

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

The Garden City Town Council held their regularly scheduled meeting on January 10, 2013 at the Garden City Office, located at 69 N. Paradise Parkway, Bldg C. Mayor Spuhler opened the meeting at 5:00 p.m.

Council Members present:

John Spuhler, Mayor
Brian House
Pat Argyle
Bess Huefner, via speaker phone
Darin Pugmire
Danny White, City Administrator

Others present:

Sharlene Millard
Riley Argyle
Anita Weston
Sim Weston
Whitney Transtrum
Dan Kurek
Joey Stocking
Jim Stone

ROLL CALL

Mayor Spuhler asked for a roll call of the Council Members present; Mayor Spuhler, Council Member House, Council Member Huefner via speaker phone, Council Member Argyle, Council Member Pugmire, and Danny White, City Administrator.

APPROVAL OF MINUTES

Minutes of the regular Town Council Meeting held on December 13, 2012

Council Member Argyle made the motion to approve the minutes of the Town Council meeting held on December 13, 2012. Council Member House seconded the motion. All in favor and the motion carried.

Minutes of the Executive Session held on December 13, 2012

Council Member House made the motion to approve the minutes of the Town Council Executive Session Statement in Lieu of Minutes held on December 13, 2012. Council Member Pugmire seconded the motion. All in favor and the motion carried.

Public Works Report, Riley Argyle

Mr. Argyle said he's made some goals for the Public Works for the year. He listed about 20 items that he would like to see accomplished this year. He passed out the list to the Council for their review.

Mr. Argyle said that he would like to have the water lines completed along 3rd west before they build the road so they don't have to cut it to finish that project. He will install 8" lines with hydrants. He wants to update the commercial meters and there are 5 that need to be updated. He would like to get the engineering done early and go through the bid process as soon as possible so the winning contractor is ready to start digging this spring. He would like the Council's approval to get started on this project. Mayor Spuhler said that these commercial meters are old and only reading about 30% of what they really use.

Mr. Stokes will go to training to become certified for the treatment plant. Mr. Argyle stated that they did get the grant for the planning money for the GIS but it isn't available until February. He said that as soon as they get the new unit they will start working on the GIS project.

They will be installing the remaining residential meters this spring so they will all be installed. It takes about half a day to install 1 meter. They patched a water leak at the Buttercup Blvd. intersection and will get it finished this spring. They will have a few asphalt patching jobs to fix this spring. Council Member House suggested putting some asphalt at the park in the parking area.

Mr. Argyle said that there is an easement access to the Buttercup tank but it is just a maintenance easement. He would like to get full access to the tank. He would like to become more familiar with the Shundahai tank.

Mr. Argyle will work with Mr. Danny White on the light program, but they will wait for better weather. Mr. Argyle would like a master plan for the Heritage Park layout. He would like everything done, such as the lights, etc at the Heritage Park before they lay the sod.

Mr. Argyle said that he would like to work on the ditch and get the overflow piping done. Mayor Spuhler said we need to get with the Army Corp, Mr. Bill Cox to figure find out how much we need to pipe. We all have the same interest and we need to make sure people don't get hurt. We also want to be mindful of what is spent and watch so we don't spend money on things that aren't necessary.

We also need to get the right of way at the park deeded to the city. There's a little piece of land that no one seems to know who owns. It's important to get that taken care of.

We also need to get the delineation of 3rd west completed. Mayor Spuhler said that he did the initial part of it, but it needs to continue going through the process.

Mr. Argyle explained that there is an interest in building a gun range. It looks favorable that it can be done very inexpensively, he feels that it would be a great addition to the community. Council Member House suggested we look at getting grants to help with constructing the gun range.

Mr. Argyle said that the Scenic Byway restrooms are now completed. Council Member Huefner will figure out liquidated damages and bill them to Willow Valley. All the stalls are winterized and closed except 1. Council Member Huefner asked if we need to order a sign explaining that only 1 stall is available during the winter. Mr. Argyle said that he has shoveled to the one unit, so people should know which one is open.

Mr. Argyle explained that we are on a trial bases next month on the CIP's at the treatment plant. We are working with Pall Corp to go through some of the items; wash cycles, etc. and prove to them that our water is clean. If we can meet the requirements we will be able to cut back and only do the CIP's quarterly instead of monthly, which should save us about \$4,000 a quarter.

