**MINUTES OF THE GARDEN CITY**
**TOWN COUNCIL MEETING, PUBLIC HEARING**

The Garden City Town Council will hold a Public Hearing on December 14, 2023, at 6:01 p.m., at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

Town Council Members Present:
Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Martell Menlove
Jordan Parry

Others Present:

Cathie Rasmussen
Brad & Jayne Davis
Bess Huefner
Norm Mecham
Matt Larsen
Brian Gardner
Bob & Cindy Dowland
Chuck Matheny
Ally Blossom
Matt Denning
Mark Smoot
Courtney Ekstrom
Quinn Dance
Brian Gardner
Greg Nielson
Matt Larson

On Teleconference:
Glen Gillies
Tami Leonhardt
Blair Dickhoner

1. **Roll Call**
   Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Menlove and Council Member Parry.

2. **Ordinance Discussion for:**
   a. Ordinance # 23-28, An Ordinance to Establish Water Rates and Update Water Use Overage Rates

Mayor Leonhardt read through the ordinance and the updates. He asked CM Hansen to explain the tier changes to the public.

Greg Nielson commented that he's only here 6 months and isn't using all of his water allotted in 6 months that he should receive in a full year. He'd like to see 2nd homeowners get a break because they are not using all of the water they are allocated in a year, they just aren't using.

Cindy Dowland asked if there is an impact fee being assessed on the larger homes that are impacting the system more. Mayor Leonhardt commented that everyone will be paying the overages. And yes, impact fees are higher for larger homes.

Brad Davis feels that second homeowners don't feel the shift in when the water is being used. Everyone here in the summer wants their water all at the same time, verses, in the winter when the water is not in demand. He also felt that the tiers need to be geometric and double. He also felt that limiting the size of homes should be looked at.

b. Ordinance # 23-31, An Ordinance Adding Sprinkler Systems to the Water Ordinance

Mayor Leonhardt read through the proposed ordinance change and asked for Riley Argyle to come up and explain this ordinance.

Director Argyle said this is a new ordinance to bring the town in line with what other cities and towns are doing.

Matt Larson asked if this applies to residential units in a commercial space. Argyle answered that it could potentially affect them. Argyle said this is a case-by-case basis versus a low flow system that may be adequate.

Mark Smoot asked if this is for new construction. Yes.

Brian Gardner asked about the houses that exceed the square footage limit. Yes, it could potentially affect them as well.

3. **Resolution #R23-08 A Resolution to Adjust the 2023-2024 Town of Garden City Budget**

Mayor Leonhardt read through the resolution and explained the budget adjustments. It was then opened for public comment.

There was no public comment.

4. **Bear Lake Vistas Public Infrastructure District – Governing Documents to create a Public Infrastructure District for the Bear Lake Vistas Development**

Mayor Leonhardt explained the purpose of the Bear Lake Vistas Public Infrastructure District Governing Documents being open for public comment.

Cindy Dowland is the neighbor to the north and feels the development is currently a mess and a hazard. She questions what will happen with their access road and wonders what the time frame is for the development.

Mayor Leonhardt explained that the development has been approved and that this PID gives them the ability to tax the people who purchase property in the development. That a PID is a funding tool for the development.

Brad Davis asked for clarification from the council about what the town's position is generally on PID's. CM Menlove explained the town passed a PID policy with a two-step process. Davis isn't comfortable with a taxing district being a "governmental" entity. He added that the town is allowing PUD's with minimal to no benefit based on the ordinance. He feels a PID is one step further to "the bad" in not giving back to the public and the density keeps getting higher. He doesn't see the benefit. PID's are for communities struggling for development.

Cindy Dowland asked if the town has checked with other municipalities. Mayor Leonhardt responded that the town has not approved a PID yet.

Ally Blossom explained the interest rate on the bonds that are issued, and the funds can only be used for infrastructure in the district.

**5. <u>Adjournment</u>**

Council Member Hansen made the motion to close the Public Hearing and return to the regular Town Council Meeting at 6:29 p.m. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, against; Council Member Menlove, against; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

APPROVAL:

Michael Leonhardt, Mayor

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Attest:

Cathie Rasmussen, Town Clerk