

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held their regularly scheduled meeting on Thursday, December 9th, 2021. 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
Ken Hansen
Jordan Parry
Howard Pope

Others Present:

Glen Gillies	Kelli Hall
Cathie Rasmussen	Zack Swensen
Kathy Hislop	Sharlene Millard
Gary Teuscher	Tami Leonhardt
James Teuscher	Mark Hislop
Chris Shurian	Dave Hislop
Hal Christiansen	Nanette Harker
Bess Huefner	
Thom Urie	

On Teleconference:

Chuck Metheny

Pledge of Allegiance and Prayer

The pledge of allegiance was led by Mayor Leonhardt and a 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 Parry, and Council Member Pope.

2. Approval of Minutes

- a. November Town Council Meeting
- b. November Executive Session
- c. Town Council Public Work Meeting held November 18th, 2021

Council Member Argyle made the motion to accept the minutes of the November Town Council Regular Meeting, the November Executive Session and the Town Council Public Work Meeting held November 18th, 2021. 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.

3. Mayor's Miscellaneous

Mayor Leonhardt recognized Howard Pope's service on the Town Council as his term has ended. Council Member Pope gave some final comments.

Mayor Leonhardt recognized Kathy Hislop's 23 years of dedicated service as Town Clerk since she is retiring next month. Kathy Hislop expressed her gratitude.

4. Financial Report for fiscal year ending June 30, 2021

Gary Teuscher presented the 2021 fiscal audit to the Town Council. He stated that the Town of Garden City has complied, in all material aspects, with the state compliance requirements referred to in the audit presented for the year ending June 30, 2021.

Council Member Hansen made the motion to accept the audit of the Financial Report for fiscal year ending June 30, 2021. 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.

5. PUD Discussion/Approval

- a. Requests Approval of Conceptual Plans for BLUE VISTA HILLS, Hal Christiansen.

Hal Christiansen gave a presentation, he had Chuck Metheny on the phone.

Council members requested clarification on ingress/egress to the development. Horax Engineering is reviewing it now and the application with UDOT is "in process."

Council Member Pope made the motion to approve the Conceptual Plans for Blue Vista Hills. 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.

- b. Requests Final Approval for Phase 8B of the Master PUD-Water's Edge Resort, Chris Shurian

Chris Shurian was present. Council Member Argyle noticed that no water retention plans have been submitted for this phase of their project. Mr. Shurian stated that there is a plan for retention that will serve this phase and some future ones. Mrs. Argyle clarified that Phase 8B was being submitted for final approval, and that future phases for Water's Edge will go through Preliminary and Final approval.

Council Member Argyle made the motion to give Final Approval for Phase 8B of the Master PUD – Water's Edge Resort with the condition that the sizing of the storm water retention ponds will be provided to the city and approved. 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.

6. Subdivision Discussion/Approval

- a. Request for Preliminary Approval of a 5-lot Subdivision at approx. 275 S Bear Lake Blvd. CW AT THE LAKE, Zach Swenson.

Zach Swenson presented his plan to the council. Four lots are on 250 South. One lot is on Bear Lake Blvd. Mr. Swenson described the project and stated that the design would accommodate nightly rentals, but that it is not his intent to hold the properties, so that will be up to the new owners. A conditional access permit for the driveway has already been approved by UDOT. He also stated that should they become nightly rentals, they all need to use the same property management per the HOA.

Council Member Argyle brought up that parking does not support the 4500 sq ft home plans, not as a condition of approval of the project, but as information only.

Council Member Hansen made the motion to accept Preliminary Approval of CW at the Lake. 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.

- b. Request Preliminary Approval for Villages at Lighthouse Pointe, Phase 2, Kent Fisher.

Thom Urie represented Kent Fisher.

Council Member Argyle asked about the storm drain-pipe slopes to which Mr. Urie responded that the engineer is working on some changes, and that he believed that pipe was being removed and retention basins were going to be independent of each other. Mrs. Argyle asked Mr. Urie to address JUB's comments on the roads, to which Urie stated they are all marked as private roads and will be maintained by the HOA. The roads will not meet city standards so they will not be turned over to the city. The mayor mentioned that roads don't go anywhere that would benefit the city to take over.

