

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, August 14, 2014 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at 5:10 p.m.

Town Council Members present:

John Spuhler, Mayor
Darin Pugmire
Chuck Stocking
Bess Huefner
Gary Cox, City Administrator

Excused:

Bruce Warner

Others Present:

Kathy Hislop
Riley Argyle
Anita Weston
Nadine Sprouse
Zan Murray
Danny White
Skip Duffin
Steve Knap
Dawn Brady
Rod Jones
Horst Offerman
Christa Offerman
Evan Skinner
Mike Wahlberg

ROLL CALL

Mayor Spuhler asked for a roll call of Council Members present: Mayor Spuhler, Council Member Stocking, Council Member Pugmire, Council Member Huefner, and Mr. Cox, City Administrator.

APPROVAL OF MINUTES

Minutes of the Town Council meeting held on July , 2014

Council Member Huefner made the motion to approve the minutes of the Town Council meeting held on July 10, 2014. Council Member Pugmire seconded the motion. A roll call vote was taken. Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

BEACH IMPROVEMENT MAP AND PROJECT PROPOSAL, Danny White

Council Member Huefner explained that if we want to keep the momentum going on this project with the Army Corp then we need to find some money in our budget to go forward on the identification of the areas that we want to protect and identify the areas that we want to disc. If we want to move forward on this next summer then we need to get the planning and the maps done this fall.

Mayor Spuhler said that the CIB is a good avenue. Mr. White said that the CIB won't pay for getting the permit from the Army Corp. The Council discussed the different entities and what they will fund.

Mr. White explained that they met with the Governor and he requested that we start looking at how people are using the beach, so we can make sure we are using our resources appropriately. Mr. White then created a survey for people to respond and explain their individual beach use. Mr. White went over the survey for the Town Council. 106 people responded to the survey.

The Council discussed improving the beaches in Garden City. Mayor Spuhler asked what the end result is with the beach project. Mr. White said that they would like to do whatever it takes to make more open areas on the beach, disking or bringing in new sand, etc. Mayor Spuhler said that we definitely need to do something, because we are losing a lot of business, but he wants to look at the budget to see if it is feasible with our funds.

BUSINESS LICENSE DISCUSSION/APPROVAL

McFarland Family Farms, request to conduct a produce business at 116 S Bear Lake Blvd, inside the building. Jamila McFarland

Ms. McFarland is not in attendance so this agenda item is skipped at this time.

Property Pros Realty & Old Hickory Sheds, LLC. Request to sell old hickory sheds at 60 N 100 W, Devin & Evan Skinner

Mr. Evan Skinner explained that Mr. Harry Bennion has agreed to put their sheds on his property at 60 N 10 W. Mr. Skinner said that he will have a sign banner on one of the sheds. Mayor Spuhler explained that any building larger than 160 square feet will require a building permit, Mr. Skinners customers would need to know that.

Mr. Skinner said that he will put the sheds on the property west of Mr. Bennion's shop. He will have the flyers in one of the sheds, he won't use Mr. Bennion's building. He plans on having 2 sheds there at any given time.

Council Member Pugmire explained the transient business license, and said that this falls under the parameters of that ordinance. A regular business license requires a permanent foundation. Mayor Spuhler explained that Mr. Skinner could install a slab of concrete so he would meet the ordinance. The Council discussed what he can do so it would meet the ordinance. The Council agreed that he can put in sono tubes with concrete so 1 shed is connected to the ground. Mr. Skinner said that he could do that.

Council Member Stocking suggested that Mr. Skinner talk with Mr. Bennion to see if he can rent part of his building so he can meet the ordinance that way. The Council agreed that is 2 options for him so he could get his permanent business license. Mr. Skinner said that he will look to see if they can do the business out of Mr. Bennion's building with a lease.

Council Member Huefner made the motion to allow Old Hickory Sheds, LLC to sell the old Hickory Sheds at 60 N by Devin and Evan Skinner, with the conditions that he request office space from Mr. Bennion if he doesn't plan to put it on a permanent foundation. If he puts it on a permanent foundation then he doesn't need the office space at Harry Bennion's. Council Member Pugmire seconded the motion. A roll call vote was taken, Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

Council Member Pugmire said that the Old Hickory Sheds were the only thing that was approved, not the realty business. The sign can only be for the sheds, not the realty. Mr. Skinner said that he understands that.

