

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held their regularly scheduled meeting on Thursday, May 9th, 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
Leo Spuhler
Tami Leonhardt
Natalie Jacobson
Chris Kelton
Sam & Jennifer Casillas
Gwenda Hansen
Dan Kurek
Mark Smoot
Brent Earley
Rocky and Janice Tremblay
Nadine Sprouse

On Teleconference:

Glen Gillies
Tami Leonhardt

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Menlove. 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. April 11th, 2024, regular Town Council Meeting and the April 11th, 2024, Town Council Public Hearing

Council Member Hansen made the motion to approve the minutes of the April 11th, 2024, regular Town Council Meeting and the April 11th, 2024, Town Council Public Hearing. 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.

3. Quarterly Reports

- a. Bear Lake Visitors Bureau – Tami Leonhardt

Tami Leonhardt gave a report on upcoming May and summer events.

- b. Public Works – Riley Argyle (excused to repair a water line)

- c. Bear Lake Chamber of Commerce – Mark Smoot

Mark Smoot said Winterfest had record setting participation. Membership is up. Mr. Smoot reported on the recent Chamber activities. They want to get behind the Tri-State marathon and are working toward that. This month, the new Funtime location, Fusion 89 and Food Truck area will be opening.

Saturday, Memorial weekend, there will be a fundraiser at Raspberry Square with a cookie bake off between 4 local bakeries as well as BINGO and other events sponsored by the Chamber. Summer activity businesses will provide vouchers for their businesses. There will also be a raspberry shake tasting for the “Best Shake”.

Mr. Smoot reported on a study done by Utah State on what the vision of the entire Bear Lake Valley might look like in the future.

He reported on the group HXP which is a humanitarian experience group he is affiliated with.

4. Public Comments – 2-minute time limit

There were no public comments.

5. Business License Discussion/Approval

- a. C&E Landscaping, LLC, 609 South Cedar Drive. Sam Casillas and Brent Earley

Mr. Casillas and Earley were present and explained their landscaping business and credentials.

Council Member Argyle made the motion to approve the business license for C&E Landscaping, LLC. 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.

- b. Bear Lake Getaway Realty, 201 N Bear Lake Blvd. Natalie Jacobsen

Mrs. Jacobsen explained she is moving into a new building and continuing her brokerage.

Council Member Argyle made the motion to approve the business license for Bear Lake Getaway Realty. 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.

c. T7 Services LLC, 1404 Canyon Circle. Rockey Tremblay & Janice Tremblay

Multi license holder for plumbing, general engineering, and general construction offer full-service in each one. No equipment storage will be at the residential location.

Council Member Argyle made the motion to approve the business license for T7 Services, LLC. 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.

d. CK Squared Repair, LLC. PO Box 210 Garden City. Chris Kelton

Chris Kelton described it's a general handyman and basic home repair service. He branches into automotive as well. He does simple electrical and plumbing work, no panels, etc. He carries a 1-million-dollar liability insurance policy.

Council Member Argyle made the motion to approve the business license for CK Squared Repair, LLC. 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.

6. Concessionaire License Discussion/Approval

a. Lugging Stuff DBA Bear Lake Water Adventures, 390 S Bear Lake Blvd. Leo Spuhler

Mr. Spuhler said nothing has changed on his licensing. He has been doing this for over 10 years.

Council Member Argyle made the motion to approve the Concessionaire License for Lugging Stuff DBA Bear Lake Water Adventures. 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. Short-term License Discussion/Approval

a. Willy & Sandy Hansen, 541 Raspberry Patch Road

CM Menlove's biggest concern is the long driveway that is marked for part of their parking requirement. They have agreed to asphalt an additional area for their parking to allow for emergency access to the home.

Council Member Menlove made the motion to approve the Short-term Rental Licenses with the condition the asphalt is in by July 31, 2024, with no parking on the driveway. 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.

8. Miscellaneous

a. Discussion Only: Employee Travel Meal Per Diem

Mayor Leonhardt reviewed the current state's per diem when traveling. He suggested the council adopt the state's travel guide. He asked the council to review the state's requirements and come back next month prepared for approval.

b. Discussion: Parking Ordinances

Mayor Leonhardt asked the Town Clerk to check that the ordinance for businesses asphaltting their parking lots has been updated.

CM Menlove 11C-300, reviewed the table, and suggested that "in addition to the above requirement shall have additional common space parking for guests shall have at least one space for each unit and 50% of such spaces shall be oversized stalls. All guest parking shall be on asphalt or cement and all parking stalls shall be clearly marked." He said that 1 for every 3 units is not enough and one per unit might be excessive, but he's concerned about the parking after reviewing previous projects. He clarified that he is talking residential unit, not short-term rental requirements. When they come in for a short-term rental the short-term rental parking requirements won't be such a problem.

CM Hansen suggested that every development that wants to nightly rent, declares that the parking meets the requirements before they begin construction. CM Argyle argued that previously approved developments cannot create meet the current code once it's been approved.

CM Menlove vocalized his understanding that previous parking requirements were different. He added that some concessions may need to be made on those developments.

CM Argyle reminded the council it used to be 9'x 18' for a parking spot and you cannot increase it to 12' x 24' and expect them to have more parking. Mayor Leonhardt addressed the concerns and agreed with CM Hansen in that new developers need documentation stating they will meet short-term rental parking requirements if that's what they intend.

