

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, January 8th, 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 5:03 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Brad Davis
Susann House
Dan Larsen

Others Present:

Cathie Rasmussen-Town Clerk
Jayne Davis
Dan Kurek
Jeff Hodges
Travis Hobbs
Norm Mecham
Wes & Michelle Thompson
Dana Hurdlik

On Teleconference:

Crystal with Shave Ice House, LLC

Pledge of Allegiance and Prayer

A prayer was offered by Mayor Leonhardt. 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 House, Council Member Davis, and Council Member Larsen.

2. Approval of Minutes

- a. December 11th, 2025, minutes of the regular Town Council Meeting and minutes of the December 11th, 2025 Public Hearing.

Council Member Larsen made the motion to approve the December 11th, 2025, minutes of the regular Town Council Meeting and minutes of the December 11th, 2025 Public Hearing. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

3. Public Comments – 2-minute time limit

Dana Hurdlik asked about parking in the summertime. She said that more pedestrian traffic would help with the aesthetic and with parking. She asked if there was a way to use TRT money to build a fee-based parking structure. The answer given by the mayor stated, yes, TRT money can be used for that, but the expense for such a structure is more than the TRT tax brings in. He also explained to the public some of the things the town has done, such as shuttling people from the outer areas into town. He explained that there was also an attempt to purchase land, or receive a donation of property, for additional parking, but the landowner would not sell.

CM Davis asked if the town has looked at an option to create paid parking. The response was, no, from Mayor Leonhardt. He explained his opinion of not being sure he wanted to charge people for parking who are coming into town and already spending their money here.

CM Argyle shared that she had a landowner who spent a large amount of money to draw up plans to create concierge, covered parking and she received multiple complaints from residents about the project.

Mayor Leonhardt said the town needs to be actively looking for more opportunities to create more parking and continue working with landowners now and in the future to purchase land.

CM Larsen asked if the “envision Garden City” project is realistic. The mayor explained it’s going to take a lot of time and a lot of dollars to get the town to that point. It would require investors seeing the value in the project and putting money to it.

4. Business License Discussion/Approval

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

Crystal was on the phone to represent. CM Davis asked if the structure behind the business. She replied that it is not being used for anything toward the business. No.

Council Member Argyle made the motion to approve the business license for Shave Ice House, LLC. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- b. Own Stuff, LLC dba Hemlock Property Solutions, 651 S Lakeview Dr. Patrick Crummett.

Patrick Crummett was present.

Council Member Argyle made the motion to approve the business license for Own Stuff, LLC dba Hemlock Property Solutions. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

5. Ordinance Discussion/Approval

a. Ordinance # 25-19 – An Ordinance Adopting the 2006 Edition of the Utah Wildland Urban Interface Code

Travis Hobbs, the Rich County Fire Warden, came and explained this ordinance to the council. This was not approved by the Planning Commission last night because they had questions. Mayor Leonhardt felt Mr. Hobbs could resolve the concerns so the council could pass this ordinance.

Mr. Hobbs explained that there is a state fund that helps cover the cost of wildfires, with the hope that they can receive funds from counties. The state required the adoption of the code. The WUI code motivates cities to mitigate their risk. It is now a rule that every city needs to adopt and enforce this code. The state identified high-risk WUI and created a map. Mr. Hobbs shared the map and explained how it affects Garden City. He explained that high-risk WUI is affected by topography, structures, vegetation, fuel loading, ember loading, etc.

He expects that the map will change as modeling changes over the years. Every jurisdiction needs to build its own WUI map. This will affect the cost of construction in high-risk areas and the need to use class A building materials, as well as defensible space.

Mayor Leonhardt brought up the issue of insurance companies and the willingness of companies to cover homes. Mr. Hobbs stated that he knows of homes in the county that cannot get coverage because they are in the high-risk WUI zones. He said there are not many homes in Garden City limits that are affected by the state's high-risk WUI. Using proper Class A building materials and creating defensible space around structures will help with that.

The cost is \$100 a year per lot for the first two years on the county taxes of homes that are in the high-risk WUI. You can request an inspection of your structure, the risk, defensible space, driveway width, etc., to get that price reduced starting this year. The cost is \$100 for the next two years, but a risk evaluation could reduce that fee starting in 2028.

The state is not mandating where their local government determines their WUI is. The proposed area for the town's WUI is above the canal. The map the city adopts does not automatically fall under the states' high risk WUI. The map the city adopts will affect stricter building codes.

Mr. Hobbs said anyone can request an inspection to receive information on their WUI risk with no repercussions.

Mayor Leonhardt charged Dan Kurek to get with Riley Argyle and Travis Hobbs to draw an accurate map for compliance with the WUI Code.

CM Argyle asked Mr. Hobbs about an area where the town requires homes to have a sprinkler system because the volunteer fire department stated they would not go to that area in the winter and risk the firefighters.

