

**MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on Thursday, March 21, 2024. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:00 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Martell Menlove
Jordan Parry

Others Present:

Cathie Rasmussen	Bess Huefner
Dan Kurek	Benj Becker
Randall Knight	Chuck Matheny
Connor Ward	Ernie Willmore
Brad & Jayne Davis	Travis Eborn
Jalynn Webb	

On Teleconference:

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Argyle. The pledge of allegiance was led by Mayor Leonhardt.

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. Approval of Minutes

a. February 8th, 2024, regular Town Council Meeting

CM Argyle requested that the item on page 4 where Mr. Thomas for Sweetwater Townhomes stated “they are prepared for the possibility of their project needing more parking. The HOA will own the property and can create additional parking if they find they need it,” be noted again in this meeting before the approval of the minutes.

Council Member Parry made the motion to approve the minutes of the February 8th, 2024, regular Town Council Meeting. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

3. Garden City Fire District

- a. Randall Knight, from the Garden City Fire Department Board, requests time to discuss the Sweetwater Parkway Fire Station with the Town Council.

Mr. Knight requested that the Town Council wave water impact fees for the proposed fire station at the south end of town and just charge connection fees and parts for a 2" line.

The Town Council agreed to the proposal and told Mr. Knight to work with the mayor and CM Hansen when the time comes.

4. Public Comments – 2-minute time limit

Bess Huefner told the public that there's a survey available to the public. She also asked about the mayor's clean-up day.

CM Hansen asked Brad Davis to speak on the canal situation. They've got a \$500,000 grant to repair the canal. MJM Construction has already begun work on it. They will remove the emergency piping and run 600 feet of steel pipe from John Nelsons property down to Conestoga. Mr. Davis explained the process of the replacement and expects water in the canal by May 1st. They may reuse the current pipe down at the south end of the canal where water is subbing out. Troy Peterson also has a use for it.

5. Business License Discussion/Approval

- a. Zions Bank, 557 N Bear Lake Blvd. Diana Christensen (Ownership/Management Change)

Council Member Argyle made the motion to approve the business license for Zions Bank. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- a. Maldonado's Carpentry LLC, 235 W Snow Meadows Circle. Abril Maldonado

Council Member Parry made the motion to approve the business license for Maldonado's Carpentry LLC. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

6. Short-term License Discussion/Approval

- a. Jaclyn Webb, 340 W Oregon Trail Dr.
- b. Monica Fabre, 150 Seasons #5.
- c. Audrey & Olga Kutuzo, 256 Seasons Lane
- d. Sonya Smithing, 326 Oregon Trail Drive
- e. Alan Kristensen, Bear Lake Escapes #260
- f. Jeff Kirkham, 538 Raspberry Patch. Let's Get Away
- g. Lisa Bradshaw, 930 Yacht Drive #3. Bear Lake Lodging.
- h. Roaring St Properties LLC, 225 W Seasons Lane. Let's Get Away.
- i. Michaelson Family Trust, 533 Blue Lake St. Manage It Bear Lake.

- j. Black Razzbeary Properties, LLC, 227 W Seasons Lane. Let's Get Away
- k. Nick & Katie Vadasz, 234 W Seasons Lane. Let's Get Away
- l. Big Rock Investments, 627 Lochwood Dr. Let's Get Away

Council Member Argyle made the motion to approve the Short-term Rental Licenses for items "a through l." Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

7. PID Resolution Discussion/Approval

- a. A Resolution of the City Council of the Town of Garden City, Utah, providing for the creation of the Bear Lake Vistas Public Infrastructure District as an independent district; authorizing and approving a Governing Document; appointing a Board of Trustees; authorizing other documents in connection therewith; and related matters. Chuck Matheny and Benj Becker.

CM Menlove wanted clarification of what was up for approval. Mayor Leonhardt stated he is still waiting for the town's attorney to approve the resolution.

CM Hansen has compared the old version with the most current version, and they are basically the same. He asked about some of the wording. He would like the documents to read "Town Council," not "City Council." He was also confused that the document refers to it as a PID, a special service district, and a local district act. He asked if that was important that it refers to the PID in different formats.