The council continued to discuss parking requirements. CM Parry felt it was a safety issue and that new owners need to step up and meet the current ordinance. CM Hansen feels that they need to pull people in and do a work meeting to resolve this issue.

Mayor Leonhardt asked the Council to pick a date within the next 6 weeks to schedule a public work meeting.

c. Land Disturbance Permit

Mayor Leonhardt explained this is for discussion to help regulate when developments begin moving large amounts of dirt. CM Hansen stated that a developer has no influence over the

economy and when funding the job themselves, may halt development or postpone, based on economic circumstances. He felt there was no need to rush into something.

CM Menlove felt there is a need for the town to know what is happening, and that there does need to be some kind of permit or application to know something is happening before it happens. CM Argyle added that when companies come in and start moving dirt, then the average grade is lost.

The council continued to discuss the issue and wants to review the bonding requirements.

9. Ordinance Discussion/Approval

a. Ordinance #24-13, An Ordinance Changing Commercial Setbacks

CM Hansen would like to add that there are stipulations on the conditional use permit. He wants to note trash receptacles and reasonable access for emergency services and delivery trucks as well as parking conditions. The neighboring businesses need to be considered when reviewing the ordinance. CM Menlove stated that the 10-foot rear setback address the fire truck access.

Council Members discussed Conditional Uses being changed and not including item #6 under Conditional Uses. The Town Clerk clarified that item #6 was being considered a Conditional Use and therefore needed to be in the Conditional Use section and applied for.

Council Member Menlove made the motion to approve Ordinance #24-13, An Ordinance Changing Commercial Setbacks with the change to duplicate what is in columns 3 and 4 under C1 into C3. 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.

10. Public Hearing at 6:00 p.m.

a. Receive public input on the 2025 Tentative Budget

Council Member Menlove made the motion to leave the regular Town Council meeting and go into the Public Hearing at 7:11 p.m. 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

Minutes kept on a separate record.

11. Second Public Hearing, after the 6:00 p.m. hearing.

a. Receive public input on a 2025 Tentative Budget increase of Town Council wages.

Minutes kept on a separate record.

The Council returned to the regular Town Council meeting at 7:13 p.m.

12. Budget Review Discussion/Approval

- a. Request approval of the 2025 Tentative Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2024, through June 30, 2025.

Mayor Leonhardt reviewed the proposed budget with the Town Council. Council Members discussed their recommendations, reviewed the previous year's budget, and proposed changes.

Council Member Hansen made the motion to approve the 2025 Tentative Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2024, through June 30, 2025. 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.

Council Member Argyle made the motion to approve the 2025 Tentative Budget including a 7% increase in all wages for fiscal year July 1, 2024, through June 30, 2025. Council Member Parry seconded the motion. CM Menlove had some concerns about receiving the 7% increase. The Council reviewed the concerns. 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. Council Member Reports

CM Argyle – things are just about ready for Raspberry Days. Mark and Kathy Hislop will be the Grand Marshall's for the parade.

CM Menlove – reported there is 3.2 million dollars coming from UDOT for trails. None of them are in the town. He is pushing for a pedestrian overpass to improve safety.

He said 120 members of the community showed up for the Global Youth Day of service. They cleaned up along the highway and collected 18 cubic yards of garbage.

CM Hansen – shared the good news that the test well in Hodges has hit water. At 500 feet, they went 10 more feet and hit enough water with water pressure that they couldn't hammer drill anymore. Static water was found at 160 feet. They estimate flow at 200 to 250 gal/minute. They planned to drill to 800 feet. They will test pump with the 6" pipe to see what they come up with. He expects it will be done in a week.

CM Parry – he is excited to see what Garden City continues to offer. He feels the town offers a lot of family-friendly activities.

Mayor Leonhardt asked the Council to go into Executive Session to discuss acquisition of property.

Council Member Menlove made the motion to go into Executive Session at 8:46 p.m. 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.

Minutes for the Executive Session were kept on a separate record.

The Council returned to the regular meeting at 9:06 p.m.

Mayor Leonhardt shared his excitement over the July 4th concert and gave the Town Council details about the upcoming event. They are going to reserve 300 seats upfront and charge a fee for those seats to help cover the cost of bringing in Chase Beckham.

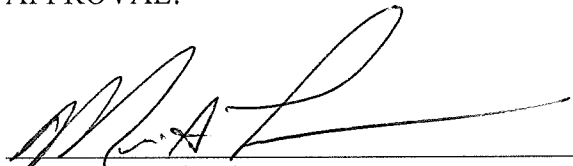
14. Payment Vouchers

Council Member Argyle made the motion to pay the bills. 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.

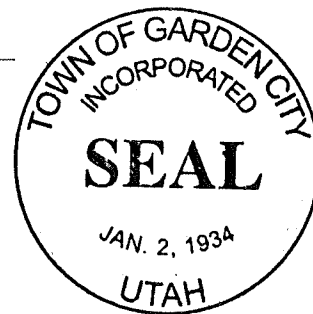
15. Adjournment

There being no further business, Council Member Argyle made the motion to adjourn at 9:11 p.m. Meeting adjourned.

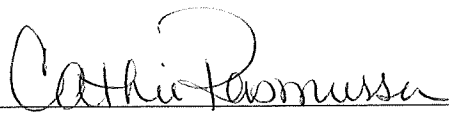
APPROVAL:



Michael Leonhardt, Mayor



Attest:



Cathie Rasmussen, Town Clerk