

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, June 10, 2021, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:04 p.m.

Town Council Members present:

Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Howard Pope
Jordan Parry was excused.

Others Present:

Kathy Hislop
Cathie Rasmussen
Janece Dorrity
Gary Dorrity
Justin Hamilton
Martell Menlove
Ronda Menlove
Barbara Turnbow
Randall Knight
Jesse Calder
Tierney Calder
Senator Chris Wilson
Kierston Wilson
Jeff Jorgenson
Seth Porter

Carmen Madsen
Justin Hamilton
Rod Thompson
Jake Thompson
Terri Eynon
Ronda Goodell
Dan Kurek
Bonnie Jorgenson
Nick Nielson
Joey Stocking
Norm Mecham
Johnathon Lee
Bess Huefner
Tom Hill

Via Teleconference
Jerald Harper
Glen Gillies

Pledge of Allegiance and Prayer

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

1. Roll Call

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

2. Recognize Senator Chris Wilson and Mr. Randall Knight for the fridge and freezer for the food pantry

Senator Wilson spoke to those in attendance and welcomed Ronda Menlove to the State Transportation Commission, region 1. Wilson wants to see improved planning on roads for our area and corridor preservation. Wilson stated he has been assigned to chair the IGG Appropriations Subcommittee. IGG stands for Infrastructure and General Government. That puts him over the UDOT budget and state buildings budget. Wilson hopes to help with our growth issues.

Barbara Turnbow recognized Senator & Mrs. Wilson and Randall Knight for their work in getting a freezer and fridge for the food pantry with a plaque that will go on the equipment. She reported helping 10 families on a regular basis at the pantry. The pantry is also part of the *Feeding America* program.

Mr. Randall Knight also spoke, saying that Dave Cook a Vice-President at RC Willey helped with the acquisition but wished to not be recognized.

3. Honor Past Board Members

Carmen Madsen was the only one present. Mayor Leonhardt issued her a plaque and thanked her for her years of service on the Library Board. He then announced that Lance Bourne and Lindsey Thompson would be receiving a plaque for their service on the Planning Commission.

4. Approval of Minutes

Minutes of the meetings held on May 13, 2021

Council Member Pope made the motion to accept the minutes of the Town Council meeting held on Thursday, May 13, 2021. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

5. Business License/Amendment Discussion/Approval

a. Bluebird Candy, 201 N Bear Lake Blvd, Justin Hamilton

Hamilton explained that they will just be a seasonal business in the front of Epic selling candy and Aggie ice-cream open from Memorial to Labor Day. The mayor requested their sales tax number, to which Hamilton stated he would resend it in an email.

Council Member Argyle made the motion to accept Blue Bird Candy on the condition that they provide their sales tax license to the town. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

b. Bear Hollow Apartments, 302 N Bear Hollow Lane, Tony Johnson

No representative was present. Town Clerk Kathy Hislop stated that the town does not require apartments to have a business license, but their ownership has requested that the manager get a business license for the apartments.

Council Member Pope made the motion to approve the business license for Bear Hollow Apartments. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

c. Bear Lake Stay and Play Properties, LLC, 515 South Stump Hollow Rd. Jesse and Tierney Calder Jesse

Jesse and Tierney Calder were present. They explained they would be running a cleaning and property management company out of their home.

Council Member Hansen made the motion to approve the Bear Lake Properties Stay and Play Properties, LLC business license. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

6. Food Truck Permits Discussion/Approval

- a. Credible Edibles, to operate a food truck that sells and makes cookie dough, 201 N Bear Lake Blvd, Leo Mitchell

Leo Mitchell was not present.

Council Member Argyle made the motion to approve the food truck permit for Credible Edibles. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

7. Short Term Rental License Discussion/Approval

- a. Nate and Casha Stowers, 274 Seasons Lane
- b. Rick and Rosemary Glines, 1082 S Bear Lake Blvd
- c. Andrea Griesemer, 2176 S Bear Lake Blvd
- d. Sara Wade, 890 S Boosway Circle
- e. Rita Skolnick, 976 Yacht Dr #2
- f. Laura Bangerter, 330 W Morning Star Circle
- g. Curtis Sealy, 607 Belle Dr

Council Member Pope made the motion to approve the short term rental licenses for 274 Seasons Lane, 1082 B Bear Lake Blvd, 2176 S Bear Lake Blvd, 890 S Boosway Circle, 976 Yacht Dr #2, 330 W Morning Star Circle, and 607 Belle Dr. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

8. Public Comments, 2-minute time limit

Bess Huefner provided an advertisement saying it's Dyers Woad week and to get the bags from her. She requests that they cut the tops because the ground is too hard to dig.