CM Hansens was concerned about the legal description. Chuck Matheny brought the legal survey for the entire property on the west side of the highway, and it is the same legal description as what's in the paperwork.

CM Menlove asked for confirmation that the Notice of Boundary Action is the document supporting the mylar. Yes.

CM Hansen asked about the mil levy of .0065 and being able to amend it. Mr. Becker said that only the Town Council can amend that levy.

CM Hansen has the same concern as CM Menlove in making sure the legal terms in the paperwork mean what the Council think it means.

Mayor Leonhardt stressed his concern about who finishes the project if the PID doesn't work out and the bank takes back their funding. He doesn't want to see the land abandoned. Ernie Willmore responded. CM Argyle questioned Mr. Willmore's response regarding when investors walk away.

Chuck Matheny stated that Harris Investment Group has a fund, and other investors, have \$5 million invested equity, as well as \$3 million from the Bank of Utah. Confirmation of that has been sent to CM Menlove. The mayor wanted to make certain that this project would be completed if a PID were approved.

There was continued discussion about expectations and concerns with approving the PID.

Chuck Matheny asked if it was possible to approve this conditioned upon the town attorney's approval. Mayor Leonhardt said no. He assured Mr. Matheny that the town has everything they need to approve it as long as the town attorney issues his approval.

Mr. Matheny asked to leave the mylar for the next meeting. Once signed, they will send it to the Governor's office.

No motion was made.

Mayor Leonhardt called for a 5-minute break.

8. Ordinance Discussion/Approval

- a. Ordinance #24-07, An Ordinance Updating the Building Permit Ordinance.

Council Member Hansen made the motion to approve Ordinance #24-07, An Ordinance Updating the Building Permit Ordinance. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- b. Ordinance #24-08, An Ordinance Updating Requirements for a PUD/PRUD.

Council Member Parry made the motion to approve Ordinance #24-08, An Ordinance Updating Requirements for a PUD/PRUD. Council Member Menlove seconded the motion. CM Argyle asked if they are allowed to go higher. Planning Commission Chair Kurek said that it can be approved on a case-by-case basis. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- c. Ordinance #24-09, An Ordinance Updating the Height Definition.

CM Hansen had a comment about adding cupulas being excluded as well as chimneys. Cupulas can only be 20 square feet.

Council Member Hansen made the motion to approve Ordinance #24-09, An Ordinance Updating the Height Definition with the update of adding cupulas. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- d. Ordinance #24-10, An Ordinance Updating Conditional Uses in Commercial Zones.

Council Member Parry made the motion to approve Ordinance #24-10, An Ordinance Updating Conditional Uses in Commercial Zones. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- e. Ordinance #24-11, An Ordinance Adding Storage Shed to Definitions.

CM Hansen asked about a residential garage. Chairperson Kurek explained that a garage is different.

Council Member Parry made the motion to approve Ordinance #24-11, An Ordinance Adding Storage Shed to Definitions. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- f. Ordinance #24-12, An Ordinance Updating PUD/PRUD Development Plan Requirements Training.

Council Member Argyle made the motion to approve Ordinance #24-12, An Ordinance Updating PUD/PRUD Development Plan Requirements Training. Council Member Parry seconded the motion. CM Menlove wants to talk about parking at some point in time. Mayor Leonhardt asked Chairperson Kurek to begin that in the Planning Commission. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

9. Public Hearing:

- a. To receive public input for Resolution #R24-01 A Resolution Updating the Mileage Reimbursement Amount for the Town of Garden City

Council Member Hansen made the motion to leave the regular meeting and go into a Public Hearing at 6:52 pm. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.
Minutes for the Public Hearing will be kept on a separate record.

Council returned to the regular Town Council meeting at 6:54 p.m.