Mr. Hobbs stated the city is enrolled in the CWS (Community Wildfire Systems) program with the state. For example, the town is not liable for a wildfire that happened and destroyed a bunch

of property. This assistance is based on a 10-year average. If the city had multiple fires in that 10-year period, the city could then incur some cost of fighting wildland fires.

Council Member Davis made the motion to adopt Ordinance #25-19, An Ordinance Adopting the 2006 Edition of the Utah Wildland Urban Interface Code with the proviso we review the current WUI map and modify as needs be for the city. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

6. Town Council Member Reports

CM Argyle – she is working on the park and getting ready for Raspberry Days. She just ordered playground equipment for the parks.

CM House – said she will be going to a library board meeting next week.

CM Davis – discussed having a work meeting with the Planning Commission to work on the ADU ordinance. That is planned for February.

CM Larsen – has nothing to report at this point.

Mayor Leonhardt – reported that Rocky Mountain Power will be issuing a check to the town for \$26,500 to assist with generators that will run the town buildings in an emergency. CM Larsen asked for the source of the money. Mayor Leonhardt wasn't sure, other than he spoke with a representative from RMP, who asked what the town's needs were, and a grant was applied for.

He mentioned that the town received a \$40,000 donation to continue building the bike path.

In the water meeting today, it was reported that the treatment plant is producing 600,000 gallons of water per day. The water master plan update should be final in the next couple of months. The treatment plant is getting a new motherboard. The Hodges Canyon well continues to move forward. The Westlake booster pump station needs to be remodeled and updated. Swan Creek water line and Payne Spring water line need to be replaced.

Mayor Leonhardt mentioned the new AMI water system and shared some recent examples of catching water loss from two different customers who had a leak and an intermittent leak. CM Larsen asked some questions about how water funds are acquired and managed. Mayor Leonhardt explained how the PTIF funds work and how expenses are paid.

7. Miscellaneous Discussion/Approvals

- a. Mayor Leonhardt issued council member assignments:

CM Argyle, Raspberry Days, Parks, and Treasurer

CM House – over library and business licenses

CM Davis – Planning and Zoning Liaison and Trails. He will assist the mayor with water issues as needed.

CM Larsen – parks and recreation programs and grants. He will assist the mayor with roads. Mayor Leonhardt will meet with him and give him some directions on current and future programs.

- b. Annual Open Meeting training conducted by the Town Clerk.

All members of the Town Council participated in the training and signed the Annual Open Meeting Training Log.

8. Payment Vouchers

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

9. Adjournment

There being no further business, Council Member House made the motion to adjourn at 6:19 p.m. Meeting adjourned.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Garden City Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028
www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

Business Status: (check all that apply) <input type="checkbox"/> New Business <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input checked="" type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee _____ Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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Official Use Only:

Planning Commission:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____	
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____	
Inspections: Building Insp.:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final	Date: _____
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final	Date: _____
TC Fire Exemption Approval:	<input type="checkbox"/> Approved	Initial: _____	Date: _____	

Comments:

Zone: ☐ Commercial 1 2 3 ☐ Residential ☐ Beach Devel. ☐ Other _____

Business Name: Garden City Repair - this is a mobile business does not have a physical address.

If name change, previous name: _____

Location Address: 1705 S Bear Lake Blvd

City, State & Zip: Garden City, UT 84028

Business Phone: 435-757-9157

Cell Phone: _____

Mailing Address: PO Box 537

City, State & Zip: Garden City, UT 84028

E-mail Address: gardencityrepair@gmail.com

Owners Name: Daren Wallentine

Owners Location: 1705 S Bear Lake Blvd

City, State & Zip: Garden City, UT 84028

Phone: _____

Cell Phone: _____

Kind of Business ☐ Retail ☐ Lodging ☐ Restaurant
☐ Professional ☐ Contractor ☒ Other

Briefly Describe Your Business: Mobile mechanic

Utah State Sales Tax Number: _____

Ut State Professional License No. ☐ ☐ ☒

Will you be installing a sign?: ☐ ☒

This is an application for a business license; the actual license will be issued only when All inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Daren Wallentine hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule.

Business License Fees are non-refundable.

Owners Signature: Daren Wallentine **Date:** Select...

Please print your name:



Garden City Fire District

P.O. Box 248, Garden City, Utah

(435) 994-2460

gardencityfiredistrict@gmail.com

EXEMPTION FOR PERSONAL BUSINESS FIRE INSPECTION

After having been reviewed by the Garden City Fire District Fire Chief, it has been determined that the business belonging to DARRIN WALLENTINE, and doing business as GARDEN CITY REPAIR, and located at PO Box 537, GARDEN CITY, is exempt from requiring an annual fire safety inspection due to little or no public access to the place of business, and the said address being a private residence that is not being used for public interaction, and not having employees other than the owner(s) of said business.