9. Discussion/Approval of Encumbrance

Encumber Buttercup Mobile Home Estates Lot 3 to previously encumbered lots 1 and 2, creating one lot at 667 S Cedar Drive. Jerald and Pamela Harper

Jerald Harper attended via teleconference

Council Member Argyle asked if that lot would have sewer, water and power, and how many RV's will they park on it. Harper responded that it will not have amenities. It's just a spot for their kids to come up with their RV's. Argyle asked if they have a house there. Harper responded, yes. Argyle asked if Harper planned on using it as a nightly rental. Council Member Hansen asked if he would just apply for the permit to have more than 1 RV.

Council Member Argyle made the motion to encumber lot 3 with lot 1 and 2 at 667 S Cedar Dr. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

10. Planned Unit Development Discussion/Approval

- a. Requests for Final Approval to a PUD for Conestoga Ranch Phases 2 and 3, 427 N Paradise Parkway. 35 motorcoach sites and 32 cabin lots. Seth Porter

Seth Porter was present. He reported the main changes from JUB were the one-way flow of traffic on the RV lots and easement for the canal, storm water, fire hydrants, and things that were on the construction documents, they wanted shown on the plat as well. Porter obtained addresses from the county recorder yesterday and they will be on the mylar before it's recorded. Drainage/collection areas are on the plat. The one-way signage requested by the Planning Commission is on the construction drawing, and not on the plat.

Mayor Leonhardt thought the re-zone was done last month. This is just a request for final.

Council Member Hansen pointed out that no CC&R's have not been turned in.

Council Member Argyle asked if this would be on a bulk meter. Kathy Hislop said that Conestoga is on a bulk meter and she believed that the Public Works Director would require it, though Porter preferred it not be. Porter stated that he had not spoken with the Public Works Director. Argyle stated that not having the bulk meter and the water issue worked out at this point is a big issue right now.

Hansen pointed out that water shares need to be turned over. Mayor Leonhardt asked why JUB hasn't pointed that out. Water shares need to be turned over to the town before it can be approved.

Hansen also stated that since these phases are being sold privately, that it cannot be part of the campground. It all needs to be separate for the existing campground. He also asked if the HOA would still be the same. Porter said, yes, it will all be under the same PUD.

Porter stated that he just emailed the CC&R's, but the attorney will still need to review them.

Argyle told them they need address, CC&R's, water shares, and their water plan from meeting with the Public Works Director.

Mayor Leonhardt said he will visit with Porter tomorrow and help him work out the water shares. He will also speak with JUB as to why there's nothing about water shares from them before now.

No motion was made.

- b. Final Amended Plat, Request to amend the plat for Harbor Village PUD, this project is called the Harbor View Townhomes, 7 units, on parcel #41-17-000-0050. This is the existing foundation located in Harbor Village. This is the existing foundation located in Harbor Village. Rod Thompson & Jake Thompson

Rod and Jake Thompson were present.

Mayor Leonhardt said that from reviewed Thompsons approval from Planning and Zoning with the conditions of lot numbers, party wall agreement, and water agreement. Jake said that the party wall agreement is changed in the CC&R's already.

Jake adjusted some numbers on the plat, there were two "5's.". Rod said that the signature block needed to be changed from Cache County to Rich County as well.

Council Member Hansen asked about water agreement, he hasn't seen anything. Mayor Leonhardt said that the water agreement is with Harbor Village. Hansen also asked if this was a new project or if it was already on the Harbor Village Plat. Jake reported it was on the Harbor Village plat and is just being amended.

Mayor Leonhardt if there was a title report and the Articles of Incorporation and Bylaws, yes. Leonhardt asked if the CC&R's went to the town attorney. Rod said they were submitted before the last meeting to the city, but he believes there was a comment on the CC&R's, so he thought the attorney had seen them. Kathy was not sure if they had been sent to the attorney.

