

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

The Garden City Town Council held their regularly scheduled meeting on February 12, 2009 at the Garden City Office, located at 69 N. Paradise Parkway, Bldg A. Mayor Hansen opened the meeting at 5:00 p.m.

Council Members Present:

Kenneth Hansen, Mayor
Bess Huefner
Laraine Schnetzer
Brian House

Excused:

Mike Leonhardt

Others Present:

Kathy Hislop	Ronnie Hill
Travis Hobbs	Tiffany Hill
Anita Weston	Mike Wiebel
Steve Arnold	Bryce Huefner
Jeff McPhee	Dave Cottle
Angie McPhee	Claudia Cottle
Greg Bills	Jesse Taylor
Carol Bills	Chuck Stocking
Mr. Frandsen	Bill England
Bobbie Coray	Brett England
Nancy Fry	

Mayor Hansen welcomed everyone to the meeting and asked for a roll call of the Council Members present; Mayor Hansen, Council Member House, Council Member Huefner, Council Member Schnetzer. Council Member Leonhardt is excused.

APPROVAL OF MINUTES

Regularly scheduled Town Council meeting held on January 8, 2009

The Council reviewed the minutes of the Town Council meeting held on January 8, 2009. The Council made corrections to said minutes.

Council Member Schnetzer made the motion to accept the minutes of the Town Council meeting held on January 8, 2009 as corrected. Council Member Huefner seconded the motion. All in favor and the motion carried.

Special meeting held with the Town Council and the Planning Commission on December 23, 2008

The Council reviewed the minutes of the special meeting held with the Town Council and the Planning Commission on December 23, 2008. The Council made corrections to said minutes.

Council Member Huefner made the motion to accept the minutes of the special meeting held with the Town Council and Planning Commission on December 23, 2009 as corrected. Council Member Schnetzer seconded the motion. All in favor and the motion carried.

REPORT OF THE TOWN ENGINEER

Mr. Jason Linford is not in attendance tonight. Mayor Hansen said that we will probably recommend that he doesn't come to the Council meetings until things start to pick up.

Water treatment Plant

Mayor Hansen reported on the treatment plant. They have shut down for the winter and will be back this spring. The water connections need to be done during the slow part of the season so the system isn't down when we have a lot of people in town.

Turn Lane

We held out some funds and the contractor will be back in the spring to repair the road and also to re-paint.

Paradise Parkway Access onto Highway 89, going south

Mayor Hansen explained that they are working on the topo map and also the design of this project.

Ms. Bobbie Coray asked if this project is a shovel ready project or if we have any other shovel ready projects as the President has asked for. Mayor Hansen stated that this project isn't shovel ready but we may have other shovel ready projects in town.

BUILDING INSPECTOR REPORT

Mr. Abraham isn't in attendance but his report is that he hasn't had any new building permits. He is working on clearing out the old permits. He is working with the property owners to complete their project so we can close the permit.

PUBLIC WORKS DEPARTMENT REPORT, Travis Hobbs

Mr. Hobbs passed out the use agreement for the ice melter. He went through the policy with the Council as was discussed last month. There were no questions from the Council.

Mr. Hobbs said that snow removal hasn't been too bad this year and they have plenty of sand and salt for the rest of the year.

The Public Works employees have completed their new building and they have moved out of the old shop. Mayor Hansen said that it is a very nice facility and they did a great job building it.

Mr. Hobbs and Council Member Huefner will work on updating the encroachment ordinance.

Mayor Hansen explained that when they plow the Negus road the entrance there needs to be plowed wide enough so they can stop at the top of the hill and see on coming traffic both ways.

The Public Works Employees will work on getting certified for spraying weeds.

BUSINESS LICENSE DISCUSSION/APPROVAL

Dreamscape Realty, LLC., Nancy Fry

Ms. Fry explained that she has her Brokers license for Utah. She has applied and has been approved for all the state requirements. She would like to run the business out of her home in Buttercup Mobile Home Subdivision. She does most of her business over the internet and fax so she doesn't anticipate a lot of traffic at her house. Her Idaho license is still with Vista because she doesn't have her Idaho Brokers license.

She said that she has enough room for an additional 4 cars parking at her property. She doesn't anticipate much traffic at her home. She meets most of the people at the property or does the work over the internet or e-mail.

Ms. Fry said that she knows that there are no signs allowed on her property. She is working on getting the real estate signs ready for the properties.

Council Member Huefner made the motion to accept the business license for Dreamscape Realty, LLC. Council Member House seconded the motion. All in favor and the motion carried.

Heritage Title Insurance, Tiffany & Ronnie Hill

Mr. Hill explained that they want to open a title company in the rear of Nifty Gift's. They own Heritage Title in Logan and they just want to expand it to Garden City.

