

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

The Garden City Town Council held their regularly scheduled meeting on December 12, 2013 at the Garden City Office, located at 69 N. Paradise Parkway, Bldg C. Mayor Spuhler opened the meeting at 5:15 p.m.

Council Members present:

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

Excused:

Pat Argyle

Others present:

Kathy Hislop  
Riley Argyle  
George Peart  
Anita Weston  
Joey Stocking  
Zan Murray  
Randall Knight  
Alex Buxton  
Rick Rose  
Mike Wahlberg  
Jim Wise

**ROLL CALL**

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

**APPROVAL OF MINUTES**

Minutes of the Town Council Public Hearing held on November 14, 2013

Council Member Huefner made the motion to approve the minutes of the public hearing on November 14, 2013. Council Member Pugmire seconded the motion. All in favor and the motion carried.

Minutes of the Town Council meeting held on November 14, 2013

Council Member Huefner made the motion to approve the minutes of the regularly scheduled meeting on November 14, 2013. Council Member House seconded the motion. All in favor and the motion carried.

Minutes of the Executive Session held on November 14, 2013

Council Member Huefner made the motion to approve minutes of the Executive Session statement in lieu of minutes held November 14, 2013. Council Member House seconded the motion. All in favor and the motion carried.

Minutes of the Town Council Public Hearing held on November 27, 2013

Council Member Huefner made the motion to approve the minutes of the public hearing held November 27, 2013. Council Member House seconded the motion. All in favor and the motion carried.

Minutes of the Town Council Special meeting held on November 27, 2013

Council Member Huefner made the motion to approve the minutes of the special meeting held on November 27, 2013. Council Member Pugmire seconded the motion. All in favor and the motion carried.

**RESOLUTION DISCUSSION/APPROVAL.** Consideration for and adoption of a Resolution making technical corrections and amendments to the Bond Resolution of November 14, 2013 authorizing the issuance of Water Revenue Refunding Bond, Series 2013B, of Garden City, Rich County, Resolution #R13-11, Water Revenue Bonds, Series 2013B

Mr. Alex Buxton reported that we are almost done with the re-financing of the bonds. Basically this resolution is very similar to the resolution that was adopted last month. This resolution is for the bonds that Zion's bank is buying, and is mostly housekeeping items to make sure that the right wording is in the documents. Zions Bank will hold the debt service reserve fund. The draft that came to the Council last month didn't have that item in the document so it needed to come back to the Council for their approval with the right wording. The interest and the terms are the same as they were last month.

The current bond that we are refunding has a 4.375% and the new bond will have a 2.31% interest rate, and will be paid off 10 years earlier than the current bond. The bond is a 10 year fixed rate and then it can go to a 7.31% maximum.

The Council felt that this is a great opportunity to get out of debt earlier.

Council Member House made the motion to approve resolution #R13-11, water revenue bond, series 2013B through Zion's Bank. Council Member Huefner seconded the motion. All in favor and the motion carried.

**BEAR LAKE CHAMBER DISCUSSION, Rick Rose**

Mr. Rose explained that he is here to represent the Chamber. Mr. Rose said that he had expressed some concerned about the sign ordinance as well as others who are members of the Chamber. Mayor Spuhler said that we had 14 public meetings and Mr. White said that he did invite the Chamber to the meetings that were to discuss the changes to the sign ordinance.

Mr. Rose said that he would like to present what he has prepared. Mr. Rose said that his contention is that they were not involved in changing the ordinance. The Council said that other businesses were involved, but Mr. Rose got involved just very recently. Mr. Rose tried to give a history of the sign ordinance for the last 6-7 years. Mayor Spuhler said that there were so many opportunities to participate in the new sign ordinance over that past year.

Mr. Rose said that he appreciates working together with the Council because it is for the betterment of everyone. He said that he feels that there are Council Members that don't have an understanding of how the ordinance affects the businesses.

The Council asked Mr. Rose many times to explain what he would like to change in the ordinance. Mr. Rose said that he feels that it is so expansive; he doesn't know where to start.

Mr. White said that there were about 14 meeting to discuss the old ordinance and make the changes. They were all noticed on the city website, at the post office, etc. There were many of the business owners that attended the meetings to help with the changes.

The Council again asked what Mr. Rose would like to see changed. Mr. Rose said that he wants handbills, temporary signs. Mayor Spuhler said that temporary signs are less restrictive with the new ordinance than with the old ordinance.

Mayor Spuhler said that he really wants a beautiful city so we set some standards that we need in the town for the signs and the temporary signs.

Mr. Rose said that this ordinance was imposed on the people, and it is too restrictive.

The Council suggested that Mr. White come to the next Chamber meeting to discuss the sign ordinance and explain it.

Mr. Rose explained that he has a petition signed by many of the business owners and employees in Garden City. Mr. Rose read the wording of the petition to the Council. He will get the petition to the Council.