Hansen stated that the CC&R's need to be looked at by the attorney. Jake said the only thing that has changed is Joey Stockings comment about the party wall. Mayor Leonhardt said that they need the street address on the mylar before it's signed.

Council Member Argyle made the motion to approve the final amended plat and the 7 units on parcel 41-17-000-0050 and the CC&Rs and everything that needs to be done before the mylar is signed. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- c. Preliminary and Final Amended Plat, Request to amend the Season's PUD located at 130 W and 150 W Season's Lane. This will be a 14-unit complex in 2 buildings. Rod Thompson & Jake Thompson

Mayor Leonhardt explained that there was a miscommunication with the preliminary approval last month. Leonhardt spoke with the Council Members Hansen and Argyle and gave them temporary Preliminary Approval until tonight's meeting where that would need to be ratified and the Thompsons would be presenting for preliminary and final tonight.

Council Member Argyle asked questions since she was not in attendance last month. She asked if it would be asphalted, yes. Mayor Leonhardt asked about the road. Ronda Goodell came to the table to discuss the city taking over the private road from the Seasons. Argyle asked about previous plans for the road to go through and have sidewalks and trees. Rod said that Ronda and Stan Goodell own that land and it's their decision. Ronda asked if it would be a 12 ft easement, or if that road needed to be widened, and who would pay for that. The answer was that it needs to be 24 ft.

Goodell stated they were open to working with the city to figure out how to make that road work. Mayor Leonhardt stated he'd like to discuss it in the future with the Goodell's and Garth Day, but that it would not affect Thompsons project tonight. Goodell asked what the time frame was on the road issue, and the mayor responded, "as soon as possible." The mayor and Thompsons suggested doing a phone meeting together to work it out.

Council Member Hansen asked where the water rights are. The water rights were already taken care of when they did the Seasons. This is just an amended plat. Hansen requested that the water shares be verified. Hansen said he cannot vote for this without an ingress and egress. Rod said that there is an ingress and egress. Rod provided a letter stating that the 2 roads would be connected from 1st West to 3rd West. There is an agreement to come through Bear Lake Escape. The council requested that the road agreement with the Goodell's be recorded.

Council Member Argyle made the motion to approve the preliminary and final amended plat for Season's that will be for the 14-unit complex with the understanding the road will be a through road with the signed letter for the road recorded before the mylar will get signed. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- d. Request for Conceptual approval of Seasons Amenities, lot north of The Seasons and E of Bear Lake Escape, overflow parking, splashpad, pickleball courts, pavilion, play equipment, etc. Double parking garage with apartment above it.

Ronda Goodell had a drawing she showed with their plan for parking, amenities, and a laundry facility with employee housing above it. Council Member Argyle asked if she knew the requirements for parking spaces. Goodell reported that an engineer had drawn up the parking area, so she assumed the requirements were being met.

Council Member Pope made the motion to approve the conceptual approval for Seasons Amenities. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Goodell had a question after the motion if there was an ordinance regarding splashpads, she was told there wasn't. The council did not say there was, but that she could meet with the Ordinance Officer, Glen Gillies. They also advised her, moving forward, that she would have to turn over water shares for it because it was serving the public through their nightly rentals.

11. Public Hearing-6:00 pm

- a. Garden City Town Council will receive public input regarding the proposed Garden City Budget for fiscal year July 1, 2021 through June 30, 2022.

Council Member Pope made the motion to go into the public hearing at 6:32 pm. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

The Minutes of the Public Hearing will be kept on a separate record

Council Member Pope made the motion to close the public hearing and return to the regular meeting at 6:34 pm. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

12. Subdivision Discussion/Approval

- a. Amended Plat, Request to amend Woodhaven Subdivision, located approximately 184 and 190 S Bear Lake Blvd, Janece Dorrity.

Janece and Gary Dorrity were present. She had a corrected plat she presented to the council and went over the recommendations from the Planning Commission with the Council. She explained she had gotten a variance for an addition to "Mama Bear" and now needed more parking. "Baby Bear" has the most land, so Dorrity is requesting the amendment to provide for additional parking. Council Member Argyle asked if her parking would now be in compliance with occupancy requirements. Dorrity responded yes.

