

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, September 18th, 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- was excused
Jordan Parry

Others Present:

Cathie Rasmussen
Nadine Sprouse
Jeff Hodges
Dana Hudruk
Brad & Jayne Davis
Austin Clark
Crystal Newman
Julie Fraughton
Nancy Gibson

On Teleconference:

Greg Klobberdanz

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, and Council Member Parry. Council Member Menlove was excused

2. Approval of Minutes

- a. August 14th, 2025, minutes of the regular Town Council Meeting and minutes of the August 14th, 2025, Public Hearing.

Council Member Hansen made the motion to approve the minutes of the August 14th, 2025, regular Town Council Meeting, and the minutes of the August 14th, 2025, Public Hearing. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for. Motion Carried.

3. Public Comments – 2-minute time limit

Nadine Sprouse reported that the trees along the path below her house have gotten really big again. The whole path is grown over.

4. Business License Discussion/Approval

- a. Shave Ice House, LLC. 105 S Bear Lake Blvd. Karl Israelsen

Crystal Newman was present. Mayor Leonhardt said that he knows some parking issues have not been resolved. CM Argyle has talked to her boss and understands the need to do it in January. Mayor and council recommended that they just apply in January.

No action was taken.

- b. Bear Lake Pickleball Club, LLC. Nonprofit Group. 1499 S Bear Lake Blvd. Brad Davis, Gail Nichol, Jayne Davis, and Dana Hudrlik

Their 501(c)3 status has not been approved yet. They have applied, but there is a wait. The mayor waived the fee for the business license because it is a nonprofit organization, and they intend to use a portion of their funds to benefit the Pickleball courts and other projects. They discussed their desire to purchase some windbreaks for the courts.

Mr. Davis has reached out to the Raspberry Days committee, and the club is offering its assistance for the Pickleball tournament during Raspberry Days. They also discussed raising money through sponsoring banners on the court.

Council Member Argyle made the motion to approve the business license for Bear Lake Pickleball Club, LLC. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for. Motion Carried.

5. PID Letter of Intent and Concept Discussion/Approval

- a. Letter of Intent for Affordable Housing PID and concept approval for 75 apartments/condominiums on 5.44 acres located east of the Chevron Gas Station. SolidCast Structures LLC. Greg Klobberdanz

Greg Klobberdanz was on the phone with his business partner. They are planning on building SolidCast concrete prefabricated affordable housing, like what is being built across the street. 75 units on 4 of the acres identified on the plat. The north, triangular 1.44-acre piece may be commercial condos with housing above and garage-type business below. They have 2 different options for ingress/egress, both affect Highway 89.

CM Argyle asked what the price point would be. Their goal is to get below \$200,000 with the PID, to be affordable. Argyle called the county and learned that the property tax would be \$1,191.32. With the PID tax, it is approximately \$1293 on top of the property tax. The PID would act as the HOA, so there would be maintenance costs to the HOA, like snow removal, green space upkeep, etc.

Mayor Leonhardt asked about their intent to restrict nightly short-term rentals. The HOA will stipulate that it's not allowed, was the answer. Their CCRs would state no nightly/short-term rentals allowed in the HOA.

CM Argyle asked if there is a timeframe the unit must be owned before resale is possible. She is concerned that someone would come in and buy at the lower rate, then turn around and resell at a higher rate. She wants assurance that that could be hindered. She would like an attorney to review that and determine if that can be regulated so those with money can't buy up the units and resell them at an "unaffordable" rate.

When asked, 1000-1200 sq feet is the size for the one-and two-bedroom units.

CM Parry shared a question from CM Menlove, "What is the benefit to the community with this PID?" They answered that there would be green space, pergolas, Pickleball courts, etc. They are willing to take suggestions on what the city would like to see.

CM Parry asked if they've contacted their neighbors and getting their feedback. Mr. Kloberdanz said, no, they are waiting to see if the town will approve the Letter of Intent.

CM Hansen expressed concern that there may be an obligation to Bear Lake Vistas because the Town Council did approve the phases and the master plan as a whole. Mayor Leonhardt would like it to be more specific about public amenities for the community, as well as the acreage breakdown, and a little more information than what is currently in the letter.

CM Hansen asked what "horizontals" are. Kloberdanz responded, "Infrastructure like sewer, water, etc."

Mayor Leonhardt allowed Brad Davis to ask a question regarding the canal. Mr. Davis wanted to know how close this project would be to the canal, and are they proposing any changes to the canal? The answer was that they are not, and proper setbacks would be observed.

