

**MINUTES OF THE  
TOWN COUNCIL MEETING  
OF GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on Thursday, June 11, 2020, 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  
Howard Pope  
Jordan Parry

Others Present:

Kathy Hislop  
Glen Gillies

Others via teleconference:

John Spuhler  
Bliss Sawyer  
Barry Henline  
Samantha Coontz

**Pledge of Allegiance And Prayer**

The pledge of allegiance was led by Mayor Leonhardt and the prayer was offered by Council Member Hansen.

**Roll Call**

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Parry and Council Member Pope.

**Approval of Minutes**

Minutes of the meetings held on May 14, 2020

Council Member Pope made the motion to accept the minutes of the Town Council meeting and the Executive Session held on May 14, 2020. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

### **Business License Discussion/Approval**

Aloha Family Grill, Request to conduct a Hawaiian Food Restaurant at 105 W Logan Road.  
Barry Henline

Barry Henline was on the phone. There were no questions from the Council regarding this business license request.

Council Member Argyle made the motion to approve the business license for Aloha Family Grill. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

ComForCare, Request to conduct a non-medical home care business at 69 N Paradise Parkway, Suite #222. Bruce Lee

There were no questions regarding this business license request.

Council Member Argyle made the motion to approve the business license for ComForCare. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Food Truck License Discussion/Approval**

Cody's Gastro Garage, Request to have a mobile food truck located at 88 S Bear Lake Blvd, Chris Shurian

Ms. Samantha Coontz was on the phone. She said that they would like to have the food truck at the events in Garden City. Mayor Leonhardt said that they could do the food truck at the food truck zone or at Cody's. According to the ordinances they can't do the food truck at other locations.

Council Member Pope made the motion to approve the Food Truck License for Cody's Gastro Garage mobile truck at the designated spot as well as those that have been approved like Raspberry Days if they get a permit for that. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Short Term Rental License Discussion/Approval**

Oso Blu LLC, 786 Spruce Drive unit #1-5, Melissa Spuhler

Mr. Spuhler said that they are done with the yurts and they are fully booked through August. Mr. Spuhler said that they already have 900' of recycled asphalt. They even asphalted the parking lot.

Council Member Argyle made the motion to approve the short term rental license for Oso Blue LLC, 786 Spruce Drive Units #1-5. Council Member Hansen seconded the motion. A vote was

taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

John and Christa Lee, 767 S. Spruce Drive.

Council Member Pope made the motion to approve the short term rental license for John and Christa Lee at 767 S Spruce Drive. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Covenant to run with the land/Encumbrance Discussion/Approval**

Request to encumber parcel # 41-30-090-0069 and 41-30-090-0070 in Shundahai Subdivision.  
Bliss Sawyer

There were no questions or comments regarding this request. Ms. Sawyer explained that this request is so they can build over the lot lines.

Council Member Pope made the motion to approve the Covenant to run with the land/Encumbrance for Bliss Sawyer, parcel #41-30-090-0069 and 41-30-090-0070 in the Shundahai Subdivision. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Ordinance Discussion/Approval**

Ordinance #20-02, an ordinance updating the building permit and certificate of occupancy ordinance.

Ordinance #20-03, an ordinance updating the zoning ordinance.

These updated ordinances are to make them so they aren't conflicting ordinances.

Council Member Hansen made the motion to update Ordinance #20-02 and #20-03, to conform with 8-401. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Public Comments**

There were no public on the phone so this item was skipped.

### **Miscellaneous items**

Council Member Hansen said that he is not going to be silent about the attitudes with the law enforcement in the country. He is concerned with the way they are being treated. He wants to go on record of being thankful for all the law enforcement and the EMS. He wants to do something to let them know that we appreciate what they do.

Mayor Leonhardt suggested that we invite them to the next Town Council Meeting and recognize them and show our appreciation. Council Member Pope suggested that we recognize them during Raspberry Days. Mayor Leonhardt said that he will talk to the person that brings the big screen to Raspberry Days and see if we can spotlight the law enforcement. The Council discussed options to show our support.