Council Member Hansen made the motion to accept Preliminary Approval for Villages at Lighthouse Pointe, Phase 2. 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.

7. Development Discussion

- a. Villages at Lighthouse Pointe, Pickleville Road and 2nd Egress discussion, Kent Fisher

Mayor Leonhardt stated that discussion has already happened on assisting Mr. Fisher with the 2nd egress change that's needed because of how Paradise Parkway was put in.

8. Public Comments, 2-minute time limit

Bess Huefner asked if they mayor got the information she sent on some uneven cement. Mrs. Huefner explained that she went to the County Commissioner meeting and noticed John Lee's Facebook page had 183 hits while there. She stated she was impressed with the budget report.

Mayor Leonhardt brought up that the County Commissioners are looking at raising the TRT tax from 3% to 4.25%. Mayor Leonhardt stated that the county's rate of collection in unincorporated areas is only 50%. Garden City's rate of collection is about 98%. He disagrees with raising the tax

on Garden City taxpayers cover the loss of the 50% not being collected by the county. They also discussed that at that rate, it changes the way TRT money can be spent. Mrs. Huefner requested that the mayor speak with the prosecuting attorney about it.

Mrs. Huefner asked if the city is using any ARP money to which she was told that we applied but didn't get it. She asked about piping the canal from the cemetery to 3rd West and then beautifying that area. The mayor responded that he is looking at some money set aside for trails and is tasking Martell Menlove with that and looking into finding funding for that.

Mayor Leonhardt stated that he has asked Mark Smoot and Scott Huskinson to create a Downtown Alliance group to help beautify the downtown area when Council Member Hansen asked Mrs. Huefner about volunteers to beautify the city. This segued into a comment from Mrs. Huefner about having to pay for our own curb and gutter regarding the parking on Highway 89 between 75 and 200 North during the summer.

9. Encumbrance Discussion/Approval

- a. Requests approval to encumber parcels #41-29-010-0014 and 41-29-010-0015 in Buttercup Estates Subdivision, Denise Hodges

Council Member Argyle made the motion to approve to encumber parcels #41-29-010-0014 and 41-29-010-0015 in Buttercup Estates Subdivision. 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.

10. Short-term Rentals

- a. Milin Chandler, 341 W Posies Dr

Council Member Hansen made the motion to approve the short-term rental for Milin Chandler. 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.

11. Miscellaneous Items

- a. Appoint Town Clerk/ Town Recorder

Council Member Hansen made the motion to appoint Cathie Rasmussen as the Town Clerk/Town Recorder for Garden City. 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.

- b. Appoint Board Members

Mayor Leonhardt would like to present Jared Argyle for the Planning and Zoning, Howard Pope to serve on the Appeals Board, and Kendra Bjoralt to serve another term on the Planning and Zoning.

Council Member Parry made the motion to approve the appointments of the board members as stated. 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.

Council Member Hansen said that Trudy Smuin, Emily Wright, and LouAnn Christiansen to replace Debbie Forakis, Barb Turnbow, and Julie Hart. Council Member Hansen publicly thanked the outgoing members for all their hard work and success serving on the Library Board.

Council Member Argyle made the motion to approve those appointments to the Library Board. 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.

c. Increase Mayor Leonhardt's wage.

Council Member Hansen acknowledged the time the mayor is spending performing his duties. He proposed a pay raise to \$1000 a month. Council discussed it, and the mayor expressed his appreciation for their comments. Mayor Leonhardt also stated that he's been appointed to the Utah League of Cities and Towns Board.

Council Member Hansen made the motion to raise the mayors wage to \$1000 a month. 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, abstained from the vote. Motion Carried.

12. Council Member Reports

Mayor Leonhardt – has a meeting in January with Speaker of the House, Brad Wilson, our two other representatives, and State Senator on funding for the marina expansion. This will be the final meeting putting things together to get the funding during this legislative session. The mayor has already spoken with Rep. Birkeland, and the mayor will testify to the House on the safety reasons why the expansion is needed.