Mayor Leonhardt asked if we have the current title report. Dorrity said she can't do it until this is approved. Leonhardt said he cannot sign the mylar until the title report is done, but it's up to the council to determine if it's approved.

Council Member Argyle made the motion to that we give approval for this amended plat for the Wood Haven Subdivision and the mayor will sign the plat subject to receiving the title report for it. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- b. Preliminary Plans for Buttercup Acres, 51 lot subdivision, Matt Nielson

Nick Nielson, Matt's son, was present.

Council Member Argyle showed Nielson what concerns she had with where the road ends. Nielson said he has 20 ft easements from both Calder's and Negus's. Argyle said 20 ft is not wide enough for the city to take over the roads. Mayor Leonhardt clarified that the easements be 24 ft to meet the ordinance. Argyle also stated that the road would need to be paved for them to plow that road. Argyle restated from previous meetings that that road must be a benefit to the city for them to take it over, so the question is, would it be allowed as an ingress/egress?

Council Member Hansen asked what the minimum road width? Dan Kurek said that the roads in the development are 65 ft roads and they cannot connect to a 20 ft private road and meet city ordinance. Argyle clarified with Nielson that the city won't take the road unless it's 65 ft and paved to the highway. It can count as an easement if it's 24 ft wide, but the city won't take it. Argyle further explained that the 20 ft gravel road that continues to the highway was grandfathered in, and it was only for 3 homes. This development will change the use of that road.

Council Member Hansen asked if what part of the canal they are intending to pipe? Nielson said it won't be the entire canal, just what goes behind the back of the lots and over to Buttercup. Hansen showed on the plat the terrain he is concerned about. He asked Dan Kurek if the Planning Commission had reviewed the canal bank or if there was a soil study done? No. Hansen is concerned about the houses being put on the ¼ acre lots by the canal if the canal fills up. He pointed out the history of the natural drainage through that area. Nelson mentioned they have agreements to pipe more of the canal if needed. Argyle questions what "as needed" means should there be seepage or canal issues after all

the lots are sold the developer is gone. Norm Mecham from the audience commented that the canal does not function as storm water drainage. Much discussion ensued.

Mayor Leonhardt said that Nielson needs to go back to their engineer to get the road and the water issues resolved before it can be approved.

Nielson suggested an alternative road, asking for preliminary approval if he could come out on Paradise Parkway instead of the highway. Argyle asked again, how would that benefit the city if they wanted the city to take the roads over? Mayor Leonhardt stated that there is no benefit to the city, so the roads would have to remain private.

Norm Mecham in the audience was asked to comment on the amount of water that could fill the canal. He offered the idea of how much water runs into the fishpond and out into the lake? Mayor Leonhardt said that was an excellent thought and he will contact JUB for that information. Leonhardt said he would like to help Nielson with a solution. Hansen said he'd like in on that, so Leonhardt handed that assignment to Hansen who said he would look into it.

Mayor Leonhardt clarified with Planning Commission Chair, Dan Kurek, that current road requirements are 60 ft, Kurek said it would be changing to 65 or 66 ft. Nielson asked if the city would be open to working together with him on that road if it goes to the highway rather than to Paradise Parkway. Mayor Leonhardt said that he would be open to discussing it. Argyle asked for a written agreement from the Negus's on that road. Yes. Nielson was asked to provide copies of that agreement.

No motion was made.

Ken Hansen left the building

- c. Conceptual Plan for Long Ridge @ Bear Lake, Phase 5, approximately 300 to 500 West and 1300 to 1400 South. Jeff Jorgenson

Jeff and Bonnie Jorgenson were present. Jorgenson wants to make sure the Developer Agreement is sound before he brings in the Preliminary Plat. Jeff reviewed the Developer Agreement with the council. Jeff explained fire access at the end of North Star Way which is right before phase 6. Lot 43 does not have good fire access. That road will continue on, so creating a temporary turnaround will be expensive and a waste. Jorgenson plans to create provisions for Lot 43 that it can be sold but not built on unless the road has been completed or your sprinkler the house. Dan Kurek from the Planning Commission added that it must be approved by the proper authority (i.e. the Fire Chief) before it can be built on, and that it must be a recorded deed restriction.

