

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, June 11th, 2026. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Argyle opened the meeting at 5:00 p.m.

Town Council Members Present:

Pat Argyle, Mayor
Brad Davis
Ken Hansen
Susann House

Others Present:

Cathie Rasmussen, Town Clerk
Jayne Davis
Dan Kurek
Jeff Hodges
Dana Hudrlik
Nadine Sprouse
Kim Tippetts
Abby Pugmire
Glen Gillies
Julie Fraughton
Nancy Gibson

On Teleconference:

Ashley Warnock

Pledge of Allegiance and Prayer

A prayer was offered by Council Member House. The Pledge of Allegiance was led by Mayor Argyle.

1. Roll Call

Mayor Argyle asked for a roll call of Council Members present: Mayor Argyle, Council Member House, Council Member Davis, Council Member Hansen, and Council Member Larsen was excused.

2. Approval of Minutes

- a. May 14th, 2026, minutes of the regular Town Council Meeting, minutes of the May 14th, 2026, Public Hearing, and May 14th, 2026, Executive Session.

Council Member Davis made the motion to approve the May 14th, 2026, minutes of the regular Town Council Meeting, with the correction of a double negative on page 8 regarding sub-leasing at the proposed cell tower site.

Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

Council Member House made the motion to approve the minutes of the Public Hearing held on May 14th, 2026. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

Council Member House made the motion to approve the minutes of the Executive Session held on May 14th, 2026. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

b. Minutes of the Special Garden City Town Council Meeting held May 26th, 2026.

Council Member House made the motion to approve the minutes of the Special Garden City Town Council Meeting held May 26th, 2026, with the change of Council Member Argyle to Mayor Argyle and a space between Davis and second under item 2. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

3. Public Comments – 2-minute time limit

Dana Hudrlik really appreciated the discussion during the previous work meeting of addressing Kimball Lane and also paving issues on new businesses, allowing the paving requirement to happen within 3-5 years with new businesses.

Jayne Davis reported that little kids on the bike path are in danger near Hodges Canyon Road, and she's concerned about it. Mayor Argyle suggested a sign on Hodges Road warning that there is a bike path. Davis suggested a speed bump. Davis also asked if something can be done with big trucks using their jake brakes. >

Dan Kurek commented that it would be difficult to implement a Jake brake ordinance on a hill because of safety issues.

Nancy Gibson asked if there is any way to get water in the drinking fountain by the post office. Mayor Argyle will talk to Public Works.

4. Business License Discussion/Approval

a. Cloud Dream Homes, PLLC. 1347 Sir Barton Dr., Randall Cloud

CM Davis verified the emergency contact is within 12 minutes.

Council Member Davis made the motion to approve the business license for Cloud Dream Homes, PLLC. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

b. Endless Opportunities, LLC, 70 W Logan Rd, Suite C. Jeff & Cindy Winter

CM Davis asked for verification of all issues that have been addressed. Dan Kurek responded.

Council Member Davis made the motion to approve the business license for Endless Opportunities, LLC. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- c. Bear Lake Adventure Park, 722 South First Light Dr. Justin Maughan & Scott Livingston

Council Member House made the motion to approve the business license for Bear Lake Adventure Park. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- d. Square Donuts Bear Lake, LLC dba Lehi Bakery, 88 S Bear Lake Blvd. David Doty

Council Member House made the motion to approve the business license for Square Donuts Bear Lake, LLC dba Lehi Bakery. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- e. Blue Horizon Grill, 722 First Light Dr. Jim & Kim Tippetts

Council Member Davis made the motion to approve the business license for Blue Horizon Grill. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- f. Bear Lake Summit Pizza, 88 S Bear Lake Blvd. Thad & Melissa Willis

Council Member House made the motion to approve the business license for Bear Lake Summit Pizza. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- g. Hue Haven Creative LLC, dba Creative Space LLC, 65 Logan Rd, Unit 2. Ashley Warnock

Council Member Davis made the motion to approve the business license for Hue Haven Creative LLC, dba Creative Space LLC. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- h. All Things Abby, LLC 65 W Logan Road #7. Abby Pugmire

Council Member Davis made the motion to approve the business license for All Things Abby, LLC. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- i. Fullmer Chiropractic, 65 W. Logan Road Unit 1. Thomas Fullmer

CM Davis said that, according to Utah State Licensing, Mr. Fullmer's professional license has lapsed since May 2026.

