

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

The Garden City Town Council held their regularly scheduled meeting on September 13, 2012 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
Pat Argyle
Bess Huefner via speaker phone
Darin Pugmire
Brian House

Others present:

Danny White, via speaker phone
Kathy Hislop
Andy Stokes
Riley Argyle
Skip Duffin
Kathie Anderson
Anita Weston
Maurine Gale
Nadine Sprouse
Joan Acre
Paul Webb
Kathy Webb
Kay Diamond
Cindy Gooch

ROLL CALL

Mayor Spuhler asked for a roll call: Mayor Spuhler, Council Member Argyle, Council Member Huefner via speaker phone, and Council Member Pugmire.

APPROVAL OF MINUTES

Minutes of the Town Council meeting held on August 9, 2012

Council Member Argyle made the motion pass the minutes of the August 9, 2012 Town Council meeting. Council Member Huefner seconded the motion contingent on her reading the minutes. All in favor and the motion carried.

TOWN ENGINEER REPORTS

Ms. Gooch explained that she wrote a letter to UDOT to request the funds to advance the 3rd west construction project, but she recommends that we do not advance the project until we know exactly what is happening with the funds. She said that it is too difficult right now with the Federal Government and the budgets, etc. to know what is happening with the funds. She said that she did the EDA application and received positive feedback from them, but she told us to wait until we know exactly where we are with our matching funds. They have another round of funding each quarter and we should have a better idea of where we are for the next cycle of funding. We are matching funds from one grant to another grant so that we don't have any funds that we need to put out there ourselves. Mayor Spuhler said that we should wait and see what happens, we don't want to get caught in the middle without everything being in place. Ms. Gooch said that we are listed on the STIP but we are not in the funding program level in the STIP right now. If we were listed on the STIP we would try to push the project through.

Mayor Spuhler said that he is very pleased with JUB, they have been a valuable resource. We have been waiting for a report from Rural Water, and JUB has been very helpful with that report. The report indicated that we are deficient in our water revenues. We should have had a higher increase in the water rates as soon as we found out we had to install the treatment plant. We also need to start depreciating to cover our infrastructure as it wears out. We put this money aside so as things depreciate we have money put away to repair or replace.

Mr. Argyle said that we really haven't done a great job of a master plan with our water system, tanks pumps, well houses. His suggestion to the Council is to go after grants to get a plan together for a water master plan. It would be very little funding from us to do this planning, which will put everything on paper and gives us the continuity that we need so we know what we need to do in the future.

Council Member Argyle said that it also give people something so they understand why our rates are where they are. Mayor Spuhler said that the reality is that costs go up every year and the master plan shows a plan for inflation.

Mayor Spuhler said that we definitely learned a lot and it was a good study. It is open to the public and it breaks down a lot of scenarios to get us where we really need to be from where we are now. Mayor Spuhler said that we don't want to do anything right now, we need to get the master plan done first.

Ms. Gooch said that through the master plan process you can investigate what impact other options could affect our system. She said that when she does this master plan she can also look at our impact fees and where we are, and make sure that we are within the state guidelines.

Council Member Huefner said that she didn't feel like they need a motion to move forward on the master plan but they need assignments. Mayor Spuhler said that he feels

that JUB should head this up and if they need information they can go to the Council Member to help fill in the gaps.

Council Member Argyle said that at least this will give us some answers and some reasoning for what we are doing, it will help justify why we are making some of the decisions we are making.

The Master Plan will help with planning, say what needs to be charged to a new development, what they need to bring into the city, and also the ordinances can be written based on the Master Plan. Mayor Spuhler said that this will help so we are not just shooting in the dark. Council Member Argyle said that we need to be fair to the community so they don't have to pay for development.

Ms. Gooch said that we can use our impact fees for planning. The length of time to create for the Master Plan will depend on what has already been done in the past. The application to CIB will cost about \$200 and must be done by October 1st.

There is a discretionary funding application that JUB will fill out for free for Garden City. UDOT has to rank us as a number 1 project to get this funding. It will help on the 3rd west project.

Ms. Gooch explained the many different grants or funding options we can go after for funding for these projects and the planning.

PUBLIC WORKS DEPARTMENT REPORT

Mayor Spuhler explained that Mr. Hobbs is leaving and moving on to another job so Mr. Argyle is going to be reporting for the Public Works Department. He will be the interim Public Works Director.

Mr. Argyle said that the Shundahai system should be completed by Monday. Mr. Mecham said that he is on line to finish by the October 1st deadline.

Mr. Argyle said that we want to keep the fish pond open during the winter or at least keep the water in it. We would need to drill a well by the lower end of the pond. He found a few well drillers that can do it for about \$45 per foot. Mayor Spuhler said that there is a lot of land there and if we plant grass it will take a lot of water. We have well rights that we can use there once we have a transfer from the Pickleville Well. He explained that we do have quite a bit of funds in the PAL tax that we could use to improve the pond and park area.