There was no action taken.

6. Resolution Discussion/Approval

- a. Resolution #25-08, A Resolution of the Town Council of the Town of Garden City to Declare the Official Candidates for Town Council Members Elected, for the Election on November 4, 2025.

Council Member Hansen made the motion to approve Resolution # 25-08, A Resolution of the Town Council of the Town of Garden City to Declare the Official Candidates for Town Council Members Elected, for the Election on November 4, 2025. 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.

7. Ordinance Discussion/Approval

- a. Ordinance # 25-09, An Ordinance Updating Conditional Uses

CM Hansen understands this process is complicated, and he's concerned that the Planning Commission and Town Council will have to act as engineers, etc. There are concerns with #2, 11, etc. Because it's a conditional use, can it be regulated tighter than what's written in the ordinance?

Upon review, some things need to be changed. Please make the changes and have the town attorney review.

No action was taken.

8. Miscellaneous Discussion/Approvals

CM Hansen asked how long the construction in the canyon will continue. Mayor Leonhardt explained that it should be completed by next fall. CM Parry wondered how this project has impacted Garden City's economy.

CM Parry said 2 individuals are interested in pursuing the possibility of a skate park. He suggested a pump track and explained the popularity of them.

Mayor Leonhardt asked for suggestions on what the senior citizens in the community can do. He asked if the new library space would support something like game nights, etc.

9. Council Member Reports

CM Argyle – planning the thank you dinner for Raspberry Days. Some of the park equipment has arrived, but not all of it. She turned in paperwork for the TRT grant for playground equipment.

CM Hansen – almost complete planning the infrastructure for the new well. They have some options in building the well. There will have to build a building at the well site. They will pump the well and develop it a bit before they put the well online. It will be a while before they can get the 3-phase power because it's hard to find a transformer.

The floor was poured in the library extension building. They are accommodating the people who rent the laundry facility. They will make one really nice restroom and soundproof the other one to put the piano in there. It will be a flex room, so they can change the purpose of the room at a later date if needed.

CM Hansen spoke with Riley Argyle, the Public Works Director, and there are 17 storyboards for the story walk. They want to coordinate the lighting around the pond with the story walk.

CM Parry – reported that the Pickleball tournament was amazing. He loved hearing from participants how great people thought the town and the tournament were.

Mayor Leonhardt shared the TRT grants we submitted for this year. One was for Lakeside Bowery improvements, short-term rental licensing software, lighting around the fishpond, a second pavilion at Heritage Park, bleachers around Pickleball courts, and more at the ball diamonds, and playground equipment for both parks.

Nadine Sprouse wanted to acknowledge Austin Clark for the amazing community dinner he hosted for the locals at the Burger Barn. She saw people hugging each other and talking and visiting. The mayor said it was on his list to thank Austin. Austin thought a kick-off to summer would be a fun one and an end-of-summer bash. Mayor Leonhardt thought spring clean-up and dinner would be a great way to get people out. Austin suggested starting at 5 pm and finishing at 10 pm with bounce houses, face painting, etc.

CM Hansens said that Austin Clark was one of the businesses that actually went out and cleaned up in front of his place, sweeping the gutters and keeping things clean. He wanted to express his appreciation for that effort and stated that it did not go unnoticed.

Mayor Leonhardt explained to the public how TRT taxes are generated and explained that if towns are not generating TRT tax, they cannot receive TRT money. He wanted to state that, with the exception of one project, all projects he's applied for have been funded.

Dana Hudrlik asked if some of the money is for police, fire, etc. Can the city receive funds for its own police force? Mayor Leonhardt responded that it's possible, but if the TRT money is not given each year, the city would have to be able to fund that with its own budget. She followed up by asking about a rec center. Mayor Leonhardt explained the history of the council planning to build one, but the town would have to bond. That vote to bond failed.

10. Payment Vouchers

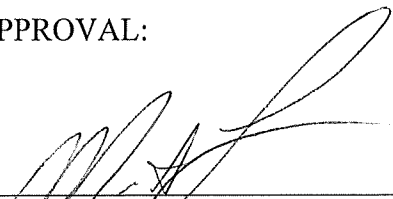
Council Member Hansen made the motion to pay the bills. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for. Motion Carried.

11. Adjournment

There being no further business, Council Member Argyle made the motion to adjourn at 6:38 p.m. Meeting adjourned.

APPROVAL:

Attest:



Michael Leonhardt, Mayor



Cathie Rasmussen, Town Clerk