Council Member Argyle discussed the common area required in a PUD. She suggested that we require either common area or more parking. Council Member Parry said that he feels that they need both. The Council Members discussed common area vs parking areas. We will put the PUD ordinance on the Planning Commission agenda for discussion.

Mr. Gillies explained that our fine for turning on and off water hasn't been an issue in the past, but it is becoming an issue lately, and our fines are very minimal. The Council discussed this at length. The question is, are the fees adequate for people tampering with the meter/water system. The Council Members will continue to work on this issue.

### **Public Hearing**

Council Member Pope made the motion to open the public hearing at 6:00 to discuss the final budget review, for the General Fund, Enterprise Fund, SID Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2020 through 30, 2021. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

The minutes of the meeting are recorded separately. There were no public on the phone, so no public comments regarding the final budget.

Council Member Hansen made the motion to close the public hearing at 6:01. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Final Budget Review, Discussion/Approval, July 1, 2020 through June 30, 2021**

Final budget review, Discussion & Approval for the General Fund, Enterprise Fund, SID Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2020 through 30, 2021

Council Member Hansen said that we need to make sure that we increase the budget 3% of what we can legally increase for the property taxes.

The Council also discussed giving a 3% raise for the employees. Member Argyle suggested that we increase the summer help more than the 3%. She feels that it is hard to get summer help and an additional increase may help. Mayor Leonhardt explained that he looks at the wages when we hire a new employee, and he works closely with Mr. Argyle on the wages for his department. Mayor Leonhardt said that we should do a 3% increase across the board for all employees.

Council Member Pope said that he looked over the budget and he feels that some of the businesses are doing better this year. He feels that we should still be as frugal as we can with the budget.

Council Member Argyle made the motion to approve the budget with the 3% increase on the taxes and 3% on the employees pay increase. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Council Member Reports**

Council Member Hansen said that he is going to look into getting the tool and air station that goes along the bike path for bike repairs. The Council agreed that it is a great idea for him to check into that.

Council Member Argyle said that her stuff was already discussed. The Raspberry Days Committee is working hard to prepare for this year.

Council Member Parry said that the pool is doing much better. They are going to start water aerobics on Monday.

Council Member Pope said that the Public Works Department should be finished with the trail today. They have made it to the top. The state is happy with the work they have done. They said that this is the best project that they have ever partnership up with on the trails and may work with us to do another section of trail in the future.

Mayor Leonhardt reported that he talked with UDOT about the intersection. They are planning on having most of the project done by the end of June. They are ahead of schedule. The runaway truck ramp should be done by the end of August.

They are also going to build a new road off the marina. That project will start this fall and finish next spring. We asked for a pedestrian overpass that would go over the road at the marina. UDOT said that they can't build that, but they can do a cross walk with a beacon.

The turning lanes going into KOA should start in August.

Mayor Leonhardt has talked to the Sheriff about being able to utilize a deputy for city issues. The city would contract with an off duty deputy to deal with city issues. We can contract for so many hours per year. This would be a very inexpensive way to take care of some of the law enforcement issues in Garden City. This contract would be through the Sheriff, and he is all for it. It is something that we should seriously consider.

### **Executive Session**

Council Member Hansen made the motion to go into an executive session at 7:14 pm to discuss land purchase. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

Minutes for this executive session will be kept on a separate record.

Council Member Parry made the motion to close the executive session and go back to the regular session at 7:37 pm. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Payment Vouchers**

Council Member Parry made the motion to pay the vouchers as presented. Council Member Argyle seconded the motion. A Vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Member Pope, for; Mayor Leonhardt, for. Motion carried.

### **Adjournment**

There being no further business, Council Member Parry made the motion to adjourn the Town Council meeting at 7:38 p.m. Council Member Pope seconded the motion. A vote was taken; Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

APPROVAL:

Attest:

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Michael Leonhardt, Mayor

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Kathy Hislop, Recorder