

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, June 12, 2025. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:02 p.m.

Town Council Members Present:

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

Others Present:

Cathie Rasmussen
Brad & Jayne Davis
Nadine Sprouse
Teri Eynon
Bret & Jenny England
Andrew & Hillary Haacke
Perry Wakefield
Rich Smart
Mike Knapp
Stacey Foster

On Teleconference:

Paul Freeman

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. May 8th, 2025, minutes of the regular Town Council Meeting, minutes of the May 8th, 2025 Public Hearing, and minutes of the May 8th, 2025, Second Public Hearing.

Council Member Menlove made the motion to approve the minutes of the May 8th, 2025, regular Town Council Meeting, minutes of the May 8th, 2025, Public Hearing, and minutes of

the May 8th, 2025, Second Public Hearing. 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. Motion Carried.

3. Public Comments – 2-minute time limit

Teri Eynon suggested that when a short-term rental home sells, the town could provide a form to the realtors, then when they do their closing documents, the title company could collect the fee from the buyer, and notarize the form to acknowledge that the buyer will be taking responsibility for the renters.

4. Business License Discussion/Approval

- a. The IronHorse Inn, 219 S Bear Lake Blvd. Bret & Jenny England

Bret England explained the setup and management of the inn. The current sign is temporary and will be made permanent by the end of the month. Their permit with UDOT requires them to pave the entrance, and it will be done shortly. The sidewalk where the water line came through will be repaired. Eventually, the parking lot will be paved even though they were approved before the ordinance change.

Council Member Menlove made the motion to approve the business license for the IronHorse Inn. 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. Motion Carried.

- b. Mineral and Matter LLC, 70 W Logan Road. Stacey Foster

CM Argyle clarified that the emergency exit sign and lights are in working order. Yes. CM Menlove questioned whether established parking remains the same. Yes.

Council Member Hansen made the motion to approve the business license for Mineral and Matter LLC, 70 W Logan Road. 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. Motion Carried.

- c. Mason Ventures Partnership DBA Lakeview Laundry, 325 W Logan Rd, Ste 100.
Matthew Mason

Council Member Argyle made the motion to approve the business license for Mason Ventures Partnership DBA Lakeview Laundry. 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. Motion Carried.

5. Encumbrance Discussion/Approval

- a. Golden Buffalo Project requests approval to encumber lots 32 and 33 in Longridge Subdivision, Phase 4. Livingston Homes

Perry Wakefield represented Livingston Homes. For the design of the home and parking, encumbering the lots will make it work.

CM Hansen questioned the plat drawing. Clarification was given that the county will not recognize it, but a covenant will be recorded, and it will be recognized by the town as encumbered.

Council Member Argyle made the motion to approve the encumbrance of lots 32 and 33 in Longridge Subdivision, Phase 4. 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. Motion Carried.

6. Rezone Discussion/Approval

- a. Owners, Lance & Jennifer Wilson, request approval to rezone parcel 36-04-000-0080, along Pickleville Parkway, from Residential Estates to C3. Teri Eynon
- b. Owner, Scott Livingston, requests approval to rezone parcel 36-04-000-0079, along Pickleville Parkway, from Residential Estates to C3. Teri Eynon

Teri Eynon explained the request to rezone the parcel now that Pickleville Parkway has come through that area, all the way to the road.

Council members agreed that this would be a good area for a commercial zone because the lots around this area are zoned commercial.

Council Member Argyle made the motion to approve rezoning parcels 36-04-000-0080 and 36-04-000-0079 from Residential Estates to C3. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, nay; Council Member Parry, for. Motion Carried.

7. Commercial Setback Discussion/Approval

- a. Mike Knapp and Mark Smoot request approval of setbacks on commercial lot 41-16-070-0005, 23 W 200 N. Mike Knapp and Mark Smoot.

CM Hansen stated a conflict because Rich Smart and Mike Knapp are his employers, but he will sit at the table and vote anyway.

