

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, AUGUST 13, 2026, 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: Mayor Adams

Present at City Hall and Online: Mayor Steven Adams; Councilors Catherine Nielsen, Joy Ball, and Glenn Dayley; Clerk Treasurer Wendy McLaughlin; Public Works Director Arlynn Jacobson; City Attorney Chase Hendricks; Planning and Zoning Administrator Kurt Hibbert; Madison County Emergency Manager Captain Robert Kohler; Citizen Ryan Rasmussen; and others who may have joined electronically or physically but not identified. Councilman Stanford was excused.

CONSENT AGENDA:

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

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

Accessory Dwelling Unit Code Revision Application:

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to accept the Planning and Zoning Findings of Fact and the recommendation to deny the proposed ADU code change to strike owner occupancy; motion carried.

Tosceno Property: a new Development Agreement for the Maverik project is ready for review. Park space, open space, and the large lake for public access have been discussed for the overall development. A new future water tank to service the growing development is being considered on the 10 acres owned by the city near the overpass.

MADISON COUNTY EMERGENCY UPDATE REPORT: Captain Kohler reported that the Madison County Emergency agency is keeping an eye on the recently burned-out areas around Heise for mud slides. The recent rains have caused concern. Next spring will also be a concern. He also reported how indispensable the CERT program volunteers were for setting up shelters during the recent Burn Side and Big Rock fires.

PUBLIC COMMENT: summarized below:

Coleen: she loves the new tennis courts but is frustrated with not being able to play after dark because she can't turn on the lights or have them turned on when she needs them. She and her family like to practice on the weekend when the city office is closed. The locks are also missing or not working and the signs are not holding up. The school is responsible for security. Mr. Jacobson will follow up.

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

Rexburg Sewer Line Project: most of the work has been done including the lift station, pipes and tie ins. All of their grant money has been spent. The City of Rexburg will send us an invoice for

2026 work and the rest in fiscal year 2027.

Slurry Seal Projects: the slurry seal project was completed last week. There were no complaints. Next year the city will need to bid out the project since this contract matured at five years.

Stillwater Project Update: the asphalt and utility lines are in. However, they are still having trouble getting a clean water sample.

Teton Island Estates Project Update: the curb and gutter are installed. They are now prepping the road.

TAP 3 Grant: the bids will go out in November for a better bid price.

GENERAL BUSINESS:

City Attorney Agreement: tabled until next council meeting.

Community Development Specialist Agreement: tabled until next council meeting.

City Engineer Agreement: tabled until next council meeting.

Resolution for Independent Contractors: tabled until next council meeting.

Burn Ban and City Weeds: Councilwoman Ball asked that the city weeds be addressed.

Currently the Code Enforcement officer has been contacting property owners to remove their weeds. Most have complied.

Vandalized City Camera Reward Increase: Mayor Adams reported that the city is pretty confident that we know who the vandals are who destroyed the city's camera. He asked the council to increase the reward to \$1000/offense instead of \$500/offense. It is believed that there are at least two people involved.

MOTION: It was moved by Councilwoman Nielsen and seconded by seconded by Councilwoman Ball to offer \$1000/offense; motion carried.

Budget: the council discussed all the new rate fee changes for the coming year summarized below:

- Business License for door-to-door salesmen decreased from \$500 to \$350 per salesman
- Monthly utility rates for water and sewer usage and base fees increased 3.6% (COLA increase)
- Residential and commercial can and dumpster rates to increase over \$6 to cover its share of admin costs
- Dog impoundment fees increased by 50%

Weeds, barking dogs, and non-working vehicles penalties are listed under "infractions" City Code 1-4-3. The sheriff should be called for dog incidences that involve dogs running at large or dog bites. Law enforcement can assess fees.

MAYOR AND COUNCIL REPORTS:

Tree and Beautification: Councilwoman Ball reported on the following:

Yard Awards: Yard awards for July:

Bill Schofield – 216 S Austin

Larry and Pat Lovell – 312 E Appaloosa

City Benches: the committee would like to paint the city hall outside benches.

Last 2026 Season Meeting: the committee's last meeting will be September 3.

Sugar City Historical Society:

Renting Space: the board has met with Rocknaks about the possibility of renting a space from them. The board asked the city if they would be willing to install water lines to the railroad property for landscaping.

1976 Vintage Pickup: Grant and Linda Johnson have a restored 1976 pickup which they drove in the 24th of July St. Anthony parade with signage about the Sugar City Area Historical Society.

New Signage for Sugar Factory: the board suggested that new signage is needed at the old Sugar Factory.

EXECUTIVE SESSION:

8:15 P.M. It was moved by Councilwoman Nielsen seconded by Councilwoman Ball to move into executive session pursuant to 74-206(a):

Idaho Code 74-206(a) Hiring a public officer, employee, staff member or individual agent, whose qualities are to be evaluated in order to fill a particular vacancy or need; not to fill a vacancy in an elective office or deliberate staffing needs in general.

Motion carried. Thereupon, the deputy clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, and Nielsen

Those voting nay: None

Councilman Stanford was excused

Thereupon, Mayor Adams declared the motion passed.

8:34 P.M. Executive session ended.

TENTATIVE BUDGET ADOPTION:

MOTION: It was moved by Councilman Dayley to approve the Tentative Budget without the 3% property tax increase. Motion died for lack of a second.

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to approve the Tentative Budget with the 3% property tax increase which will be used to fund the front office schedule wage increase with a new line item listed under "Administration".

Thereupon, the deputy clerk called roll upon the motion.

Those voting aye: Councilors Ball and Nielsen

Those voting nay: Councilman Dayley

Councilman Stanford was excused.

Thereupon, Mayor Adams declared the motion passed.

Meeting adjourned 9:45 p.m..

Signed: _____
Steven Adams
Mayor

Attested: _____
Wendy McLaughlin,
Clerk-Treasurer