SHORT TERM RENTAL LICENSE DISCUSSION/APPROVAL

Jared Mecham, 874 S. Balsamoriza Rd., Bear Lake Cabin Rentals

Council Member Stocking said that everything has been checked off for this short term rental license and he has all the approvals for the inspections. Mr. Peart does look to make sure that there is enough parking.

Council Member Pugmire made the motion to approve the short term rental license for Jared Mecham at 874 S, Balsamoriza Rd., with Bear Lake Cabin Rentals as their property management company. Council Member Huefner seconded the motion. A roll call vote was taken, Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

PUBLIC COMMENTS, 2 minute time limit

Mr. Rod Jones suggested that the Council get a microphone so the audience can hear what is being discussed.

Ms. Dawn Brady asked how close to the high water line does the Town Council intend to improve the beach for parking. Mayor Spuhler said that he is not sure yet, but he would like to disc to the high water line.

Mr. Mike Wahlberg asked if they will allow launching on the beach during the winter. Mayor Spuhler said yes they would allow the launching at a couple spots. They have a different management style for the winter.

Mr. Skip Duffin asked that trails map be put on the website.

Mr. Jones asked if there is a law regarding dogs on the beach. Mayor Spuhler said that the Sovereign Lands has rules for dogs on the beach, but it's through the State Sovereign Lands. Mayor Spuhler said that enforcement would be extremely challenging.

AWARD BID'S FOR THE 75 N AND 350 S PARKING LOTS

Steve Watterson had the lowest bid at approximately \$145,000. He should start the project next week.

Council Member Pugmire made the motion to award the bid for the parking lots on 75 N and 350 S. to Watterson's. Council Member Stocking seconded the motion. A roll call vote was taken, Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

PUBLIC SAFETY & EMERGENCY SERVICES GRANT REQUEST, Mike Wahlberg, request for funds for new EMT training.

Mr. Wahlberg explained that he is requesting funds from the Public Safety and Emergency Services Grant for more EMT's for emergency services. He would like to ask for a grant, on behalf of the Fire District, for 3 more EMT's. He is requesting \$3,350.

He is suggesting that the funds be reimbursed after the 1 year active service, from the Ambulance Association. That would make a perpetual fund to train more EMT's. The Council Members agreed that this would be a great thing, but would request an MOU that the money will be reimbursed after 1 year of active service.

Mayor Spuhler asked Mr. Wahlberg if he has a screening process to make sure that those who go through this process are serious. The Council also suggested that Mr. Wahlberg do a back ground check on those who go through the process.

Council Member Stocking made the motion to give, as a grant, \$3,000 from our budget for EMS classes based on tuition reimbursement, after 1 year of service coming back to the city, to go into a perpetual fund for future EMS training. Council Member Huefner seconded the motion. A roll call vote was taken, Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

Council Member Huefner explained that the Fire Department is thinking about taking the Heritage Day Festival to the 24th of July and combine it with the Fire Departments Bun's and Burger event. They

will work on this over the next year. Mr. Wahlberg said that he would like to see representatives from all the different entities come together to form a committee. He said that it will be the responsibility of the Fire District to take on the fireworks and the picnic and then have others be over the rest of the events. Mayor Spuhler said that there has to be a leader and we can be a support. Mr. Wahlberg said that should work with the Fire District.

PRESENTATION BY UTILITY BILLING SOLUTIONS GROUP, MARC KING, Explaining the benefits Garden City receives through this program.

Mr. Marc King explained the benefits of the Utility Billing Solutions program that they manage for Garden City. They save us money by getting us on a different rate schedule.

UPDATE CAPITAL IMPROVEMENT PLAN

The Council reviewed the Capital Improvement Plan. They added projects and deleted projects that have been completed. This will be on the agenda in September for final approval.

MISCELLANEOUS ITEMS

Discuss Water rates and year round businesses. Gary Cox

Mr. Cox explained that Ideal Beach is charged per ERU's and they are all being calculated as a condo, but they actually have approximately 10 hotel units instead of condos. Mr. Cox said that he will do an audit of the ERU's that they actually have vs. what they are being charged to determine if we need to update their account.

Beach Management Discussion, deer fly's. Gary Cox

The Council discussed what can be done to get rid of the deer fly's on the Garden City beaches. Mr. Cox said that this can be included in the Beach Management Master Plan.

Discussion regarding the encumbrance process. Bess Huefner

Council Member Huefner said that she has been working with Mr. Martineau on this issue, but he is not ready to make an opinion on this yet.