Jorgenson also brought up a problem with sewer on Lot 43 and 45. For these 2 lots, the sewer will have a dry sewer until they can get the sewer to them through Phase 6. These lots will be unbuildable until the sewer is resolved. Jorgenson stated that the sewer will be completed even if he doesn't develop phase 6 and is stated in the Developers Agreement as a deed restriction.

Mayor Leonhardt asked if the town has sent the Developer Agreement to the city attorney. No. That will be resolved when the preliminary plans are turned in and everything is sent together.

Jeff said that before they do final plat approval, that JUB will inspect the project, see what still needs to be done, then 10% of the total amount will be bonded for a year.

Council Member Argyle made the motion to approve the Conceptual Plan with the understanding the attorneys will look at the Conceptual Plan with the Developers Agreement and the Garden City will get a response. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Mayor Leonhardt called for a 3-minute break.

Council Member Hansen returned to the building.

d. Preliminary Plat for Hawk Rock, 22 lots, northwest corner of Persimmon Dr & Paradise Parkway. The Legends at Bear Lake LLC

Norm Mecham and Teri Eynon were present. Eynon explained that they have 2 maps for the council to view the plans properly.

Council Member Hansen recused himself because he's part owner of Shundahai Legends property. Hansen left the building.

Council reviewed the updated plan with JUB's letter. Roads are 66 ft wide and are asphalt inside the development. Mecham plans to turn them over to the city, but Council Member Argyle countered that they couldn't see the benefit to the city. Mayor Leonhardt said the city benefits when it connects corridors, but he's open to discussion about.

Mecham stated that the concept plan was approved in 2007, but the ordinance for density has changed for Hillside Estates. He calculates that it still fits that overall. Mecham also asked about a cluster development with open space. Council Member Argyle said she'd like to see more trails in the open space and benches. Mecham said he'd like to do that, but some areas may not be as desirable as others, but he wants the trees that are there to remain there. Mecham also stated that he'd like to have open space ordinances state who owns the space and who maintains it, when Argyle said they may need to revisit open space ordinances to make them more of a usable space with a purpose. Mecham suggested turning open space and trails over to a trails foundation who would own the trails, and the city maintains the parking areas for it. Mecham offered to keep the dedicated open space in his ownership to allow for further discussion of usage plans.

Mecham said he already said there is already a million-gallon water tank there. He has turned water rights over already to the city from when they did Sunrise.

Mecham asked about bonding. He wanted clarified that once they have the bonding is in place, and the mylar is turned in, then they can start selling. But when can he get a building permit? Mayor Leonhardt said he will research it so the town can be consistent.

Mecham talked with the council about Persimmon Drive and his interaction with JUB for him to not cut and fill the road. He also brought up paving the roads. He said that for now, he'd keep the roads private, take pavement off the plan, then submit it for final. Until they turn the roads over the city, they do not need to be paved.

Council Member Pope made the motion to approve the preliminary plat for Hawk Rock, 22 lots. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Council Member Ken Hansen returned to the building.

13. Ordinance Discussion/Approval

Ordinance #21-21, An Ordinance Changing Land Use Deadlines for Approvals

Mayor Leonhardt talked to the council about meeting with the office staff and Dan Kurek and Joey Stocking of the Planning Commission. He discussed an idea of 21 days to get things to the city, who will then submit digital copies to the attorney and engineer. They will have 7 days to review and send comments back to the city and/or developer. The developer can then work with their engineer/attorney to make any changes required. The developer will then submit their completed plans to the clerk by noon, 7 days before the meeting.

Council Member Hansen brought up a Developers Agreement submission from Long Ridge to the city attorney. There is no code that requires a Developers Agreement, that is only what the city attorney is requiring. Hansen listed a timeline to defend his position of not allowing more time for the city attorney and JUB to review developments if they are not utilizing the time now. Mayor Leonhardt defended the attorney stating he is not a full-time attorney for the city. Leonhardt feels that the changes to the submission deadlines will help improve things.

Mayor Leonhardt read through the ordinance to clarify the deadlines. If the engineers and attorney do not respond as needed, then there may need to be a change.