It may further be understood that the owner of said business has requested that they be exempted from the annual fire safety inspection and by signing this document do so of their own free will and hold Garden City Fire District and Garden City harmless in the event of a Fire/EMS related emergency that could have been avoided by an inspection by the Fire Chief or one of his authorized representatives.

Business owner: _____

Date: _____

Fire District Chief: [Signature]

Date: 2-5-2026

TOWN OF GARDEN CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2025

GOVERNMENT-WIDE FINANCIAL ANALYSIS – continued

The following table summarizes the Town's assets, deferred outflows, liabilities, deferred inflows and net position as of June 30, 2025 and 2024:

SCHEDULE OF NET POSITION

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Current and other assets	\$ 8,126,751	7,987,928	3,621,246	3,078,559	11,747,997	11,066,487
Capital assets, net	10,812,045	8,228,390	10,254,440	10,251,463	21,066,485	18,479,853
Total assets	<u>18,938,796</u>	<u>16,216,318</u>	<u>13,875,686</u>	<u>13,330,022</u>	<u>32,814,482</u>	<u>29,546,340</u>
Deferred outflows of resources	<u>118,747</u>	<u>98,255</u>	<u>79,142</u>	<u>65,480</u>	<u>197,889</u>	<u>163,735</u>
Current liabilities	1,142,199	679,006	1,141,438	441,131	2,283,637	1,120,137
Non-current liabilities	506,904	405,390	3,855,529	4,170,942	4,362,433	4,576,332
Total liabilities	<u>1,649,103</u>	<u>1,084,396</u>	<u>4,996,967</u>	<u>4,612,073</u>	<u>6,646,070</u>	<u>5,696,469</u>
Deferred inflows of resources	<u>328,206</u>	<u>428,174</u>	<u>1,640</u>	<u>752</u>	<u>329,846</u>	<u>428,926</u>
Net position:						
Net investment in capital assets	10,323,334	7,829,601	6,120,924	5,802,631	16,444,258	13,632,232
Restricted	433,266	-	530,399	530,399	963,665	530,399
Unrestricted	<u>6,323,634</u>	<u>6,972,402</u>	<u>2,304,898</u>	<u>2,449,647</u>	<u>8,628,532</u>	<u>9,422,049</u>
Total net position	<u>\$ 17,080,234</u>	<u>14,802,003</u>	<u>8,956,221</u>	<u>8,782,677</u>	<u>26,036,455</u>	<u>23,584,680</u>

Restricted net position represents monies required to be maintained to satisfy third party agreements or legal requirements. Unrestricted net position may be used to meet the government's on-going obligations to residents and creditors.

As of June 30, 2025, the Town is able to report positive balances in all three categories of net position, for the government as a whole, as well as for its business-type activities. The same situation held true for the prior fiscal year.

Analysis of the Town's Operations – Overall, the Town had an increase in net position of \$2,451,775, which is comprised of the following:

Governmental Activities: Net position of governmental activities increased by \$2,278,231. The increase is a result of normal operations and the capitalization of certain capital assets purchased or acquired during the year.

Business-type Activities: Net position from business-type activities increased by \$173,544. The increase in business-type activities net position is a result of normal operations.

TOWN OF GARDEN CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2025

GOVERNMENT-WIDE FINANCIAL ANALYSIS – continued

The following table provides a summary of the Town's operations for the fiscal year ended June 30, 2025 with comparative totals for the fiscal year ended June 30, 2024.

CHANGES IN NET POSITION

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Revenues						
Program revenues						
Charges for services	\$ 754,714	756,604	1,923,544	1,678,053	2,678,258	2,434,657
Operating grants	160,330	759,214	-	-	160,330	759,214
General revenues						
Tourism and resort taxes	2,238,992	1,970,983	-	-	2,238,992	1,970,983
Property taxes	259,899	258,695	-	-	259,899	258,695
Sales and use taxes	493,661	475,933	-	-	493,661	475,933
Other taxes	43,727	44,670	-	-	43,727	44,670
Interest and investment revenue	309,964	325,166	-	-	309,964	325,166
Impact fees	105,248	116,729	186,480	200,607	291,728	317,336
Miscellaneous revenues	67,461	213,212	183,243	197,691	250,704	410,903
Total revenues	<u>4,433,996</u>	<u>4,921,206</u>	<u>2,293,267</u>	<u>2,076,351</u>	<u>6,727,263</u>	<u>6,997,557</u>
Expenses						
General government	241,465	1,500,181	-	-	241,465	1,500,181
Public safety	75,836	67,642	-	-	75,836	67,642
Public works	1,064,474	691,044	-	-	1,064,474	691,044
Parks and recreation	773,990	230,928	-	-	773,990	230,928
Water and beach access	-	-	2,119,026	1,417,383	2,119,026	1,417,383
Total expenses	<u>2,155,765</u>	<u>2,489,795</u>	<u>2,119,723</u>	<u>1,417,383</u>	<u>4,275,488</u>	<u>3,907,178</u>
Increase in net position before transfers	<u>2,278,231</u>	<u>2,431,411</u>	<u>173,544</u>	<u>658,968</u>	<u>2,451,775</u>	<u>3,090,379</u>
Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in net position	<u>2,278,231</u>	<u>2,431,411</u>	<u>173,544</u>	<u>658,968</u>	<u>2,451,775</u>	<u>3,090,379</u>
Net position - beginning	<u>14,802,003</u>	<u>12,370,592</u>	<u>8,782,677</u>	<u>8,123,709</u>	<u>23,584,680</u>	<u>20,494,301</u>
Net position - ending	<u>\$ 17,080,234</u>	<u>14,802,003</u>	<u>8,956,221</u>	<u>8,782,677</u>	<u>26,036,455</u>	<u>23,584,680</u>