Mr. Argyle wanted to make sure that the Council is okay for him to start the engineering and maybe bidding process for the replacement of commercial meters. Council Member House said that he was okay to start that project. Council Member House said that there are some big cracks in the road in Cherimoya Subdivision, and it is sluffing off. Mr. Argyle said that he will look to see what needs to be done. He said that it may be where they installed a sewer manhole and if that is the case he will talk to BLSSD.

ENGINEER REPORT, Zan Murray

Mr. Murray gave an update on the CIB Grant money. We need to wait until February 7th before we can start spending those funds. That is their next meeting and they will approve the funding at that time. He will provide the city and the state the official scope of work for the water master plan.

Mr. Murray said that we should start working on water rights and discuss some ideas for the future.

BUILDING INSPECTION REPORT, George Peart

Mayor Spuhler reported for Mr. Peart because he is not in attendance. Mr. Peart is working with Mr. White to figure out the proper placement of the solar lights. He is also working with the Planning Commission and the canal companies to draft a new canal ordinance. He is working on other projects while the building department and inspections are slow.

CODE ENFORCEMENT, Andy Stokes

Mr. Stokes is not in attendance because he is at a training.

Mayor Spuhler feels that we need to make sure we come up with a plan for emergency service workers. He would like those who are city employees to keep in mind that they need to be responsible to the city and that they don't all need to be transporting. He would like to have it more balanced. Council Member Huefner said Ms. Kurek suggested that the Town Council could be on a rotating call to help in the office.

CITY ADMINISTRATOR. Danny White

Mr. White is working with UDOT and they seem to be willing to looking at lowering the speed limit on Bear Lake Blvd. Council Member House suggested that we try to get some LED lit signs like the caution deer signs and stop signs. Mr. White is also working with UDOT for those type of signs. His goal is to have some type of plan for the following year. They received the grant approval for the kiosk and he'll be working on the design and plans to have that done in the next few months. Mr. White said it will be along Bear Lake Blvd., between Jakes Place and the entrance to the parking lot, on city property.

Mr. White said that we have purchased and acquired all the connection requirements for the solar lights through UDOT. We received a lot of the supplies cheaper than he thought they would be so he was able to buy a couple extra lights. Mr. White said that he has talked to the Chamber and let them know that they can advertise on our lights, but they have to submit their design for their banner to the city for approval first.

Mr. White has been working on the sign ordinance.

Mr. White said that he is working on the master plan for the Heritage Park. He's also been asked to come up with a more useful design for the city park near the lake. He's thinking of a way to increase the parking area. He would use about 25' of the grass area for parking. There was discussion about changing the design of the park because the Council doesn't think it's used a lot and would like to increase the use at the park.

BUSINESS LICENSE DISCUSSION/APPROVAL

Beach Waves Salon, Whitney Transtrum

Ms. Transtrum would like to start a salon in Garden City. She's been working in Montpelier at a hair salon. She's talked with Richard Bodrero and he's willing to rent half of his building to her. She will have to do a little electrical and plumbing so she can have a shampoo sink and a tanning bed. She would like to have it open year round.

Ms. Transtrum said they already have a wheelchair ramp and will be installing a bathroom on her side of the building. Council Member Pugmire said that he discussed the

sign with them and she will just be replacing what was there before. She also needs to determine what the name will be and get her state sales tax number. She said that she is going to call it Beach Waves Salon. She said she may have another hairdresser come help also.

Council Member House made the motion to approve the business license for Whitney Transtrum and the business name to be decided, she needs her professional license and her tax ID#. She has decided to call it Beach Waves Salon. Council Member Pugmire seconded it. All in favor and the motion carried.

Mayor Spuhler explained to Ms Transtrum that she will need to talk with the commercial building inspector for work to be done to the building, and she may need to get a building permit.

SHORT TERM RENTAL LICENSE DISCUSSION/APPROVAL

941 N. Newberg Place #2, Dean & Mary Landon, Bear Lake Lodging

Council Member Pugmire said everything is ready to go on this rental. They do need a street sign for the road where this rental is located. Council Member Argyle said the building addresses aren't correct either. Mr. White will get with Mr. Stokes to make sure they get a street sign and re-address the buildings.

Council Member Argyle made the motion to pass the short term lodging for Dean and Mary Landon. Council Member House seconded it. All in favor and the motion carried.

ORDINANCE DISCUSSION

Ordinance #12-18, Sign Ordinance to update the requirements for a Sign Permit

There was extensive discussion about the proposed sign ordinance. Council Member Argyle asked if there is a fee for re-locating a sign. Mr. Dan Kurek said there will be some costs for the inspector to inspect and review the sign. Council Member Argyle said that if there's no alterations, but you're updating the sign you shouldn't have to pay a fee. This was discussed.