Town Clerk, Kathy Hislop, asked about changing the timeline procedures to be the same as preliminary and final. Hislop asked when the Town Council wants the Title Report and CC&Rs. The Council agreed they should be submitted at final application. Hislop asked why do you need a recorded deed if you have a title insurance? Council members agreed that you shouldn't need both. She requested to remove all references to a "deed" in the ordinance. Preliminary and Final shall be digitally submitted to the town clerk. Hislop also read in the ordinance that the bylaws need to be submitted with the final application so they can be reviewed by the attorney.

Kathy Hislop also brought up the time between P&Z and Town Council. Discussion was on extending the deadline for Town Council and not having to have the big copies for Town Council. Suggested resolution was that we would extend the Town Council submission deadline to 4pm on Thursday and not require the larger copies because digital copies are provided in the beginning. Packets will be mailed to Town Council Monday morning. The hard deadline for P & Z submissions will be Wednesday at noon the week before the meeting.

Council Member Pope made the motion to approve Ordinance 21-21 with the adjustments that have been made. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

14. Final Budget Review, Discussion/Approval, July 2021 through June 30, 2022

- a. Final budget for the General Fund, Enterprise Fund, SID Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2021 through June 30, 2022

Town Clerk, Kathy Hislop clarified with the Council that the original budget column was what they were approving. Council Members reviewed the tax and building permit revenues compared

to what was budgeted. Mayor Leonhardt asked if cost of living was added to the budget for employees. Not yet. Leonhardt suggested a 4% increase on employee wages.

Council Member Argyle asked about money for picnic tables and was told that there was money in Parks for that. Argyle discussed purchasing tables and temporary umbrellas. Council Member Hansen brought up permanent structures over tables. Discussion ensued about the Heritage Park plan, how that would work, and where tables or structures would be placed. Leonhardt also suggested the idea of a splash pad and what the council thought and the best place for it in one of our parks.

Council Member Hansen wants to put more asphalt on the road down to Johnson's cement plant. He feels it needs 3 more inches. Mayor agrees and the bike trail from 250 S to where it crosses. Council Member Argyle brought up a stop light from Paradise Parkway to Highway 89 by the clinic and down by the new Mike's Market. There is a study being done right now by UDOT about it. Leonhardt said he also asked Public Works to focus on sidewalks this next year.

Council Member Argyle brought up the parking along the highway north of the State Park Marina and the danger it poses. John Lee said the county commissioners are aware and are talking about it.

Council Member Hansen made sure that the library budget monies they were unable to spend last year due to Covid-19 was carried over to the 2022 special programs budget.

Council Member Hansen made the motion to approve the budgets for July 1, 2021 through June 30, 2022. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

b. Approval of over expenditures for fiscal year July 1, 2020 through June 30, 2021

Council Member Argyle made the motion to cover the over-expenditures. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

15. Miscellaneous Items

a. Appoint poll workers

Kathy Hislop clarified that it's just ballot counting judges. Because we do not need a Primary election, we can wait until next month.

Mayor and council agreed to put that off until next month.

- b. Council Member Hansen asked Commissioner Lee about the bike path connecting. Lee said there were no bids for the project. Lee stated that it is a priority for Commissioner Cox. Mayor and Lee discussed an agreement where Garden City would sweep from Ideal Beach on south. Hansen suggested having the county replace a brush or help with equipment costs. Lee agreed to take that suggestion back to the County Commissioners.

16. Council Member Reports

Council Member Hansen

The library people are saying that they are having problems with email. Cathie Rasmussen knows about it and a work around. Ronda Menlove resigned from the Library Board. The Food Pantry is separating from the Library Board. Mike's Market is being very supportive of the pantry. The Food Pantry will be creating their own 3-person board with their own bylaws. Hansen and the mayor have already reviewed that.

Hansen said there is a real possibility that there will be a grant or donation for the library. Hansen has a vision of a place for people to go and sit quietly. He'd like to close in the carport to create that area. If the donation comes through, he'd like the council to consider it. Council Member Argyle asked if the donation would be that big. Hansen replied it would not cover the total cost.

Hansen also has a vision for the welcome signs for the town. He plans to have his daughter help him with a proposal for new signs in the coming weeks. His vision is midcentury modern, fun, and where people will want to have their picture taken.