Mayor Spuhler said that there have been a lot of positive comments about the pond and there are a lot of people that use the pond. Ms. Gooch said that we should put some handicap docks there so they can use the pond also. There could be funds available through the Habitat Council. They also do fish cleaning stations, which, they may also build with those funds.

Mayor Spuhler said that we should look at the park irrigation well to keep the park looking nice and pretty.

Mr. Argyle reviewed the project list with the Council. Mr. Argyle said that we need to wait on the Pickleville well until we get the Master Plan finished.

He said that they need to do some clean up at the treatment plant but feels that the project should be completed. Mr. Argyle said that the treatment plant is running pretty well except when the power bumps, it knocks everything off line and they are working on the issue and trying to get it resolved. If the power goes all the way down the generator kicks in to get the plant back on line.

The restroom at 50th south is going well and the contractor feels that they will meet the timelines that were set. There is a penalty for each day that the project is not complete, the deadline is October 17th.

Mr. Argyle said that he is requesting that the Council allow him to find help for the Public Works Department since Mr. Hobbs quit. Mayor Spuhler said that we are going to increase the hours for Mr. Stokes and he would like to wait until January to try to get the right person to fill that position. Council Member Huefner said that she feels strongly that we need to begin the process of identifying what we want and what we need for an assistant. The Council agrees that the description should be written up so we know what we are looking for in a new employee. The Council agreed that we should start the process and get someone hired so they can have time to train before next summer. Mr. Argyle needs to get a job description written and get the position posted. Council Member Huefner suggested that we use Workforce Services to help with this process.

BUILDING INSPECTOR REPORT

Mr. Peart is not in attendance so this item was not discussed.

CODE ENFORCEMENT REPORT

Mr. Stokes said that last month he issued a few short term rental citations and a few parking citations. Mr. Stokes said that he has met with some of the businesses regarding the sign ordinance and he will work to meet with the rest of the businesses in town.

Mr. Stokes said that he would like to request permission to look at purchasing a new vehicle and get rid of the Explorer, which has been used for a lot of different needs in town. The F150's are going for about \$27,000 and get about 23 miles to the gallon. Council Member Argyle said that we should look at purchasing a vehicle at the auction. Mr. Stokes said that we can pick something up through the state bid for a great price.

CITY ADMINISTRATOR REPORT

Mr. White explained that the economic development grant is done and they will be submitting it shortly.

Mr. White has finished the landslide hazard map and will be working to identify other hazards that he can add to that map. He will then work with the ordinances to make sure that we don't allow people to build in those hazardous areas.

Mr. White said that Mr. Gomez is working on the poles for our solar lights. The lights have been delivered and so that process should be completed soon. There will be a place on the pole to hang a banner. There will be 20 lights.

Mr. White will start working on the sign ordinance again next week so they can get that wrapped up soon.

BUSINESS LICENSE DISCUSSION/APPROVAL

Home Comfort Care, LLC., Jenny Olds

Council Member Pugmire said that he didn't call them. He doesn't feel that there is too much detail that he needs to check on with them. They have everything they need for their business license.

Council Member House made the motion to approve Home Comfort Care, LLC. business license. Council Member Argyle seconded the motion. All in favor and the motion carried.

ORDINANCE DISCUSSION/APPROVAL

Ordinance #12-14, Update Chapter 10-103, City Streets and Public Rights of Ways

Mayor Spuhler said that there was a formatting error on this ordinance so it was tabled so there is no approval of this ordinance, it will be fixed and ready for the Town Council meeting next month.

Ordinance #12-15, update Chapter 9-413, Place of Collection for garbage collection.

Mr. Stokes explained the reasoning for this updated ordinance as was discussed during the public hearing.

Council Member Huefner made the motion to pass Ordinance #12-15. Council Member Pugmire seconded the motion. All in favor and the motion carried.

Ordinance #12-16, Update Chapter 9-413, Garden City Snow and Ice Control

This ordinance goes along with the new ordinance #12-14 so this item is tabled until next months meeting also.

REQUEST FOR A 1 YEAR EXTENSION FOR THE FINAL PLAT PHASE I OF THE WATERS EDGE PUD PROJECT

Mr. Mecham said that he received his approval for the preliminary plat a year ago, he is now requesting an extension for 1 year to get his final approval. Mayor Spuhler read 11E-503, which allows for an extension request. Mr. Mecham said that he is just working through their process and needs a little bit more time. Mayor Spuhler read ordinance #11E-503.

Council Member House made the motion extend the preliminary plat for a 12 month extension for the Water's Edge project. Council Member Huefner seconded the motion. All in favor and the motion carried.

REVIEW AND CREATION OF THE CDA MAP

The Council looked over the map that is suggested for the new CDA area. Mayor Spuhler explained what the benefits are for a CDA. Mr. Mecham and Ms. Gooch looked over the map that has the suggested area for the CDA, which shouldn't overlap the current RDA. Mayor Spuhler said that he would like the CDA for the next 20 years. When this goes to the different taxing entities they can't modify the map but they can modify the taxing entities. Mayor Spuhler explained the CDA and how it works to the audience.