Mayor Leonhardt has negotiated an MOU with UDOT to have the rest area restrooms and sidewalks cleaned until April 1, 2022, because UDOT has had to close it because the company they contracted with went bankrupt. The MOU allows the city to facilitate the cleaning that will happen between Mark Smoot's cleaners and UDOT.

Council Member Argyle – reported that she feels we need to order poles that will support lights during the holidays as she compares Garden City to other towns. The mayor asked Mrs. Argyle to identify the poles that need outlets and to get with Mr. Bourne about that before he retires. She would also like to get holiday lights across the highway. It was suggested to apply for TRT money for the project.

There was discussion about retro-fitting the decorative poles and move them to Heritage Park, lighting options and other needed lighting around town.

Council Member Argyle is planning on buying more picnic tables and Council Member Parry mentioned that Travis Eborn wanted to plan a Pickleball Tournament event and will have him get with Argyle on that. She has not had any success getting people to volunteer for the Raspberry

Days committee. She asked that the ad be posted again on Facebook soliciting people for the committee.

Howard Pope – contacted the Assessor's Office to figure out the right-of-way issue on the trails. Mayor Leonhardt said that Martell Menlove has been asked to work with a trails committee that Mark Smoot has been asked to oversee and Ken Hansen has been asked to be part of it.

Mayor Leonhardt stated again how much he has enjoyed having Mr. Pope on the Council.

Discussion was brought up about PUDs and how developers are pushing through the P & Z. Mayor Leonhardt told the council how the office will now be using a checklist to mark submittals and will only accept a complete packet or it will be rejected. Mayor Leonhardt also said that it will be made very clear that AEG meetings are not an approval meeting, that it is just a meeting to give suggestions. Mayor Leonhardt asked that the office make sure that Council Member Hansen is invited to AEG meetings.

Council Member Pope brought up that there are many requests for walking trails like the Limber Pine, and he's glad that Mark Smoot is working on that. Council Member Hansen said that there's a nice trail from the parking lot below the state sheds in Logan Canyon through White Pine down into Garden City Canyon. From Swan Flat, and Hodges Spring, they come together where the spring is below the Sinks parking lot. It's not private land, and Hansen feels it would be a great trail to improve on.

Council Member Hansen – expressed appreciation for Howard Pope's service on the Council and as an asset to our community. He said he was very happy with the audit but is concerned with the property tax increment and how it works. Property taxes will be down this year, and he fills with the growing town, the town cannot manage the need for services for more people. He stressed the need to go through Truth and Taxation and seek advisement and educate the council and public on how taxation and budgets work for the town.

Hansen is also concerned because 3rd West was designed to be a commercial center for the community, but it's fast disappearing and turning into housing. He would like to have a plan to preserve the area for its intended use. The mayor suggested that as they are working on the master plan that areas be designated that way.

Council Member Parry – reported on the pool and that it is running well, and Glen is doing good on working on the pool. They discussed the holiday schedule for the pool and staff.

Mayor Leonhardt asked the only audience member left, Nanette Harker, if she had any comments. Mrs. Harker took the opportunity to say how impressed she was with the town and all the mayor does for such a small wage. The council discussed improvements on her land and how nice it looks now. Mrs. Harker is a landowner who attends council meetings to learn what she can do to develop her land.

Mayor Leonhardt mentioned the Community Christmas party to the council and a local fundraiser for the Cluff Family to purchase an ADA accessible van.

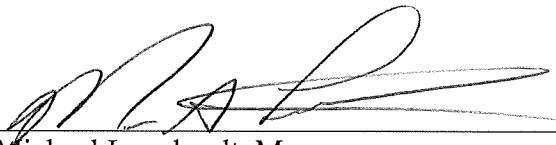
13. Payment Vouchers

Council Member Pope made the motion pay the bills. 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.

14. Adjournment

There being no further business, Council Member Argyle made the motion to adjourn at 8:21 p.m. Council Member Parry seconded the motion.

APPROVAL:



Michael Leonhardt, Mayor



Attest:



Cathie Rasmussen, Town Clerk