

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, July 10, 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 5:00 p.m.

Town Council Members Present:

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

Others Present:

Cathie Rasmussen
Brad Davis
Nadine Sprouse
Teri Eynon
Shane Constable
Jeff Hodges
Cheree Lutz

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. June 12th, 2025, minutes of the regular Town Council Meeting, minutes of the June 12th, 2025 Public Hearing, and minutes of the June 12th, 2025, Second Public Hearing.

Council Member Hansen made the motion to approve the minutes of the June 12th, 2025, regular Town Council Meeting, minutes of the June 12th, 2025, Public Hearing, and minutes of the June 12th, 2025, Second 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. Motion Carried.

3. Public Comments – 2-minute time limit

Brad Davis asked the council about Cybertaxi Transportation. The response was that it's like a taxi service.

4. Business License Discussion/Approval

- a. Vistay, short-term vacation management company. McKay Neilsen

Council Member Argyle made the motion to approve the business license for the Vistay. 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.

- b. Donut Bros. LLC, 201 N Bear Lake Blvd. Rueben Barela

Council Member Argyle made the motion to approve the business license for Donut Bros. LLC. 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. Cybertaxi Transportation, 2300 Kimball Ln. Shane Constable

Shane Constable was present and explained the history of his business and plan to follow the tourist season throughout Utah.

Council Member Argyle made the motion to approve the business license for Cybertaxi Transportation. 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.

- d. The Donut Dude & Delights. 105 W Logan Road. Bryson Allen

Mayor Leonhardt explained that because this food truck doesn't have a business license in Utah, he's getting one in Garden City.

Council Member Hansen made the motion to approve the business license for The Donut Dude & Delights. 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. Amended PUD Discussion/Approval

- a. Water's Edge Properties LLC, located at 35 E 150 S, requests approval to amend the plat to adjust lot lines to match existing buildings. Tery Eynon & John Curtis

Teri Eynon was present and shared an updated plat with the council after the town's attorney met with the title company. Everything that the attorney commented on has been addressed. JUB is also checking the survey measurements.

CM Hansen clarified if this addresses the easements and Norm Mecham's property as well. The response was yes, but it shows on additional pages, not on the first page of the plat. There are two owners of units, and they will sign the mylar.

Council Member Argyle made the motion to amend the plat for Water's Edge Properties conditioned upon approval from JUB. 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.

6. Short Term Rental License Discussion/Approval

- a. Prime Properties, 580 S 700 W
- b. Manage It Bear Lake, 537 Blue Lake Street – increase occupancy to 12
- c. Manage It Bear Lake, 330 Oregon Trail – increase occupancy to 12

Council Member Menlove made the motion to approve "a, b, and c." 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.

7. Miscellaneous Discussion/Approvals

CM Menlove shared that the Planning Commission saw plans to expand the KOA. It's his opinion that the Town Council should review the conditional use permit application, as it's an option that the Planning Commission can recommend. Mayor Leonhardt will verify it's appropriate to request that from the Planning Commission.

The concern is the neighboring residents and discussion on an appropriate buffer.

CM Hansen asked the mayor to recognize Jeff Hodges in the audience, and they made a plan to meet later.

Mayor Leonhardt explained to Brad Davis that the new road coming in is still under JUB's direction on how it will cross the canal.

8. Council Member Reports

CM Parry – Public Works is improving the baseball diamonds. They are doing it correctly. They might be able to use them in 2 weeks. Pickleball courts are being used well. They may need to look at how to organize their use on busy days. It was suggested to put up a "Fair Play" sign and some paddle holders. CM Parry was directed to talk to Dan Kurek about getting some ordered.

CM Hansen – has been working with Dan Kurek and have gotten a sub-contractor to begin working on the floor. The windows are here and will be installed after the floor is done. They will have to raise the floor about 3" to get it level. They will also adjust the headers on the doors because of the floor height.

CM Hansen reported that the library is doing very well, and the staff is managing it very well and doing a great job. There are a lot of Garden City seasonal workers using the library.

They just finished developing the well in Hodges Canyon. There's not much left to do. The water is clean, clear, and cold. There is no sand at all in the well. It produces 580 gallons a minute through fractured limestone. They are putting in stainless steel lining to last longer. The recovery time on the well when the pumps turn off is 15 minutes or less.

CM Menlove – attended an AEG meeting June 16th about a group desiring to build affordable housing out by Pickleville Parkway. The presented a concept called flex-building. There would also be an HOA to take care of the yards and roads. CM Menlove wasn't sure an HOA would keep it affordable.

CM Hansen was concerned that there might be a certain income level to get into this housing. CM Menlove stated that the group said we need to have a housing authority to assist with getting government funds for this purpose.

CM Argyle – said the new stage, bathrooms, and dressing rooms look great. Raspberry Days are going full force right now. They are competing with Peach Days so it's hard getting entertainment. The Pickleball Tournament will be set up next to the courts. The Grand Marshall's will be Ray Elliot and Norm Mecham and their wives for the parade this year.

Mayor Leonhardt stated he's been in a lot of meetings lately, including with our state representative, trying to get another 1% in TRT tax.

CM Parry said that he felt the people leaving the park after the concert went so much better with having the additional lights.

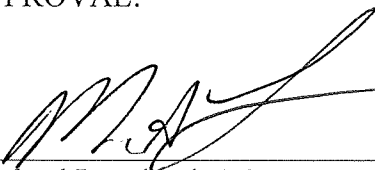
9. Payment Vouchers

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.

10. Adjournment

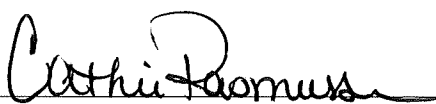
There being no further business, Council Member Menlove made the motion to adjourn at 6:02 p.m. Meeting adjourned.

APPROVAL:


Michael Leonhardt, Mayor



Attest:


Cathie Rasmussen, Town Clerk