Council Member House made the motion to adopt the CDA map as presented. Council Member Pugmire seconded the motion. All in favor and the motion carried.

MISCELLANEOUS ITEMS

Discussion and decision of Rich County Tourism Grant

Council Member Argyle said that she would like to use this grant for the park to help enhance it to get more people there. Mayor Spuhler said that in the past we have requested \$25,000 but we can present it to the County to get more money for our project. Council Member Huefner said that we could use it for playground equipment for the property that Buttercup has talked about donating to the city. She also suggested that we use it for the trails.

Council Member Argyle suggested that we use it for a Kiosk or a message board to announce our city events. It could be nice for people to know what is going on in the city and the surrounding area.

Mayor Spuhler asked what will help the city as a whole. The Council discussed options extensively. It will be on the agenda to make a decision next month.

Request to use Emergency Services Grant Funds for EMT and Fire Training, Mr. Andy Stokes

Mr. Stokes explained that he is requesting the opportunity for people that want to get trained to volunteer to help the community that they can get the training and have it paid. He said that Garden City has some money in the budget for EMS. This includes EMT's and Fire Fighters.

Mayor Spuhler said that Garden City will pay 1/3, the Fire District will pay 1/3 and the County will pay 1/3, for Fire training. The Council discussed having the Fire District help with the funding and decided to pay 50% for EMT training and Fire Training and the County can pay the other 50%. This is all up to whatever we have in the budget.

Mr. Stokes will discuss with the Fire District to help pay for EMT training.

Council Member House made the motion to provide 50% of the funding for EMT and Fire Training, not to exceed what we have budgeted for that training. Council Member Pugmire seconded the motion. All in favor and the motion carried.

Utility Billing Proposal from Utility Billing Solutions Group

Mayor Spuhler explained that this company helps cities with their utility bills that they pay out for the city functions. Mayor Spuhler called Mr. Mark King who explained, via speaker phone, that they audit for utility bill errors and overcharges, and they can recover for overcharges and errors. They also go through and look at the possibility of other rate schedules that would help lower or reduce the utility costs. They also look at minor modifications that they can do for the cities to help identify some savings. They can look at the utility billings and try to recover errors and overcharges for the past 2 years. They can also look at the meters to make sure they are accurate. Then they continue to monitor the utility bills to make sure they are accurate.

They don't get paid unless the city incurs a cost benefit. They have over 22 years of experience. There is an agreement that we will have to sign and it is a 3 year agreement.

Mr. King explained that it usually takes a couple of weeks to get the paper copy of the bills and then it usually takes about 60 – 90 days to do the audit of all the bills.

Mayor Spuhler said that he is concerned about hitting our revenue marks and also the increased cost of city utilities. The Council agreed that it won't cost us anything so we should go ahead with this and let him do the audit. Mayor Spuhler said that we don't need a motion because it won't cost us anything.

COUNCIL MEMBER REPORTS

Council Member Argyle explained that we did the Pool Manager interviews and we have a great candidate. He is retired military and he has work as a pool manager in Zions National Park. We also have others interested in becoming a life guard. Council Member Pugmire said that he would like to get the publics response to having the pool open all winter and let them tell us if we want to spend the money elsewhere. Mayor Spuhler said that we already gave them the option when we put out the ballot to vote for the Parks, Arts, & Pool tax and 70% of the people said yes they wanted it and they voted for it. Council Member Argyle said that we may want to put a note in the water bill to see what fun activities people would like to do with the pool.

Council Member Argyle said that Heritage Days went well but there is room for improvements. We are still trying to figure it out, it was a great success. We made a little bit of money after everything was paid out.

Council Member Pugmire reported that he will meet with the sign ordinance group for more discussion to get it completed.

Council Member House said that from our water meeting we determined that we need to raise our rates, there really isn't any way around that. The Council Member's discussed our rates compared to other cities in Utah, we are extremely low.

Mayor Spuhler explained that we received a letter from Olson & Hoggan regarding the water billing for the Garden City Car Wash. There are a lot of discrepancies between what they are saying and what happened in the office. We are going to turn this over to our attorney to work through this issue.

Mayor Spuhler explained that the meeting with the state regarding the marina was great. They came up with some really innovative ideas to help pay for a new marina.

Mayor Spuhler said that we should open the beach up to more activities for families, and have a shuttle service to take people to the beach from a parking area along 300 west.

PAYMENT VOUCHERS

The Council reviewed the bills and invoices.

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

ADJOURNMENT

There being no further business to discussion Council Member Argyle made the motion to close the meeting at 8:30 p.m. Council Member Pugmire seconded the motion. All in favor and the motion carried.

APPROVAL:

John Spuhler, Mayor

Attest:

Kathy Hislop, Town Clerk