MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, September 10th, 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
- Kenneth Hansen
- Susann House
- Dan Larsen

Others Present:
- Cathie Rasmussen
- Jeff Hodges
- Dan Kurek
- Nadine Sprouse
- Glen Gillies
- Jayne Davis
- Mark Hislop
- Riley Argyle
- Payson Willis
- Bryce Nielson
- Brian Garner
- Burke and LouAn Christensen

On Teleconference:
- Shalie Argyle

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

2. **Approval of Minutes**
   a. Approval of minutes of the regular Town Council Meeting, August 13th, 2026, and the minutes of the August 13th, 2026, Public Hearing
   b. Approval of the amended minutes of the regular Town Council Meeting, July 9th, 2026.

Council Member Hansen.made the motion to approve the minutes of the regular Town Council Meeting held August 13th, 2026, and the minutes of the August 13th, 2026, Public Hearing, and the July 9th, 2026, amended minutes of the regular Town Council Meeting Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Council Member Larsen, for. Motion Carried.

3. **Public Comments – 2-minute time limit**

Jayne Davis asked when the bike path near her house would be finished. Tomorrow was the response.

4. **Business License Discussion/Approval**
   a. Tread Masters Tire & Lube, LLC 2131 S Bear Lake Blvd. Troy Merrill

Mayor Argyle gave the Council the business inspection dated by the Building Official. The Fire Department has to follow up on their inspection. She is now requiring each inspection to have a date when the inspection was completed.

Council Member Davis. made the motion to approve the business license for Tread Master Tire & Lube, LLC. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Council Member Larsen, for. Motion Carried.

5. **Cemetery Board**
   a. Review of the cemetery water shares and Memorandum of Understanding. Mark Hislop

Mark Hislop handed a letter to each of the council members and then read it to them explaining how the cemetery uses water.

Mayor Argyle suggested Hislop should discuss this individually with the Public Works Director and Council Member Hansen over the water.

Council Members mentioned their concern over the suggested 99-year lease of water shares suggested by the letter. A fifteen-year lease felt more comfortable to the Town. Council felt the share assessment should also be paid to the canal company for the shares leased by the cemetery.

Mr. Hislop and the Town officials will get together and work up a new Memorandum of Understanding.

CM Davis wanted to add that he felt the cemetery looks very good right now and they are doing a wonderful job with the maintenance there.

6. **Encumbrance Discussion/Approval**
   a. Kamee Lyons requests an encumbrance of parcel # 41-21-300-0256 with lakefront parcel # 41-21-380-0006 at 296 S 150 E in the Mar Vista Subdivision.

Kamee Lyons was not present. Planning Commission Chair, Dan Kurek spoke to the council regarding this encumbrance. Because the lakefront parcel is not part of the plat, the encumbrance would have to include a Subdivision Amendment.

CM Hansen addressed the issue as well, being a landowner who is also attempting to obtain a lakefront parcel. He said the State Attorney General has the paperwork and has not moved forward on it.

Council Member Davis. made the motion to deny the encumbrance of parcel # 41-21-300-0256 with lakefront parcel #41-21-380-0006 pending a Subdivision Amendment. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Council Member Larsen, for. Motion Carried

b. Payson Willis requests an encumbrance of lot 7 and lot 8 in Snowmeadows Subdivision Phase 2

Payson Willis was present representing Smart Construction. CM Davis noticed there were two encroachments onto the road. Willis responded that the administrative assistant was working with the HOA on that and had heard no backlash yet.

Council Member Davis. made the motion to approve the encumbrance of lot 7 and lot 8 in Snowmeadows Subdivision Phase 2 contingent on written approval from the Snowmeadows HOA allowing two encroachments onto Snowmeadows Drive. Council Member Larsen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Council Member Larsen, for. Motion Carried

c. Payson Willis requests an encumbrance of lot 8 and lot 49 into parcel 41-33-280-0008 at 1920 S 250 W Loop.

Payson Wills explained the owner will be tearing down the home and building a new one. They would like to encumber so they have the setbacks needed for the new structure.

Town Clerk clarified that Mr. Willis was aware that encumbered lots would only have one water connection.

Council Member House. made the motion to approve the encumbrance of lot 8 and lot 49 into parcel #41-33-280-0008 with the proviso that there is only on water connection. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Council Member Larsen, for. Motion Carried

7. **Resolution Discussion/Approval**
   a. Resolution #R 26-02, A Resolution Updating the Administrative code Infraction Fine Schedule.

Code Enforcement Officer, Glen Gillies explained the changes to the Fine Schedule. He explained this change is more enforceable. He would like it to be $2,500 for the first infraction, $5,000 for the second infraction.