Mike Knapp felt they met the setback requirements, but they are meeting with the council to verify approval. They plan to start construction in the fall.

CM Parry asked if they had any concerns about the bike path crossing at 200 North. They answered, "No." CM Argyle explained her concern at the stop sign. She suggested red-lining the front of the building to keep people from parking there. Mr. Knapp said they did push the building back a little from the highway to help with visibility. There will be no curb in front of the building. Mayor Leonhardt said the city can place "No Parking" signs to help with safety.

CM Menlove said his previous discussions with Mark Smoot included discussions of the road, bike path, landscaping, etc., that would help separate the bike path from the road more to improve safety. Mr. Knapp said Mr. Smoot would like to work with the city to make that plan, but he isn't aware of Mr. Smoot's plan.

CM Hansen believes that it's time for the town to talk with UDOT about continuing the curb and gutter along the highway there.

Council Member Argyle made the motion to approve setbacks on the commercial lot 41-16-070-0005. 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. Motion Carried.

8. Short Term Rental License Discussion/Approval

- a. Drew Milton, 325 S Bear Lake Blvd
- b. Todd Horman, 564 Stump Hollow
- c. Manage It Bear Lake 379 W. Wysteria
- d. Lets Get Away Properties, Waters Edge, Bldg E #302
- e. Lets Get Away Properties, Waters Edge, Bldg E #301
- f. Lets Get Away Properties, Waters Edge, Bldg E #202
- g. Lets Get Away Properties, Waters Edge, Bldg E #201
- h. Lets Get Away Properties, Waters Edge, Bldg E #102
- i. Lets Get Away Properties, Waters Edge, Bldg E #101
- j. Lets Get Away Properties, Waters Edge, Bldg E #401
- k. Lets Get Away Properties, Waters Edge, Bldg E #402
- l. Christa Circle LLC, 40 N Christa Circle
- m. Aaron Gonzalez, 436 W Sunburst
- n. Logistics Rentals, 580 S Stump Hollow

CM Menlove has concerns with item "b, and n". Neither of them are marked for parking according to the Garden City ordinance. The one at 436 W Sunburst, the home appears to still be under construction, and the driveway has not been poured. This application does have an asphalt addendum. He has concerns that using the addendum creates a "temporary" approval.

Council Member Menlove made the motion to hold on item "m" and deny on items "b and n" because they do not meet the ordinance about marked parking, and approve "a, and c through l." 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.

The mayor called for a 10-minute break.

9. PUBLIC HEARING at, or after, 6:00 p.m.

- a. The proposed 2026 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2025, through June 30, 2026.

Council Member Hansen made the motion to leave the regular meeting and open the Public Hearing at 6:04 p.m. 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.

Minutes for the Public Hearing were kept on a separate record.

10. SECOND PUBLIC HEARING, after the first Public Hearing

- a. The proposed 2026 Budget increase for Executive Municipal Officers

Minutes for the Second Public Hearing were kept on a separate record.

The Town Council closed the Second Public Hearing and returned to the regular meeting at 6:15 p.m.

11. Ordinance Discussion/Approval

- a. Ordinance #25-07, An Ordinance Amending Title 11E of the Garden City Code to Make Clarifying Corrections to the Subdivision Plat Approval and Amendment Process.

Mayor Leonhardt explained that there was a meeting with the city attorney on this and clarification and revisions were done.

Mayor Leonhardt suggested a change to remove the words “certification and” with the mayor’s signature, and change “that” to “the” on page 5.

Council Member Parry made the motion to approve Ordinance #25-07, An Ordinance Amending Title 11E of the Garden City Code to Make Clarifying Corrections to the Subdivision Plat Approval and Amendment Process with the changes 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. Motion Carried.

12. Budget Review, Discussion/Approval

- a. The proposed 2026 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2025, through June 30, 2026.

Mayor Leonhardt explained the difference between the Resort Tax and Transient Room Tax.