Discussion regarding a time limit for billing adjustments. Bruce Warner

This was put on the agenda because we had a house that was torn down about 7 years ago and they have been paying the bill for water the entire time but hasn't been getting any water during that time. They are requesting a refund of their payments. Council Member Huefner said that she checked with other entities and they said they would give 6 months of payments back. Mayor Spuhler said that the property owner has to take some personal responsibility and we shouldn't do any refund because he doesn't feel that it is a reasonable thing. Council Member Huefner suggested that we give a 6 month refund. It was determined to not give any refund.

Tourism Grant Application

We received the Tourism Grant Application for 2015. Council Member Huefner said that they are planning on applying for funds for playground equipment for Heritage Park. She will write up the grant request.

COUNCIL MEMBER REPORTS

Mayor Spuhler explained that he has been thinking about our business license application. He has spent time contacting other communities regarding their business license process and transient business licenses. He said that he, according to our ordinance, transient businesses are not allowed in Garden City during Raspberry Days. It is very clear and specific. He said that other cities have a process, so do we. He feels that our ordinance is very clear. He said that if we can make it better then we should, but at this point it is very clear.

Council Member Huefner said that when the businesses come into meet with the Council it helps the Council know what they are planning on doing so things are clear. The Council discussed this extensively. The Council discussed the fee for a transient business license and after a lot of discussion it was determined that our process is good and it is not overly expensive.

Mayor Spuhler explained that he went to the Utah Rural Summit this year and it is very beneficial. They discussed a second marina on Bear Lake.

Council Member Stocking explained that he is working on the pool and what they need. They are discussing the enclosure on the back of the pool building for the chemicals.

Council Member Huefner explained that Mr. White will have the bid ready next week for Heritage Park. She explained that she will have the 3 rail fence bid ready so it can go out for bid next week.

Council Member Huefner said that Raspberry Days went very well. Mayor Spuhler said that Raspberry Days went very well but he feels like we spend too much money on the entertainment. Council Member Huefner will look at the entertainment for next year. Council Member Pugmire said that it was the best Raspberry Days in the last few years. Mayor Spuhler said it was a much more family focused crowd.

Council Member Huefner said that one of her goals in Garden City is to have more beach access. She would like Garden City to invest in some of the properties along the lake. There is a community that has a program called the Community Fund of Nebraska, which has a lot of similar aspect to Utah. They started this program about 10 years ago. They ask people to commit part of their estate to the community, in their will, which has generated a lot of money for the communities. Council Member Huefner will work on this type of a program with the assistance of BRAG.

Council Member Huefner showed the playground plan for Heritage Park. It will be done in sections by different entities, such as a community program or an Eagle Scout project. The Council discussed and looked over the plans for Heritage Park.

Council Member Pugmire said that we really need to make sure that Raspberry Days is never back to back to July 24th. We need to have a weekend between the 24th and Raspberry Days. Raspberry Days will be a week later next year.

Council Member Pugmire said that we need to have bigger banners on the streetlights so we can read them.

Council Member Pugmire said that we need to get the striping done on the roads and the parking lot.

Council Member Pugmire said that we really need to have a checklist for the businesses when the business licenses are approved so everything gets done on the checklist before the license is issued. It needs to be something like the short term rental checklist.

The Council discussed short term rentals and the option of making them all have to be with a management company, zoning areas for short term rentals, the benefits and detriments of short term rentals, etc.

Council Member Huefner suggested that we annex parts of Sweetwater and bring them into the city a piece at a time. Mayor Spuhler said that it is so much work would it be worth it. The Council discussed annexing Sweetwater and the benefits of having them in the city. Council Member Huefner said that is almost like there are 3 cities in the area, Swan Creek, Sweetwater, and Garden City. She said it would be nice to bring everyone together. Council Member Huefner will look further into the option of annexing Sweetwater.

Mayor Spuhler asked Council Member Pugmire to be involved in the Raspberry Patch road and also with Elk's Ridge, they are having a meeting on September 3rd.

PAYMENT VOUCHERS

Council Member Huefner made the motion to pay the bills. Council Member Pugmire seconded the motion. A roll call vote was taken. Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

ADJOURNMENT

There being no further business to be discussed the Town Council Meeting was adjourned at 9:15 p.m.

APPROVED:

Attest:

John Spuhler, Mayor

Kathy Hislop, Town Clerk