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental funds – The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

TOWN OF GARDEN CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2025

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS - continued

At the end of the current fiscal year, the Town's governmental funds' fund balance decreased by \$188,195. Approximately 1%, or \$37,421, of total governmental fund balance constitutes assigned fund balance. Approximately 6%, or \$433,266, of total governmental fund balance constitutes restricted fund balance. Approximately 93%, or \$6,278,307, of total governmental fund balance constitutes unassigned fund balance.

Proprietary funds – The Town's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

Total net position increased from \$8,782,677 in 2024 to \$8,956,218 in 2025, an increase of \$173,541, which is a result of normal operations.

Restricted net position of \$530,399 reflects the Town's required reserves established by bond covenants. Unrestricted net position of the proprietary funds is \$2,304,895.

GENERAL FUND BUDGETARY HIGHLIGHTS

There were revisions made to the original appropriations approved by the Town Council. The overall general fund's budgeted revenues decreased approximately 9% as a result of decreases in grant revenues. The overall general fund budgeted expenditures decreased approximately 21% due mainly to less road improvements and park related expenditures. Actual revenues exceeded budgeted amounts by approximately 32% due to greater than expected sales and use tax, tourism tax and resort tax collections.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets – The Town's net investment in capital assets for its governmental and business-type activities as of June 30, 2025 amounted to \$16,444,258. This investment in capital assets includes land, buildings, equipment, improvements, infrastructure, water shares, and construction in progress, net of depreciation and amortization. The total increase in the Town's investment in capital assets for the current fiscal year was approximately 17%.

Major capital assets added during the current fiscal year included the following (amounts are approximate):

- Construction in process totaling approximately \$2,776,986.
- Buildings and improvements totaling approximately \$232,005.
- Machinery and equipment totaling approximately \$159,646.

TOWN OF GARDEN CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2025

CAPITAL ASSETS AND DEBT ADMINISTRATION – continued

CAPITAL ASSETS – NET OF
ACCUMULATED DEPRECIATION AND AMORTIZATION

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Land	\$ 855,724	855,724	140,945	140,945	996,669	996,669
Infrastructure	1,543,418	1,543,418	-	-	1,543,418	1,543,418
Buildings and improvements	4,846,906	4,769,298	748,735	594,338	5,595,641	5,363,636
Machinery and equipment	1,209,667	1,122,929	805,478	732,570	2,015,145	1,855,499
Water shares	-	-	111,200	111,200	111,200	111,200
Water system	-	-	11,773,755	11,773,755	11,773,755	11,773,755
Right-to-use asset equipment	299,005	157,448	-	-	299,005	157,448
Construction in process	5,391,540	2,759,268	2,025,699	1,880,985	7,417,239	4,640,253
Total	14,146,260	11,208,085	15,605,812	15,233,793	29,752,072	26,441,878
Less accumulated depreciation and amortization	<u>(3,334,215)</u>	<u>(2,979,695)</u>	<u>(5,351,372)</u>	<u>(4,982,330)</u>	<u>(8,685,587)</u>	<u>(7,962,025)</u>
Net capital assets	<u>\$ 10,812,045</u>	<u>8,228,390</u>	<u>10,254,440</u>	<u>10,251,463</u>	<u>21,066,485</u>	<u>18,479,853</u>

Additional information on the Town's capital assets can be found in Note 4 on pages 41 through 43 of these statements.

Long-term liabilities – At the end of the current fiscal year, the Town had total long-term liabilities of \$4,747,238. These long-term liabilities relate primarily to the business-type activities of the water fund.

OUTSTANDING LONG-TERM LIABILITIES

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Direct borrowings	\$ 225,118	244,083	225,118	244,083	450,236	488,166
Water revenue bonds	-	-	3,908,398	4,204,749	3,908,398	4,204,749
Lease liabilities	244,631	137,755	-	-	244,631	137,755
Net pension liability	86,384	53,517	57,589	35,677	143,973	89,194
Total	<u>\$ 556,133</u>	<u>435,355</u>	<u>4,191,105</u>	<u>4,484,509</u>	<u>4,747,238</u>	<u>4,919,864</u>

TOWN OF GARDEN CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2025

CAPITAL ASSETS AND DEBT ADMINISTRATION – continued

During the fiscal year, the Town's total long-term liabilities decreased by \$172,626. The change was primarily due to the following:

- Payments were made which decreased direct borrowings, water revenue bonds, and accrued interest by \$334,281.
- Increase in the net pension liability of \$54,779.