Council Member Pope

Pope rode the trails up Garden City Canyon from Bridgerland up. Some repairs need to be made. He also rode the summit road down to Hodges. He wants to check the rest of Hodges still.

Council Member Argyle

Raspberry Days, the grand martial will be Dan Moldenhauer and his wife. She showed a sample of the t-shirts. She's got help for the parade this year. Trying to get help from people with 4-wheelers to drive the parade route to keep kids back. She has talked to Dale Stacey about using motorcycle cops to help with that. Stacey said he would see how many he could get to sign up for that.

Argyle reported that the booths are full. An electric bike will be the "chicken-shit" game, prize. Bingo went well last year, and she will be doing it again. Mayor Leonhardt asked if Patrick would be doing his raspberry thing again this year. Argyle spoke with him last year about doing it again this year, she will follow up.

The Fire Dept wants to do their pancake breakfast this year so they will be meeting to set that up. Pat will get a hold of Jarod Johnson to see if the search and rescue will help with security overnight. Council Member Pope expressed appreciation with Jessica Whitaker and her efforts.

Mayor Leonhardt

3rd of July there will be a concert. Dustin Hansen is helping bring in Caroline Jones. The concert will be about 7pm. A big screen will be set up for a tribute. City will be buying the screen from Ken Hansen. Chuck Stocking and Scott Livingston will be putting it together with a focus on our local 1st responders and volunteers as well as military. Fireworks at 10pm. Scott Livingston will be doing our fireworks. Fire Chief has been contacted that it's good to go. Scott will work with the Fire Chief as well. Scott will be having his bus at the park running music. The Chamber wants to have games in the afternoon for kids and families.

On July 24th there will be fireworks and concerts out between Blue Water Beach and Ideal Beach that Dustin Hansen is putting together. He will be doing a Labor Day one as well. The mayor reported he'd like to do something a couple weeks after Labor Day.

There was a discussion about a fireworks ban and that decisions need to be made. The State of Utah has already made a fireworks ban on private and unincorporated lands.

John Lee said he'd like to see the county participate in the city celebrations. He'd like to get more involved.

Mayor Leonhardt stated the council will be going into executive session to talk about negotiations with water.

EXECUTIVE SESSION

Council Member Pope made the motion to go into Executive Session at 10:14 p.m. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Executive Session Minutes will be kept on a separate record

Council Member Pope made the motion to go out of Executive Session and back to Town Council at 10:32 p.m. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

17. Payment Vouchers

Council Member Hansen made the motion to approve the payment vouchers. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

18. Adjournment

There being no further business, Town Council meeting adjourned at 10:35 p.m.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Assistant Town Clerk

**MINUTES OF THE
TOWN COUNCIL PUBLIC HEARING
OF GARDEN CITY, UTAH**

The Garden City Town Council held a public hearing on Thursday, June 10, 2021, in the Garden City Pineview Room Building located at 69 N. Paradise Parkway, Building B. Mayor Leonhardt opened the meeting at 6:32 p.m.

Town Council Members present:

Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Howard Pope

Others Present:

Kathy Hislop
Cathie Rasmussen
Janece Dorrity
Gary Dorrity
Martell Menlove
Ronda Menlove
Jeff Jorgenson
Seth Porter
Carmen Madsen
Terri Enyon
Ronda Goodell
Dan Kurek
Bonnie Jorgenson
Nick Nielson
Joey Stocking
Norm Mecham
Johnathon Lee
Bess Huefner
Tom Hill

Via Teleconference
Glen Gillies

Roll Call

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

Mayor Leonhardt recited that this public hearing is to receive public input regarding the proposed Garden City Budget for fiscal year July 1, 2021 through June 30, 2022.

Mayor Leonhardt asked if anyone would like to comment. Bess Huefner, in the audience, asked where to find a copy of the budget online. Town Clerk Kathy Hislop stated that the one being reviewed tonight is on the Public Notice Website and that they can call the town office for copies. A few hard copies were available at the public hearing.

There were no further public comments.

Adjournment

Council Member Pope made the motion to close the public hearing and return to the regular Town Council meeting at 6:34 pm. Council Member Hansen ~~seconded the motion~~. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Mayor Leonhardt, for. Motion carried.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Assistant Town Clerk