MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, SEPTEMBER 10, 2026, 6:30 P.M.
AMENDED AGENDA

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

Present at City Hall and Online: Mayor Steven Adams; Councilors Catherine Nielsen, Glenn Dayley and Carter Stanford; Clerk Treasurer Wendy McLaughlin; Planning and Zoning Administrator Kurt Hibbert; and others who may have joined electronically or physically but not identified. Councilwoman Ball and Public Works Director were excused.

AMENDED AGENDA POSTED 9-9-26: the amended agenda was posted within 48-hour window to add an agenda action item "Fireworks for Sugar Salem Homecoming Game" for that Friday. The agenda was not amended at the meeting. The school district worked with the Madison Fire District directly for a fireworks permit.

CONSENT AGENDA:

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

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

Development Agreements:

- **New Maverik**: the commission is working with the city and developers on the Development Agreements for the new Maverik. The agreement is mostly done and ready for council review for the meeting on Thursday, September 24. They are working on water rights and secondary irrigation as well as the escrow.
- **Fort Henry Junction**: the Development Agreement for the Fort Henry Junction includes the new Maverik infrastructure.

SunPro Truss Plant: the building is nearing completion. Details on the railroad crossings are being worked out. Cost is estimated at $220,000 for two crossings.

Old Sugar Factory: a preliminary plat is being reviewed for the Old Sugar Factory building. The plat proposes 80 housing units with commercial units available. The railroad spur would not be needed with this proposed development.

PUBLIC COMMENT: no report

PUBLIC WORKS REPORT & GENERAL BUSINESS: Arlynn Jacobson submitted a written report included in the council packet.

GENERAL BUSINESS:

Community Development Specialist Agreement:

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilman Dayley to approve the City Community Specialist Agreement. Thereupon, the Clerk called roll upon the motion.

Those voting aye: Councilors Dayley and Nielsen.
Those voting nay: Councilor Stanford
Councilwoman Ball was excused

Thereupon, Mayor Adams declared the motion passed.

Wipfli Audit Letter of Engagement:

MOTION: It was moved by Councilwoman Nielsen and seconded by Councilman Dayley to approve the Wipfli Engagement Letter. Thereupon, the Clerk called roll upon the motion.

Those voting aye: Councilors Dayley, Nielsen and Stanford
Those voting nay: none
Councilwoman Ball was excused

Thereupon, Mayor Adams declared the motion passed.

CALANDARED ITEMS:

Second Reading: Fire Prevention Ordinance – the council felt some of the language in the proposed Burn Ordinance or Fire Prevention Ordinance was too restrictive. The mayor asked the council to bring in their suggestions for the next reading.

MAYOR AND COUNCIL REPORTS:

Patriots Day: the memorial for 9/11 observance will be held at Rexburg's Porter Park and Fire Department Station 1. A flag raising and bell tolling will be held at Station 1 and bagpipe music and tribute at Porter Park. The memorial event will be chaired by CERT after this year.

Mock City Emergency: the mayor supports the County's mock emergency shooting in conjunction with the school district.

CERT Classes: Community Emergency Response Team (CERT) classes just started again this year. The community is invited to attend the 10 week course.

GIS Meeting with County: the mayor will meet with Owner Eric Smith GeoSmith Mapping, the city's GIS provider, to discuss how to work with the County's GIS system to include Sugar City's data and budget about $15,000 toward the County's system. The Sugar City tax payors already pay into the county's system through taxes.

Meeting adjourned 6:58 p.m..

Signed: _____
Steven Adams
Mayor

Attested: _____
Wendy McLaughlin,
Clerk-Treasurer