Additional information on the Town's long-term debt can be found in Note 7 on pages 45 through 48 of these statements.

REQUESTS FOR INFORMATION

This financial report is designed to provide citizens, customers, investors, creditors and others with a general overview of the Town's finances and to demonstrate the Town's accountability for the money it receives. Questions concerning any of the information provided in this report, or requests for additional financial information should be addressed to the Town of Garden City, Utah, Cathie Rasmussen, Town Clerk, 69 N. Paradise Parkway, Building B., P.O. Box 207, Garden City, Utah 84028, telephone number (435) 946-8852.

BASIC FINANCIAL STATEMENTS

TOWN OF GARDEN CITY
STATEMENT OF NET POSITION
June 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
<u>Assets</u>			
Pooled cash and cash equivalents	\$ 340,283	18,965	359,248
Restricted cash and cash equivalents	713,278	146,966	860,244
Investments	5,468,672	3,829,245	9,297,917
Receivables, net	1,029,851	198,727	1,228,578
Due from other governments	2,010	-	2,010
Internal balances	572,657	(572,657)	-
Nondepreciable capital assets	6,247,264	2,277,844	8,525,108
Depreciable capital assets	7,898,996	13,327,968	21,226,964
Accumulated depreciation and amortization	(3,334,215)	(5,351,372)	(8,685,587)
Total assets	18,938,796	13,875,686	32,814,482
<u>Deferred Outflows of Resources</u>			
Pensions	118,747	79,142	197,889
Total deferred outflows of resources	118,747	79,142	197,889
<u>Liabilities</u>			
Payables and accrued liabilities	1,074,008	805,862	1,879,870
Long-term liabilities, due within one year	68,191	335,576	403,767
Noncurrent liabilities:			
Long-term liabilities, due in more than one year	420,520	3,797,940	4,218,460
Net pension liability	86,384	57,589	143,973
Total liabilities	1,649,103	4,996,967	6,646,070
<u>Deferred Inflows of Resources</u>			
Property taxes	325,723	-	325,723
Pensions	2,483	1,640	4,123
Total deferred inflows of resources	328,206	1,640	329,846
<u>Net Position</u>			
Net investment in capital assets	10,323,334	6,120,924	16,444,258
Restricted	433,266	530,399	963,665
Unrestricted	6,323,634	2,304,898	8,628,532
Total net position	\$ 17,080,234	8,956,221	26,036,455

The accompanying notes are an integral part of these financial statements.

TOWN OF GARDEN CITY
STATEMENT OF ACTIVITIES
Year Ended June 30, 2025

Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
\$ 241,465	754,714	160,330	-	673,579	-	673,579
75,836	-	-	-	(75,836)	-	(75,836)
1,064,474	-	-	-	(1,064,474)	-	(1,064,474)
773,990	-	-	-	(773,990)	-	(773,990)
<u>2,155,765</u>	<u>754,714</u>	<u>160,330</u>	<u>-</u>	<u>(1,240,721)</u>	<u>-</u>	<u>(1,240,721)</u>
2,119,026	1,923,244	-	-	-	(195,782)	(195,782)
697	300	-	-	-	(397)	(397)
<u>2,119,723</u>	<u>1,923,544</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(196,179)</u>	<u>(196,179)</u>
<u>\$ 4,275,488</u>	<u>2,678,258</u>	<u>160,330</u>	<u>-</u>	<u>(1,240,721)</u>	<u>(196,179)</u>	<u>(1,436,900)</u>
General revenues:						
Taxes:						
Tourism and resort taxes				2,238,992	-	2,238,992
Sales and use tax				493,661	-	493,661
Property tax				259,899	-	259,899
Other taxes				43,727	-	43,727
Total taxes				3,036,279	-	3,036,279
Impact fees				105,248	186,480	291,728
Miscellaneous				67,461	-	67,461
Interest and investment income				309,964	183,243	493,207
Total general revenues				3,518,952	369,723	3,888,675
Change in net position				2,278,231	173,544	2,451,775
Net position - beginning				14,802,003	8,782,677	23,584,680
Net position - ending				<u>\$ 17,080,234</u>	<u>8,956,221</u>	<u>26,036,455</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF GARDEN CITY
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2025