Clea's Nifty Gifts will stay in the front of the building. They will enter the Title Company from the north end. They may want additional signage and they are going to stay and listen to the sign ordinance discussion. They will put the additional signage up where the current sign is.

Council Member Huefner said that they need to work on getting people to park off the main street and on the property of the business.

Council Member Huefner made the motion to accept the business license for Heritage Title Insurance. Council Member House seconded the motion. All in favor and the motion carried.

BEAR RIVER HEALTH DEPARTMENT ANNUAL REPORT, Mike Wiebel

Mr. Wiebel gave his report for the Bear River Health Department. He explained what the Bear River Health Department does and their different agencies.

LEGISLATIVE RETREAT REPORT, Jessie Taylor

Mayor Hansen said that this will be a great opportunity and offered our facility for them to use. Mayor Hansen said that they had a Mayor's meeting here last night and it was a good meeting they had a lot of things to work out and work with. He explained that we need to work now on an interlocal agreement with Idaho. Our emergency services can't cross the boarder as it is right now.

Council Member Schnetzer made the motion to look at the budget to come up with the funds and if we can then we will give him \$2000 for the seminar. Council Member House seconded the motion. Council Member House, for; Council Member Schnetzer, for; Council Member Huefner, opposed; Mayor Hansen, for. The motion carried.

Council Member Huefner said that last year we went to Pickleville and spent a lot of money and she didn't feel like it was worth while. Mayor Hansen said that it take times like that to get the ears of the higher officials. That conference with the Govenor resulted in help getting the permits so that we could complete the left hand turn lane onto Paradise Parkway.

STATE OF THE BEAR LAKE CONFERENCE, David and Claudia Cottle

Ms. Cottle explained that this conference is to get people here locally to report on current conditions and solutions for what affects the Bear Lake Valley.

Ms. Cottle said that the Bear Lake Comprehensive Management Plan is done and out for public comment. She said that we all need to take a good look at it before the public meetings which is Tuesday February 4th, here at the Council Chambers. This plan will be important for the Town.

REQUEST FOR GARDEN CITY TO CONSTRUCT THE ROAD APRON ON 300 WEST ON THE SOUTH SIDE OF THE ROAD, Bryce Huefner

Mr. Huefner said that there have been a lot of people trying to access his business over the culvert on the north side of his business. Mr. Huefner said that the state has given their approval for this access and he feels that we should do it now before they change their minds.

Council Member House said that he thought that we talked about this last month and we were going to find the funds to do it. Mr. Huefner said that it would cost approximately \$30,000, he got that figure from TBP Construction and from Mr. Jason Linford.

Mr. Calder is willing to abandon the ditch by his property. Mayor Hansen said that it will have to be approved by the canal company to abandon that ditch.

Mr. Huefner said that he is not requesting the road be completed just the apron. Mayor Hansen said that he isn't opposed to getting it done, it is just the time and the funds to get it done.

Council Member House suggested that we add this to the grant application try to get that as a project for the Scenic Byway.

ORDINANCE DISCUSSION/APPROVAL

Ordinance #09-02, an ordinance to update the requirements for the short term rentals

A public hearing was held for this ordinance just prior to the Town Council meeting. There was no further discussion regarding this ordinance.

Council Member House made the motion to accept ordinance #09-02 as amended. Council Member Schnetzer seconded the motion. All in favor and the motion carried.

Ordinance #09-03, An ordinance of the Town of Garden City to establish rules for snow and ice control on Town Roads and Rights-of-ways.

A public hearing was held for this ordinance just prior to the Town Council meeting. There was no further discussion regarding this ordinance.

Council Member Huefner made the motion to accept ordinance #09-03 the ordinance of the Town of Garden City to establish rules for snow and ice control. Council Member House seconded the motion. All in favor and the motion carried.

Sign Ordinance

Mayor Hansen explained that he requested the business owners come to this meeting so that they can help re-write the sign ordinance. He explained that the Council expects their help just as they helped with the short term rental ordinance. We need their help so that they get what they want. They need to think about not only their own personal needs but what is the best for the whole town. This is a very difficult ordinance but has long lasting effects.

Mayor Hansen opened the meeting up for discussion from the audience.

Mr. Bill England said that we need to work on the difference between summer and winter. Some of the things that are limited to 30 days should be extended to 90 days such as banners.

Mayor Hansen said that we are really trying to do the best we can to encourage the dark sky. We need to be sensitive when we talk about lighted signs so that they are not intrusive to the sky. Everyone in the audience agreed with this concept.

Mayor Hansen said that everyone needs to get online and get a copy of the current ordinance. We will have this back on the agenda for further discussion next month. Everyone should be prepared so that we can make good changes to this ordinance.