10. Resolution Discussion/Approval

- a. #R24-01 A Resolution Updating the Mileage Reimbursement Amount for the Town of Garden City

Council Member Hansen made the motion to adopt #R24-01 A Resolution Updating the Mileage Reimbursement Amount for the Town of Garden City. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried

11. Garden City PID Policy Discussion/Approval

- a. Approve adding annual requirements for the PID Board to provide notice of their Municipal Advisor and copies of certifications, item C-4-k.

CM Menlove explained that this came from the meeting with Gillmore and Bell, attorneys the town has consulted with regarding Public Infrastructure Districts (PID).

Council Member Menlove made the motion to amend the Garden City Policy Statement on establishing Public Infrastructure Districts as noted. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

12. Board Appointments for Discussion/Approval

a. Variance Board

Mayor Leonhardt asked that Jackie Webb be appointed to the Variance Board.

Council Member Argyle made the motion to approve the appointment. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

13. Miscellaneous

a. Approve the Assistant Librarian

Katie Dahl has been hired as the assistant librarian.

Council Member Hansen made the motion to approve the appointment. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

b. Discussion Only: Employee Travel Meal Per Diem

After some discussion, Mayor Leonhardt asked the Town Clerk to provide what the state does next month to the council.

14. Council Member Reports

CM Argyle – the Easter Egg Hunt is ready to go, and she is moving it from the park to inside because of the weather forecast. She also has been booking the talent for Raspberry Days. CM Menlove – has submitted an extension for the current trails grant. He is asking for an additional 6 months. There is also some money to use for planning. He'd like to use that to finish the trail. He will make contact on how to access that money.

CM Hansen – he had a meeting with the water department. They've sent out a request to 3 different drillers to drill the test well. They are waiting for a commitment from one of them. There is a repair going on at the bridge by Swan Creek. It went well and is almost done.

Water rights are being cleaned up and will be recorded once they are received.

A water tank is being planned along with the well. Some pipes will be replaced up Swan Creek Spring. When the marina expansion begins, some other water lines in that vicinity will be replaced as well.

The library is moving forward with being open 40 hours a week. The Library Board is very motivated. The expansion building remodel is moving forward. They are working on filling the pool and getting a cost for windows and removing all the sheetrock and insulation. They are considering an acid etched floor and portable bookshelves on wheels. They'd like to leave it as open as possible, but they will have to add some sound panels. The Library Board will be sending out a survey asking the public what they want to see and programs they'd like in the library. They would like to do a community reading walk, possibly near the pond.

The Beautification Committee has already ordered flowers and is moving forward with plans for the spring. They will have 2 vehicles to water in the mornings instead of one. They are working on the pedestrian walkways and want to plan something special for Raspberry Days. Benches and bike racks are also being discussed.

Mayor Leonhardt will help CM Hansen on moving forward with the rebranding.

The Town needs a 501(c)3 for people to donate money. The mayor has people working on it.

CM Hansen expressed appreciation for Lynzie Eborn and all she does to help with summer programs.

There was discussion about how great it was to have the bike path plowed all year long and the need to get it swept now that the snow is melting.

CM Hansen expressed gratitude to the council and enjoys working with them.

CM Parry had nothing to report. Mayor Leonhardt discussed options of assignments for CM Parry.

Mayor Leonhardt gave thanks to the food pantry people and all they do. It's a good thing for the community.

He requested \$4 million for Paradise Parkway from Hodges Canyon coming north. Congressman Moore is a supporter of this, and the mayor is working with him on this.

The baseball diamonds will be finished as soon as it dries out and they can get the fencing up and the seed down. They will tie into the water line and get the lighting put in as well. TRT money has been granted for lighting. There is a delay with the lighting because the town has not been able to get the transformer that is needed.

Mayor Leonhardt explained the other projects planned for this year including the splashpad and pavilion at Heritage Park.


15. Payment Vouchers

Council Member Argyle made the motion to pay the bills. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

16. Adjournment

There being no further business, Council Member Menlove made the motion to adjourn at 7:39 p.m. Meeting adjourned.


APPROVAL:



Michael Leonhardt, Mayor



Attest:



Cathie Rasmussen, Town Clerk