	General Fund	Capital Projects Fund	Nonmajor Funds	Total Governmental Funds
<u>Assets</u>				
Pooled cash and cash equivalents	\$ -	302,871	37,412	340,283
Restricted cash and cash equivalents	713,278	-	-	713,278
Investments	5,373,542	95,121	9	5,468,672
Receivables, net	1,029,851	-	-	1,029,851
Due from other governments	2,010	-	-	2,010
Due from other funds	-	1,913,656	-	1,913,656
Total assets	<u>\$ 7,118,681</u>	<u>2,311,648</u>	<u>37,421</u>	<u>9,467,750</u>
<u>Liabilities</u>				
Due to other funds	\$ 1,340,999	-	-	1,340,999
Accounts payable and accrued liabilities	618,768	-	-	618,768
Developer bonds	433,266	-	-	433,266
Total liabilities	<u>2,393,033</u>	<u>-</u>	<u>-</u>	<u>2,393,033</u>
<u>Deferred Inflows of Resources</u>				
Unavailable revenues - property taxes	<u>325,723</u>	<u>-</u>	<u>-</u>	<u>325,723</u>
<u>Fund Balances</u>				
Assigned	-	-	37,421	37,421
Unassigned	<u>4,399,925</u>	<u>2,311,648</u>	<u>-</u>	<u>6,711,573</u>
Total fund balances	<u>4,399,925</u>	<u>2,311,648</u>	<u>37,421</u>	<u>6,748,994</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 7,118,681</u>	<u>2,311,648</u>	<u>37,421</u>	<u>9,467,750</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF GARDEN CITY
RECONCILIATION OF THE BALANCE SHEET
OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
June 30, 2025

Amounts reported for governmental activities in the
Statement of Net Position are different because

Total fund balances - governmental funds	\$ 6,748,994
--	--------------

Capital assets used in governmental activities are not financial resources
and therefore are not reported in the funds.

Land	\$ 855,724	
Construction in process	5,391,540	
Improvements	2,431,443	
Buildings	2,415,463	
Furniture, fixtures, and equipment	1,209,667	
Infrastructure	1,543,418	
Right-of-use assets	299,005	
Accumulated depreciation and amortization	<u>(3,334,215)</u>	
		10,812,045

Deferred outflows of resources related to pensions are not reported in the funds.	118,747
--	---------

Deferred inflows of resources related to pensions are not reported in the funds.	(2,483)
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Long-term liabilities, including debt, lease liabilities and related accrued
interest, compensated absences, and net pension liability, are not due and
payable in the current period and, therefore, are not reported in the funds.

Direct borrowings	\$ (225,118)	
Lease liabilities	(244,631)	
Compensated absences	(18,962)	
Accrued interest	(21,974)	
Net pension liability	<u>(86,384)</u>	
		<u>(597,069)</u>

Total net position for governmental activities	\$ <u><u>17,080,234</u></u>
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The accompanying notes are an integral part of these financial statements.

TOWN OF GARDEN CITY
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
Year Ended June 30, 2025

	General Fund	Capital Projects Fund	Nonmajor Funds	Total Governmental Funds
Revenues:				
Taxes	\$ 3,036,279	-	-	3,036,279
Licenses and permits	602,376	-	-	602,376
Intergovernmental	160,330	-	-	160,330
Charges for services	152,338	-	-	152,338
Impact fees	105,248	-	-	105,248
Interest income	309,964	-	-	309,964
Miscellaneous revenues	67,461	-	-	67,461
Total revenues	4,433,996	-	-	4,433,996
Expenditures:				
General government	798,133	-	-	798,133
Public safety	75,836	-	-	75,836
Public works	2,071,641	-	-	2,071,641
Parks and recreation	1,562,092	223,683	-	1,785,775
Debt service:				
Principal	18,965	-	-	18,965
Interest	13,399	-	-	13,399
Total expenditures	4,540,066	223,683	-	4,763,749
Deficiency of revenues over expenditures	(106,070)	(223,683)	-	(329,753)
Other financing sources (uses):				
Lease financing	141,558	-	-	141,558
Transfer to capital projects fund	(3,150,000)	3,150,000	-	-
Total other financing sources	(3,008,442)	3,150,000	-	141,558
Net change in fund balance	(3,114,512)	2,926,317	-	(188,195)
Fund balance - beginning of year	7,514,437	(614,669)	37,421	6,937,189
Fund balance - end of year	\$ 4,399,925	2,311,648	37,421	6,748,994

The accompanying notes are an integral part of these financial statements.

TOWN OF GARDEN CITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
Year Ended June 30, 2025

Net change in fund balances - total governmental funds \$ (188,195)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of these assets are allocated over their estimated useful lives as depreciation and amortization expense.