They discussed TRT tax, how it’s generated, where it goes, and what the state is talking about doing with it. CM Hansen asked if TRT money can be used to maintain recreational facilities. Mayor Leonhardt reported, “yes.” CM Hansen felt the council needs to remember that and use that money that way, rather than other budget funds.

CM Menlove requested some explanation on several line items. He commented on the healthiness of the budget. He agrees with CM Hansen that the city has to increase the

maintenance budget for the improvements that have been made. He has the opinion that a reserve account for the water budget should be established. Mayor Leonhardt and CM Hansen explained the PTIF accounts the town has.

There was discussion over impact fees and the possibility of increasing them for some of the projects that are coming up.

Council Member Argyle made the motion to approve the proposed 2026 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2025, through June 30, 2026. 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. Motion Carried.

b. The proposed 2026 Budget increase of Executive Municipal Officers.

Council Member Parry made the motion to approve the proposed 2026 Budget increase of 5% for the Executive Municipal Officers. 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. Motion Carried.

13. Miscellaneous Discussion/Approvals

Mayor Leonhardt asked Brad Davis to talk with the council about water for the cemetery. CM Hansen explained the cemetery is paying over half of their budget for water. Mayor Leonhardt said the cemetery could raise their mil levy. CM Hansen said the canal company does a change application, the cemetery could lease a share, and then they could take water from the canal.

The town has canal shares they could lease to the city. The cemetery board will be increasing their budget.

There was also discussion about leasing shares from other shareholders who are not using their shares. Mr. Davis said if the town leases those shares, the cemetery can use canal water as soon as they are ready as long as the canal board approves. The mayor suggests that it be done with an MOU. Mr. Davis expressed his opinion of the cemetery eventually obtaining their own shares.

The town will look into their culinary connection and allow them to keep that connection for other purposes.

The mayor would like to meet with Mr. Davis and the cemetery board and establish that MOU.

14. Council Member Reports

CM Parry – stated Pickleball is in full force and the lights have been really great. Restrooms are working and the drinking fountain will be put on the back. The benches are up, and he hasn't seen any chairs on the Pickleball courts. He will ask Riley to bring some to the Pickleball courts by the city and a garbage can, too.

The seed is down on the ball diamonds and there has been a lot of progress. CM Parry reported that Garden City is getting a lot of interest and support with its summer recreation programs.

CM Hansen – reported that the well drillers will begin soon. The windows for the library are ready to ship. Dan Kurek is getting bids on the concrete.

CM Martell - had nothing to report.

CM Argyle – reported on the stage expansion and the park construction. Raspberry Days is going well. The entertainment has been a struggle to obtain because Peach Days is going on as well.

Mayor Leonhardt reported on the Paradise Parkway section being built. He sent pictures to Congressman Moore. He attended a UDOT meeting, and they will be doing a study in July regarding a possible stoplight.

The bike trail going north should be fully constructed when the marina expansion is done. They have enough money to get it to cross Swan Creek.

The 4th of July concert is set for the 5th. Fireworks are planned for the 5th of July. Whitney Lusk is opening for Little Texas. There will be a military/first responder tribute, then fireworks.

Mayor Leonhardt thanked Brad Davis for filing as a candidate for Town Council.

15. Payment Vouchers

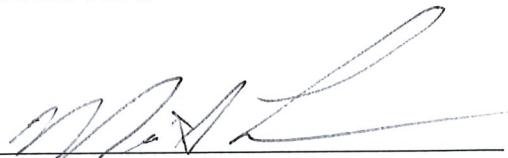
Council Member Hansen made the motion to pay the bills. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

16. Adjournment

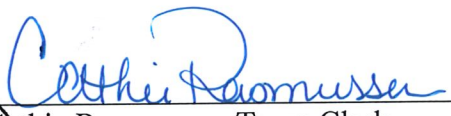
There being no further business, Council Member Argyle made the motion to adjourn at 7:24 p.m. Meeting adjourned.

APPROVAL:

Attest:


Michael Leonhardt, Mayor




Cathie Rasmussen, Town Clerk