office like the cameras because they aid in safety and surveillance.

Council President Nielsen:

Local Emergency Planning: Robert Kohler asked to be on the agenda the 2nd week of August to report local emergency concerns. The drought and fire danger is a concern.

Residential Stop Signs: remind residents to stop at stop signs. She narrowly missed an accident because the driver did not stop.

Meeting adjourned 8:02 p.m..

Signed: _____

Steven Adams

Mayor

Attested: _____

Wendy McLaughlin,

Clerk-Treasurer