Capital outlays	2,938,180	
Right of use assets	46,933	
Depreciation and amortization expense	(354,520)	
		2,630,593

The net effect of transactions involving net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense is to decrease net position. (13,707)

In the Statement of Activities, interest expense is recognized as it accrues, regardless of when it is due. (12,251)

Lease financing provides current financial resources to governmental funds but results in an increase in long-term liabilities in the Statement of Net Position. Payments of principal on lease liabilities is an expenditure in governmental funds, but reduces liabilities in the Statement of Net Position. In the Statement of Activities, interest expense is recognized as it accrues, regardless of when it is due. This amount is the net effect of these differences in the treatment of leases and related items. (141,558)

The issuance of long-term liabilities provides current financial resources to governmental funds but results in an increase in long-term liabilities in the Statement of Net Position. Repayment of principal on long-term liabilities is an expenditure in governmental funds, but reduces liabilities in the Statement of Net Position. This amount is the net effect of these differences in the treatment of long-term liabilities and related items. 3,349

Change in net position - total governmental activities \$ 2,278,231

The accompanying notes are an integral part of these financial statements.

TOWN OF GARDEN CITY
STATEMENT OF NET POSITION -
PROPRIETARY FUNDS
June 30, 2025

	<u>Water Fund</u>	<u>Nonmajor Fund</u>	<u>Total Proprietary Funds</u>
<u>Assets</u>			
Current assets:			
Pooled cash and cash equivalents	\$ -	18,965	18,965
Investments	3,829,245	-	3,829,245
Accounts receivable, net	198,727	-	198,727
Restricted cash and cash equivalents	146,966	-	146,966
Total current assets	4,174,938	18,965	4,193,903
Non-current assets:			
Nondepreciable capital assets	2,277,845	-	2,277,845
Depreciable capital assets	13,327,967	-	13,327,967
Accumulated depreciation	(5,351,372)	-	(5,351,372)
Total non-current assets	10,254,440	-	10,254,440
Total assets	14,429,378	18,965	14,448,343
<u>Deferred Outflows of Resources</u>			
Pensions	79,142	-	79,142
Total deferred outflows of resources	79,142	-	79,142
<u>Liabilities</u>			
Current liabilities:			
Due to other funds	572,657	-	572,657
Accounts payable and accrued liabilities	792,517	-	792,517
Long-term liabilities, due within one year	335,576	-	335,576
Total current liabilities	1,700,750	-	1,700,750
Noncurrent liabilities:			
Long-term liabilities, due in more than one year	3,811,288	-	3,811,288
Net pension liability	57,589	-	57,589
Total liabilities	5,569,627	-	5,569,627
<u>Deferred Inflows of Resources</u>			
Pensions	1,640	-	1,640
Total deferred inflows of resources	1,640	-	1,640
<u>Net Position</u>			
Net investment in capital assets	6,107,576	-	6,107,576
Restricted	530,399	-	530,399
Unrestricted	2,299,278	18,965	2,318,243
Total net position	\$ 8,937,253	18,965	8,956,218

The accompanying notes are an integral part of these financial statements.

TOWN OF GARDEN CITY
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION -
PROPRIETARY FUNDS
Year Ended June 30, 2025

	Water Fund	Nonmajor Fund	Total Proprietary Funds
Operating revenues:			
Charges for services	\$ 1,859,358	300	1,859,658
Connection fees	3,450	-	3,450
Other operating income	60,436	-	60,436
Total operating revenues	<u>1,923,244</u>	<u>300</u>	<u>1,923,544</u>
Operating expenses:			
Salaries and benefits	373,086	-	373,086
Repairs and maintenance	1,109,161	-	1,109,161
Professional and technical	44,295	-	44,295
Utilities	37,177	-	37,177
Other supplies and expenses	85,934	697	86,631
Depreciation expense	369,042	-	369,042
Total operating expenses	<u>2,018,695</u>	<u>697</u>	<u>2,019,392</u>
Operating loss	<u>(95,451)</u>	<u>(397)</u>	<u>(95,848)</u>
Non-operating income (expense):			
Impact fees	186,480	-	186,480
Interest income	183,238	-	183,238
Interest on long-term debt	(100,329)	-	(100,329)
Total non-operating income	<u>269,389</u>	<u>-</u>	<u>269,389</u>
Change in net position	173,938	(397)	173,541
Net position - beginning	<u>8,763,315</u>	<u>19,362</u>	<u>8,782,677</u>
Net position - ending	<u>\$ 8,937,253</u>	<u>18,965</u>	<u>8,956,218</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF GARDEN CITY
STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS
Year Ended June 30, 2025

	Water Fund	Nonmajor Fund	Total Proprietary Funds
Cash flows from operating activities:			
Receipts from customers and users	\$ 1,942,134	300	1,942,434
Payments to suppliers	(450,089)	(697)	(450,786)
Payments to employees	(363,948)	-	(363,948)
Net cash provided by (used in) operating activities	1,128,097	(397)	1,127,700
Cash flows from capital and related financing activities:			
Acquisition of property and equipment	(372,019)	-	(372,019)
Principal payments on long-term debt	(315,316)	-	(315,316)
Receipt of impact fees	186,480	-	186,480
Interest payments	(100,326)	-	(100,326)
Net cash used in capital and related financing activities	(601,181)	-	(601,181)
Cash flows from investing activities:			
Purchase of investments	(703,498)	-	(703,498)
Interest received	183,238	-	183,238
Net cash used in investing activities	(520,260)	-	(520,260)
Net increase (decrease) in cash and cash equivalents	6,656	(397)	6,259
Cash and cash equivalents at beginning of year	140,310	19,362	159,672
Cash and cash equivalents at end of year	\$ 146,966	18,965	165,931

(continued)

The accompanying notes are an integral part of these financial statements.

