

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

The Garden City Town Council held a special meeting on November 24, 2009, at the Garden City Office, located at 69 N. Paradise Parkway, Building C. Mayor Hansen opened the meeting at 7:00 p.m.

Roll call of Council Members Present:

Kenneth Hansen, Mayor  
Brian House  
Bess Huefner

Council Members Excused:

Mike Leonhardt  
Laraine Schnetzer

Others Present:

Kathy Hislop  
John Spuhler  
Dan Kurek  
Rod Thompson  
Ted Holberg  
Dan Turner  
Anita Weston  
Bobbie Coray

**SEASON'S RESORT PLANNED RESIDENTIAL UNIT DEVELOPMENT, FINAL PLAT  
APPROVAL FOR PHASE III, Rod Thompson**

Mayor Hansen explained that this is the final phase for the Season's Resort. It is located at 100 West 100 North, and will have 58 units in 10 buildings and a clubhouse with amenities.

Mayor Hansen explained that we still need to work out the water details to determine how many water shares Mr. Thompson will need to purchase before the plat is signed.

Council Member House made the motion to accept the final plat for phase III of the Season's Resort, located at 100 West 100 North, to include 10 buildings with 58 units total with a clubhouse, pool and amenities. Council Member Huefner seconded the motion. All in favor and the motion carried. Mayor Hansen voted in the affirmative.

**DISCUSSION/APPROVAL REGARDING A FUTURE PROJECT TYING INTO THE GARDEN CITY TOWN COMPLEX, Ted Holmberg**

Mayor Hansen explained that he feels this is an opportunity for us to allow the traffic to flow better in this area. He likes the proposal and feels that it fits in nicely with what we are doing. Council Member Huefner said that we just need to make it flow. Mayor Hansen said that what we need is a motion stating that we are willing to work with Ted in the fashion that he is proposing. We can even do our landscaping together.

Mr. Holberg said that each project would complement each other. It opens the door for both areas.

Mr. Holbergs project is called Lakeshore Shopping Center.

Council Member House made the recommendation that we recommend to our Town Engineer to work with the Lakeshore Land Engineer that we work as a team to develop this parcel and the development that is proposed at this time. Mayor Hansen added that the project that we are working on is for traffic flow between the two developments. Council Member Huefner seconded the motion. All in favor and the motion carried. Mayor Hansen voted in the affirmative.

**DISCUSSION/APPROVAL REGARDING PEPG ENGINEERING, LLC PROPSAL FOR COUNCULTING ENGINEERING AND FUNDING FOR THE, Dan Turner**

The Council has reviewed the contract from Mr. Dan Turner. Council Member Huefner explained that we have already done part of the environmental study with the sewer district and so that part of the contract shouldn't take as much time or cost to complete.

Council Member Huefner stated that she felt comfortable with just going as far as the concept plan to see if we want to go any further. Mr. Turner explained that we can sign an order to proceed for just that much of the contract. We won't need to go any further if we don't feel that we can. Mr. Turner said that we can negotiate with each portion of the contract and also to move forward on the contract.

Mr. Turner said that by signing the contract we are agreeing that this is a project and the project will go forward but to move forward with each task a contract will need to be signed.

Mr. Turner said that when they finish with the concept plan and we pay for that plan it becomes our property.

Mr. Spuhler asked if Mr. Turner would be open to an open RFP for the design work on the project. Mr. Turner said that they feel that if they put the work into the conceptual plan they should be able to continue on with the engineering of the project. The construction part of the project should go out for bid and that will be the most costly part of the project. Mayor Hansen stated that we should show some loyalty to them if they are willing to do the work on the concept plan.

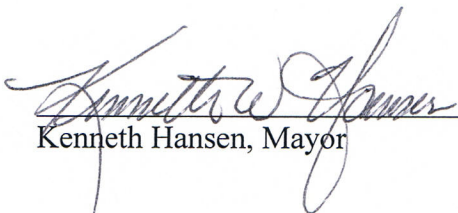
The Council went over the contract and discussed specific issues in the contract. Mr. Turner stated that the Council needs to mark up the contract so that we are comfortable with the wording and return it to them to determine if they can support our concerns.

Council Member Huefner made the motion to accept the proposal with the changes discussed and to work with PEPG on Paradise Parkway going south. Council Member House seconded the motion. All in favor and the motion carried. Mayor Hansen voted in the affirmative.

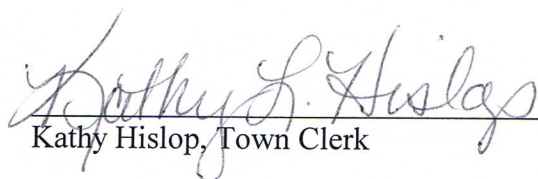
**ADJOURNMENT**

There being no further business to be discussed, Council Member Huefner moved to adjourn the meeting at 7:20 p.m.

APPROVED:

  
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Kenneth Hansen, Mayor

Attest:

  
\_\_\_\_\_  
Kathy Hislop, Town Clerk