Council Member House made the motion to deny the business license for Fullmer Chiropractic. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- j. SYMLIV INC, 69 N Paradise Parkway Bldg. B, Suite 224. John Spuhler

Council Member Davis made the motion to approve the business license for SUMLIV, INC. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- k. TE Plumbing LLC, 20 W 150 S. Jason Thornock

Council Member House made the motion to approve the business license for TE Plumbing, LLC. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

- l. Azure Waters, LLC, 65 W Logan Road, Unit #1. Tiara Goulding

CM Davis noted that the address on the application says Fish Haven, Utah, instead of Fish Haven, Idaho. The application is missing the owner's address.

Council Member Davis made the motion to approve the business license for Azure Waters, LLC., on the condition that she provides the city with a fully correct personal address and correct the state practice license address. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

5. Resolution Discussion/Approval

- a. Resolution #R26-02, A Resolution to Adjust the 2025-2026 Budget of the Town of Garden City

Council Member Davis made the motion to approve Resolution #R26-02. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

6. Ordinance Discussion/Approval

- a. Ordinance #26-14, An Ordinance Updating the Off-street Parking Requirements

Council Member Davis made the motion to approve Ordinance #26-14, An Ordinance Updating the Off-Street Parking Requirements. Council Member House seconded the motion.

A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

b. Ordinance #26-17, An Ordinance Adding Accessory Dwelling Units

CM Davis brought out that section E-1(b), the town cannot enforce. E-1(a) the minimum lot size shall be 6000 sq ft, rather than 7,5000 sq ft.

Council Member House made the motion to approve Ordinance #26-17, An Ordinance Adding Accessory Dwelling Units with the changes stipulated. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

Mayor Argyle changed the order of the agenda and moved to Council Member reports before the Public Hearings.

7. Council Member Reports

Ken – there's an issue with the beautification committee's water pump. He will spend some time and try to sort through it.

A lot of water repairs have been done this last month. The water line extension by the state marina is complete. A lot of issues were resolved during that process. A leak was repaired by Camp Hunt.

Davis – Wildland Fire has money to do road improvements. The Swan Creek Peak Access Trail needs some major improvements. It is a through trail and could be very beneficial if improvements and repairs are made. Confirm there is a public path through the Elk Ridge Subdivision. It is poorly marked. CM Hansen said it's actually the county, and there is one there.

House – progress is moving forward on the library expansion. Dan Kurek said that it's all sheet rocked. They are picking a paint color and should be painted next week, then a T-bar ceiling will be installed.

Mayor Argyle – a gentleman is putting in a mountain bike pump track in the park, all for free. He will be donating everything. She said the town would put his name on the fence and those of other contributors as well. This project allows him to get grant money for trails. CM Davis said he has found another possible source of grant funding for trails and will continue to look into it.

The new playground at Heritage Park looks really great and is really fun. There were a lot of comments in agreement.

The splashpad should hopefully be done by Raspberry Days. They were attempting to get it done by July 4th, but he's not sure they can make it by then.

CM Hansen brought up the idea of a skate park. He feels the kids would use it. There was discussion about finding grants or applying for TRT funds for that. CM Davis found some

opportunities for grants. Mayor Argyle asked if the town could do the dirt work as an in-kind match. She is going to look into some options for people who use the pump track to use access cards.

Council Member Hansen made the motion to go into the Public Hearings at 6:02 p.m. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Motion Carried.

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

8. Public Hearing at or after 6:00 p.m.

- a. The 2027 Budget increase for Executive Municipal Officers.