Mayor Argyle asked the Councils feelings about the amount. Council Members responded that property owners know rental requirements and felt it was reasonable.

CM Larsen would prefer the language to be clarified. He recommended the fine schedule show "infraction/day."

With continued discussion, Garden City Code 8-614 was reviewed. CM Larsen explained enforcement options and the Towns' ability to apply criminal penalties.

Council Member Davis made the motion to approve the resolution with the change of the wording from "fine to infraction" and change the monetary value to change the fine from $750 to $10,000. Council Member House seconded the motion.

Discussion on the motion, CM Larsen felt $10,000 was punitive and cruel and unusual. He would like to change the ordinance to have it be an escalating fine. CM Hansen was more intrigued about not allowing a license for 24 months as a penalty. CM Hansen would like to review the ordinance and prepare themselves before making any changes.

CM Davis withdrew his motion.

No action was taken. The resolution will be discussed next month.

8. **Public Hearing at 6:00 p.m.**
   a. Ordinance #26-24, An Ordinance Updating the Unlawful to Fly Closer than 1000 ft Ordinance

Council Member Hansen made the motion to leave the regular Garden City Town Council Meeting and go into the Public Hearing at 6:06 p.m. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; and Council Member Larsen, for. Motion Carried.

Minutes of the Public Hearing were kept on a separate record.

The Town Council returned to the regular Town Council meeting at 6:14 p.m.

9. **Ordinance Discussion/Approval**
   a. Ordinance #26-21, An Ordinance Amending Business License Renewals.

CM Larsen has quite a few suggestions on the language and would like to hold this until the October meeting.

No action was taken.

   b. Ordinance #26-24, An Ordinance Updating the Unlawful to Fly Closer than 1000 ft Ordinance.

CM Davis made some suggestions regarding the proposed ordinance. He suggested changing C. Special Permission to Temporary Operations Permit and removing Code Enforcement Officer as an authorized agent and add "or the Town Council" to approve it. He changed D. Ongoing Permission to Ongoing Operations Permit and added "Council" to the word "Town".

CM Larsen stated under section G that a fine has to be established on the Infraction Schedule.

Council Members will make their suggestions and bring it back next month.

Brian Garner was allowed to ask a question of why this is being discussed as problem?

Mayor Argyle said that the Town is receiving complaints about the noise and the shock of aircraft flying low or over the town. A lady reported to Mayor that a helicopter landing shook her house.

CM Davis said his concern is safety. He gave an example that when they do a Pickleball Tournament, they have to carry insurance with the Town being a beneficiary and felt the risk of a helicopter flying over a residential area without proper permitting is not responsible.

The council will add this to next month's meeting.

10. <u>Town Council Member Reports</u>

CM Larsen had nothing to report on at this meeting.

CM Davis reported that he had discussed with the mayor the option of changing the Town's streetlights to LED. He counted 10 lights that illuminate the bike path and submit to the Outdoor Recreation Grant in January. He felt they could not get the lights not on the bike path approved in the grant.

He served as a volunteer umpire for the softball tournament last week that Jason Thornock put together. There were teams from Evanston, Montpelier, and Garden City. The bases at the ball fields are not safe and need to be replaced. One player was injured because of the break-away bases.

The Pickleball Club, under the direction of the Public Works Director, cleaned the Pickleball Courts. He stated that the road base is causing damage to the surface of the courts.

As the water master for the canal company, they are shutting down the canal on September 15th to allow contractors to start the piping project above the marina. This is earlier than normal. Some of the canal users have asked about receiving an Agriculture Rate September 15th instead of November 1st. Mayor Argyle said to speak to her. They were reminded that clients need to apply for that.

CM Hansen had nothing to report.

CM House reported on the library progress. Lights have been installed. The bathroom is being redone for ADA compliance. The breezeway has been measured. She reported on other progress being done on the library expansion.

CM House asked Library Board Member LouAn Christensen to speak on the installation of the story walk at Heritage Park. She has worked on getting bids. Mayor Argyle asked her to get 3 bids and make sure the bids are very detailed. CM House added that there would need to be additional concrete poured.

11. Miscellaneous Discussion/Approvals

No miscellaneous items were discussed.

12. Payment Vouchers

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

13. Adjournment

There being no further business, Council Member House made the motion to adjourn at 6:47 p.m. Council Member Davis seconded the motion. Meeting adjourned.

APPROVAL:

Pat Argyle, Mayor

Attest:

Cathie Rasmussen, Town Clerk

TOWN OF GARDEN CITY INCORPORATED SEAL JAN. 2, 1934 UTAH