(continued)

TOWN OF GARDEN CITY
STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS
Year Ended June 30, 2025

	<u>Water Fund</u>	<u>Nonmajor Fund</u>	<u>Total Proprietary Funds</u>
Reconciliation of operating loss to net cash provided by (used in) operating activities:			
Operating loss	\$ <u>(95,451)</u>	<u>(397)</u>	<u>(95,848)</u>
Adjustments to reconcile operating loss to net cash provided by operating activities:			
Depreciation	369,042	-	369,042
Pension expense	9,138	-	9,138
Decrease in:			
Accounts receivable	18,889	-	18,889
Increase in:			
Accounts payable	<u>826,479</u>	<u>-</u>	<u>826,479</u>
Total adjustments	<u>1,223,548</u>	<u>-</u>	<u>1,223,548</u>
Net cash provided by (used in) operating activities	\$ <u><u>1,128,097</u></u>	<u><u>(397)</u></u>	<u><u>1,127,700</u></u>

The accompanying notes are an integral part of these financial statements.

ORDINANCE #26-01

AN ORDINANCE UPDATING COMMERCIAL ZONES PERMITTED AND CONDITIONAL USES

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

**NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING
COMMISSION AND TOWN COUNCIL THAT ORDINANCE 11C-1502, 11C-1503 AND
11C-1504 BE ADDED AS FOLLOWS:**

11C-1502 C1 Zone.

A. Permitted Uses.

1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, pool halls and miniature golf course.
4. Hotels and Motels
5. Restaurants and Fast Food Establishments
6. Department Stores
7. A single-family residence, multi-family dwelling and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Farmer's and Artisan's Market
4. RV Park
5. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR 30 or 300 West)
6. Bed & Breakfast/Inn
7. Boarding House
8. Lodging House
9. Construction/product/service showrooms, provided all uses shall be within an enclosed building.

~~10. Service Centers~~

11C-1503 C2 Zone.

A. Permitted Uses.

1. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
2. Commercial landscaping buildings
3. Storage ~~sheds~~ **Facility**(Can be no closer than 300' to Hwy 89, SR 30 or 300 West)
4. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
5. Small scale manufacturing provided, all uses shall be within an enclosed building.
6. Lumber yard, provided all uses shall be within an enclosed building.
7. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

B. Conditional Uses.

1. Automobile service stations for garages for repair of vehicles
2. Farmer's & Artisan's Market
3. RV Park
4. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR 30 or 300 West)
5. Commercial parking lots
6. Front Setbacks and Side Setbacks may be reduced as a Conditional Use.
 1. Must be applied for as a Conditional Use and approved by the Planning Commission and the Town Council.
 2. Building side walls shall meet building code requirements for attached buildings.
 3. Shall provide access to the rear of the building for fire protection.
 4. Front setback may be reduced if it allows for foot traffic to exit the path of travel.

11C-1504 C3 Zone.

A. Permitted Uses.

1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
2. None of the permitted uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
3. Owners of C3 Zone properties may choose to use them for either singlefamily residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.
 - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a privacy fence up to 8 feet between the two properties.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a privacy fence, up to eight feet (8'), between the two properties.

B. Conditional Uses.

1. Farmer's & Artisan's Market
2. RV Park
3. Church
4. Storage ~~Sheds~~ **Facility** (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
5. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
6. Commercial Parking Lots
7. Bed & Breakfast/Inn
8. Boarding House
9. Lodging House
10. **Service Centers**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED this 12th day of February 2026.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye	
Argyle	___	___	
Davis	___	___	
House	___	___	
Larsen	___	___	
Leonhardt	___	___	(only in a tie)

ORDINANCE #26-02

AN ORDINANCE ADDING SERVICE CENTER TO DEFINITIONS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE 11A-200 BE UPDATED AS FOLLOWS:

Service Center is a dedicated place or unit providing specific support, repairs, **products** or services. ~~for products (like cars, appliances, electronics, etc.) or offering help to customers/users, ranging from technical fixes or repairs to customer assistance (call centers) or even internal university functions. Key aspects include maintenance, part replacements, troubleshooting, and customer support, ensuring products run smoothly or users get help with issues. These services must be provided within the structure.~~

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED this 12th day of February 2026.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye	
Argyle	___	___	
Davis	___	___	
House	___	___	
Larsen	___	___	
Leonhardt	___	___	(only in a tie)