Affordable Housing Ordinance

This ordinance is not ready at this time. Mayor Hansen said that this ordinance doesn't need to be a difficult document, it just needs to spell out exactly what a developer needs to do to receive benefits from the Town.

Toll Road Ordinance

This ordinance is not ready for review. Mayor Hansen suggested that we contact the town attorney and have him work on this ordinance. The Council Members agreed to send this on to the Town Attorney.

DISCUSSION/APPROVAL REGARDING A FACILITIES MANAGER POSITION/POLICY

Mayor Hansen explained that there are 2 ways to handle this position. One is to hire an employee and treat them the same as an employee, pay them a regular salary plus benefits, then all the rental fees would come directly to the Town. The other is to do it by contract and pay them on a percentage of revenue basis.

Mayor Hansen suggested that we do this on a contract basis with an RFP (request for proposal). That would be the best way to cover what we are looking for in this position.

The Town would take care of the insurance and the supplies needed in the cleaning of the facilities.

Mayor Hansen and Council Member House will work on the position description.

UPDATE OF PROGRESS FOR THE NEW LIBRARY/CIVIC CENTER, Bobbie Coray

Ms. Coray said that new building is almost done and we should have carpet in a couple of weeks. We will have a clean up party in a few weeks to clean up the building so it will be ready to move things in. We will also need volunteers for people to help move books etc. over.

We have taken many steps to make this building accessible for everyone. It is handicap accessible with the push buttons to open the doors. It will be a very nice building.

MISCELLANEOUS ITEMS

Fence located on Town property

Council Member Huefner requested that we put this on the next months agenda.

Keys for Council Members

We will get the Council Member keys to the buildings.

Plaques

Council Member Schnetzer said that they have ordered alder plaques for people who have made significant donations for the library. The plaques will be hung in the new library. They want to recognize Ms. Afton Floyd, Ms. Marie Weston and Ms. Dorothy Stringham, and the people who helped start the library. The Library Board would like to take their pictures and do a nice newspaper article on them explaining what they have done for the library. They will also like to get them a book that they would enjoy. Mayor Hansen suggested that we do a formal

presentation for them. They have done a tremendous job and given countless hours and we owe them something.

Ms. Coray suggested that we have a special plaque in the special collections room with the names of everyone who has worked in the library.

Ms. Anita Weston said that she has some history of the library that should be in the special collection room of the new library.

Bear Carvings.

Mayor Hansen explained that Mr. Kirk Topham is working on a draft of some carvings for the tree that is in the library. He will send us a bid for what he wants to do. It will be a great area for the kids.

Mayors meeting

Mayor Hansen explained that the Mayor's of this valley, from Georgetown to Laketown, gathered yesterday. Mayor Hansen said that they talk of Garden City as the leaders of the valley and they are looking to us for direction. They will continue to meet once a month and look at things that they believe are issues right now.

They are all looking for more help with water and collecting water so they will be prepared for the future.

The Mayor's all want to work together to help each other as neighboring communities. The number one thing that we all need to work on is trying to find some light industry in this area to help provide jobs.

They talked about building a 4-plex, like a ball field, in one of the towns but working on it as a community because it will benefit everyone.

Appeals Board

Mayor Hansen said that we need to get an Appeals Board in place. The time will come when we need this Board and they will need to be well trained. They will need to know the ordinances better than anyone else in Town because they will basically be our Supreme Court.

Mayor Hansen presented 5 names for the Council to think about. The people have not been contacted yet so he wants to contact them and have their approval before the names are made public.

Council Member House made the motion to accept the names for the Appeals Board. Council Member Huefner seconded the motion. All in favor and the motion carried.

Mayor Hansen will contact the individuals and report back to the Council if they accept. Mayor Hansen explained the role of the Appeals Board.

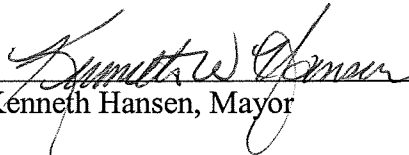
PAYMENT VOUCHERS

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

ADJOURNMENT

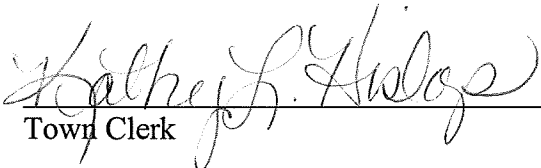
There being no further business to be brought to the Town Council, Council Member House made the motion to adjourn the meeting at 8:15 p.m. Council Member Schnetzer seconded the motion. All in favor and the motion carried.

APPROVED:



Kenneth Hansen, Mayor

Attest:



Town Clerk

