

**MINUTES OF THE GARDEN CITY**  
**TOWN COUNCIL MEETING PUBLIC HEARING**

The Garden City Town Council held a Public Hearing on December 11<sup>th</sup>, 2025, at 6:00 p.m., at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

Town Council Members Present:

Mike Leonhardt, Mayor  
Pat Argyle  
Martell Menlove  
Ken Hansen  
Susann House

Others Present:

Cathie Rasmussen-Town Clerk  
Brad Davis  
Dan Larsen  
Glen Gillies  
Jeff Hodges  
Dana Hurdlik

Norm Mecham  
Austin Clark  
Ronda Menlove  
Sean and Kendra Bjoralt  
Dan Larsen

On Teleconference:

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 House.

2. **Public Hearing to receive public input and comments on the following items:**

a. Ordinance # 25-17 – An Ordinance Amending the Short-term Rental Ordinance

CM Menlove explained why he asked to bring this ordinance back because he was concerned someone would call a building a condominium that didn't actually meet the commercial code. He suggested moving campgrounds out of the "hotel and motel" section and creating its own section.

Dan Kurek explained 6500 sq ft homes and commercial buildings have to have a sprinkler system was the answer when asked.

Dana Hurdlik asked if a house that houses more than 10 people becomes commercial? Mayor Leonhardt responded that at this moment there isn't anything. She asked if the permit on a short-term rental pays for the wear and tear on the city, meaning more water use, trash, etc. They do pay more as a short-term rental was the answer.

Kendra Bjoralt asked where the fees paid to license short-term rentals go and does it go for enforcement? Mayor Leonhardt explained it pays for software, those who manage the licensing, enforcement, etc. Bjoralt felt it was important to pay for enforcement because short-term rentals do affect community members. Mayor Leonhardt responded he would love to sit down and talk with someone about the pay, but we can't get anyone to even apply. Bjoralt said that the postings that don't show the pay range don't encourage people to apply.

Dan Kurek also commented that 2 people who did inquire about the Code Enforcement job didn't follow through.

b. 2025 Garden City Water Conservation Plan

Mayor Leonhardt reviewed some of the plan with the public and explained that the town has to have a plan and encourage conservation in order to receive funding from certain agencies. He went on to explain that the town has just implemented a portal where consumers can view their water usage in real time and set alerts to encourage conservation and alert to overuse and leaks.

There were no comments from the public.

Dana Hudrlick asked if the My360 covers bulk meters as well. The answer is yes. She is concerned about the success of this of My360 with only 10 people signed up. The answer is the campaign just began in the water bills that went out about 6-7 days ago. She followed up with asking why secondary water wasn't included in the plan? The mayor explained the canal shares are turned into culinary water and the secondary water irrigation lines have been covered or filled in throughout most of town.

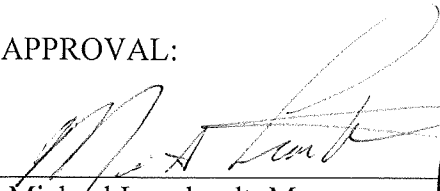
Brad Davis commented on the canal and felt that it would be good to revisit using the canal.

Dan Larsen asked CM Hansen if there is really three miles of transite pipe? He felt that is a problem for the town. CM Hansen explained that it was a viable resource at the time when Pickleville and Garden City became one town and worked together on the water project.

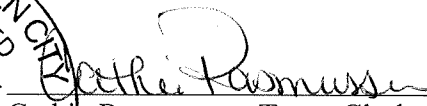
**3. Adjournment**

Council Member Hansen made the motion to close the Public Hearing and return to the regular Garden City Town Council meeting at 6:25 p.m. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Hansen, for; Council Member House, for. Motion Carried.

APPROVAL:

  
Michael Leonhardt, Mayor

Attest:

  
Cathie Rasmussen, Town Clerk