Mr. White said he has checked into these requirements a lot with other cities and he found that we don't need to have a general contractor or someone with a contractors license to erect any sign on a commercial property, but he feels that there should be a size limit or valuation limit when people need to hire a contractor. He said that JUB is looking into this to determine if we need a contractor. Logan requires that anything over \$1,000 must have a licensed contractor do the work. Also, if it is a free standing structure it needs engineered stamp plans.

Mr. White said that any free standing sign and a sign that is extending out would need engineering, which is required according to federal code. The Federal guidelines don't

state at what level a sign must have a contractor involved but it does state what type of sign needs to be engineered.

Council Member Huefner commented that if the building inspector knows that the plans are pre-engineered then it should be fine. Mayor Spuhler said he doesn't like that idea because it would be a serious liability situation.

Mayor Spuhler would rather side on less liability for the city and make sure the business person provides the engineered drawings. Mr. Kurek said you can get anything on the internet, even engineered plans. Mr. White said that he will do some additional checking into this issue.

Council Member Pugmire said that the liability insurance should be taken out of the ordinance. He said that it should be covered with the section that covers the indemnity of the city. Mr. White said that we just need to be sure that if anything happens to anyone in the city that the person constructing the sign can cover what happens. The Council suggested that the million dollar liability requirement needs to be increased. Mayor Spuhler said that it will protect the city. Mayor Spuhler said that Mr. Kurek will check to see what the state rule is and that is the figure we will use.

The Council suggested that a sign permit fee would be \$50.

There was extensive discussion regarding the time limits. The Council also discussed setbacks, sign size, and real estate signs. The Council discussed having standards or exclusions for temporary signs.

Council Member Pugmire said that he has an uncle that would like to do a big American Flag and do some landscaping and write names of those who have served our Country. The Council discussed this and suggested that if he wants to do this then the flag should go at the Heritage Park.

Mr. White would like all the revisions done within the next 2 weeks so we can have it ready for the next Planning Commission meeting and Town Council meeting.

COMMUNITY DEVELOPMENT BLOCK GRANT DISCUSSION

Council Member House made the motion to accept the Community Development Block Grant from the public hearing regarding the dental equipment. Council Member Pugmire seconded it all in favor and the motion carried.

MISCELLANEOUS ITEMS

Mayor Spuhler explained that we are going to combine a couple PTIF accounts and make 1 for the Parks, Arts, Library, and Pool resort tax account.

Council Member House made the motion to approve to combine the PTIF accounts and create an account for the parks, pool, arts, & library tax. Council Member Argyle seconded the motion. All in favor and the motion carried.

COUNCIL MEMBER REPORTS

Council Member Huefner said that Council Member House is helping her with the trails and she will be in contact with the Raspberry Days Committee. She won't be here for the February meeting.

Council Member Pugmire said that he was going to look more into the topsoil at the new pond. He is not sure what was agreed to so he will continue to look more into this item. He said that at one time they had to get rid of the topsoil within 365 days. He would like to get it moved for beautification more than anything.

Mr. Pugmire said that he has some concerns with the budget so we need to go over it with more detail. He said that in some areas we are over the budgeted amount. We need to go over the budget closer and make sure we are within the budget amount. We will hold a meeting and go through all these numbers.

Council Member House doesn't have anything to report.

Council Member Argyle said that she talked to Mr. Monk about the pool because Ms. Ward wants to start swimming lessons in February. She wants to give lessons and be the lifeguard also, which she can't do. Mr. Monk will talk with her about that. Mayor Spuhler said that it will cost us more money to have the lifeguards there. Council Member Argyle said that they may change the winter hours to accommodate the people when they want to come. Ms. Bobbi Coray could get more women here for exercising if they adjusted the hours.

Council Member Argyle said that the Library is doing well. They are planning a party for the summer kids.

PAYMENT VOUCHERS

The Council Members reviewed the bills.

Council Member House made the motion to pay vouchers, Council Member Argyle seconded the motion. All in favor and the motion carried.

ADJOURNMENT

There being no further business to be discussed, Council Member House made the motion to adjourn the Council meeting at 7:45 p.m. Council Member Argyle seconded the motion. All in favor and the motion carried.

The Council Members adjourned into Executive Session at 7:45 p.m.

APPROVAL:

John Spuhler, Mayor

Attest:

Sharlene Millard, Assistant Clerk