**DISCUSSION/APPROVAL OF GARDEN CITY GENERAL PLAN 2013, Danny White**

Mr. White reported that the only major change was the layer for the future streets on the zoning map. Other than that he took off some of the goals that have already met. Other than that it is the same as was presented last month. This was part of the CIB grant.

The Council agreed to wait until there are a few more changes to the Master Plan before they approve it. Council Member Huefner will work on some of the old verbage. This will be on the agenda again next month.

**ORDINANCE DISCUSSION, Discussion regarding the current parking ordinance, Council Member Pugmire**

Council Member Pugmire passed out a proposed parking plan to the Council to review. This is only a discussion. He said with his plan it won't be figured based on square footage, it will be based on the fire code. He said that there is a difference between a commercial business and a restaurant. The parking needs are different. Council Member Pugmire said that we will never have enough parking for a fast food establishment.

Council Member Pugmire went through his suggestions. He is suggesting that if the business doesn't have enough room for parking on their property they can buy parking stalls in the city parking lots.

These suggestions will go to the Planning Commission for their recommendations then back to the Town Council. Mr. Mike Wahlberg, the Garden City Fire Chief will work with the city to create a form to calculate the occupancy for a business, which will be necessary to figure the parking requirement.

The Council agreed to have Council Member House represent Garden City on the Fire Board.

**BUSINESS LICENSE DISCUSSION/APPROVAL**

Alex Johnson Floor Coverings, request to conduct a carpet installation and repair business in Garden City. Main location is Sweetwater Subdivision, Alex Johnson

Council Member Pugmire said that he talked with Mr. Johnson and he will be doing this business out of his house in Sweetwater. He won't need a Utah State Sales tax number because he doesn't sell or resale, he only does the installation. He will not have a sign.

Council Member House made the motion to accept the business license for Alex Johnson for floor coverings. Council Member Huefner seconded the motion. All in favor and the motion carried.

**COVENANT TO RUN WITH THE LAND DISCUSSION/APPROVAL**

Request to change the wording on the official document which states "...agrees to forthwith demolish and remove from the property any and all structures not in conformance with the Garden City Ordinances or regulations at the time of segregation or separation, Doug & Judy Webb

The Council agreed that they don't want to change the wording of the covenant. Mr. & Mrs. Webb have a garage on their property that does not conform to the current ordinance but they don't want to tear down if they ever unencumber the property. They want to encumber the 2

properties and build another garage. This is in the commercial property area. Mayor Spuhler said that it may allow others to do the same thing in the future if we change the wording.

Council Member House made the motion not to change the wording and the wording remains as is. Council Member Pugmire seconded the motion. All in favor and the motion carried.

### **CAPITAL IMPROVEMENT PLAN DISCUSSION/APPROVAL, Council Member Huefner**

The Council discussed the capital improvement list and made changes and additions to the list. We will make the changes as suggested by the Council.

### **MISCELLANEOUS ITEMS**

#### **Sub for Santa discussion, Kathy Hislop**

This year we have 50 people on the list for Sub for Santa. Council Member Pugmire said that we should check with Sams because they help with Sub for Santa and Toys for Tots. The Council suggested that we only do Sub for Santa for 14 years of age and under. Don't put a time limit on it, put an age limit on it.

#### **Discussion regarding an alternate for the Appeals Authority Board**

The Council suggested that we ask Mr. Bryce Huefner to be the alternate for the Appeals Authority Board, if he can't then we will ask Ms. Debbie Forakis.

### **COUNCIL MEMBER REPORTS**

Council Member Huefner said that we may want to look into changing the dates of Raspberry Days for 2015. They will look at it and determine what they can do in the future, after 2014, which is already scheduled.

The Council agreed that the 150 S gate should be opened after the lake freezes. We need to make sure it is safe.

Mayor Spuhler sent an email that explains the responsibilities of the Council Member.

Mayor Spuhler thanked Council Member House for his service as a Council Member. He has been a great asset over the many years he has served. The Council thanked him also.

Council Member Pugmire explained some concerns he has with the pool. He said that there is mold growing and there are many lights that are not working. He also reported that the pool water temperature was 95 degrees. The Council said that Mr. Stocking needs to be aware of the issues at the pool and he needs to watch over the pool. It was also suggested that the lifeguards are all background checked.

Council Member Pugmire said that we need to be more consistent in our bidding process.

**PAYMENT VOUCHERS**

The Council Members reviewed the bills and checks that were prepared.

Council Member Huefner made the motion to pay the bills. Council Member House seconded the motion. All in favor and the motion carried.

**ADJOURNMENT**

There being no further discussion by the Council Members, Council Member Huefner made the motion to adjourn the meeting at 8:15 p.m. Council Member House seconded the motion. All in favor and the motion carried.

APPROVAL:

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John Spuhler, Mayor

Attest:

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Kathy Hislop, Town Clerk