9. Second Public Hearing after the first Public Hearing.

- b. Ordinance #26-15, An Ordinance Amending Food Truck Regulations
- c. Ordinance #26-16, An Ordinance Updating Short-term Rental Definitions
- d. Ordinance #26-18, An Ordinance Adding Temporary Camping at the Town Complex to the Municipal Property Ordinance
- e. The 2027 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, Fixed Assets, and Beach Access Fund for fiscal year July 1, 2026, through June 30, 2027.

The Town Council closed the Public Hearings and returned to the regular Town Council meeting at 6:31 p.m.

10. Budget Discussion/Approval

- f. The 2027 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, Fixed Assets, and Beach Access Fund for fiscal year July 1, 2026, through June 30, 2027.

CM Hansen has a lot of concerns about maintaining the town's mil levy in order to continue the revenue expected to cover the budget. This brings up concerns for him about providing Health Care to the employees. He questions whether the Town can maintain the cost of providing health insurance to the employees.

CM Hansen then offered to explain how the town's mil levy works to the public.

Council Member Davis made the motion to approve the 2027 Budget for the General Fund, Water Fund, Capital Project Fund, Fixed Assets, and Beach Access Fund. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Hansen, for; Motion Carried.

11. Ordinance Discussion/Approval, cont.

- g. Ordinance #26-15, An Ordinance Amending Food Truck Regulations

Suggested changes were: to specify Garden City as the City in section D, remove the word application at the end of section E (1), and change the word "in" to "on" in the last sentence of

the same section. Add the “mayor of Garden City” as the authorized person under sub-section (3) of section E.

Council Member Davis made the motion to approve Ordinance #26-15, An Ordinance Amending Food Truck Regulations, with the changes made. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Hansen, for; Motion Carried.

h. Ordinance #26-16, An Ordinance Updating Short-term Rental Definitions

Council Member Davis made the motion to approve Ordinance #26-16, An Ordinance Updating Short-term Rental Definitions. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Hansen, for; Motion Carried.

i. Ordinance #26-18, An Ordinance Adding Temporary Camping at the Town Complex to the Municipal Property Ordinance

Council Member Hansen made the motion to approve Ordinance #26-18, An Ordinance Adding Temporary Camping at the Town Complex to the Municipal Property Ordinance. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Hansen, for; Motion Carried.

12. Miscellaneous Discussion/Approvals

CM House asked about fixing the bike path where the tree roots are pushing up the path. Mayor Argyle will bring it up with Public Works and suggest the needed mowing along the path.

CM Hansen reported that the sidewalk in front of Ephraim’s is very bad and really needs to be repaired. There is a tripping hazard concern. The mayor will follow up on it.

Nadine Sprouse from the public said that the sidewalk from 350 South to the park needs trimming. The path is so overgrown that you cannot walk on the sidewalk.

CM Davis has been helping with cleaning the water at the pond with a water-skeeter. He has learned about an aquatic version of weed killer, but it will kill the fish. He wonders if there should be consideration to spray in the fall when the canal is turned off and again in the spring before it’s stocked. Mayor Argyle suggested a free fish day to clear out as many fish as possible. She said there needs to be a discussion with Fish and Game. There will be more discussion about it.

13. Payment Vouchers

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

14. Executive Session

j. The Council will go into Executive Session to discuss a possible land acquisition.

Council Member Hansen made the motion to go into an Executive Session at 6:58 p.m. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Hansen, for; Motion Carried.

Minutes of the Executive Session were kept on a separate record.

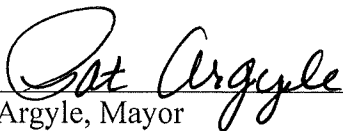
Town Council returned to its regular meeting at 7:47 p.m.

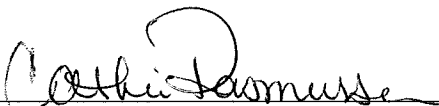
15. Adjournment

There being no further business, Council Member Davis made the motion to adjourn at 7:51 p.m. Council Member House seconded the motion. All in favor. Meeting adjourned.

APPROVAL:

Attest:


Pat Argyle, Mayor


Cathie Rasmussen, Town Clerk

