

Garland City Corporation City Council Meetings and Public Hearings October 1, 2025

Members Present:

Jeanette Atkinson (virtual)
Sharla Nelson
Tena Allen
John Losee
Linda Bourne, Mayor
Shalee Nay, Substitute Recorder

Members Absent

Josh Munns

City Council Work Session

Mayor Bourne called the work session for October 1, 2025, to order at 6:02 p.m. at the Garland City Building. The following Department Heads were present: Library Director Linda King, Park Director Shannon King, and Public Works Director Travis Atkinson.

Public Works Report – Travis Atkinson

Travis Atkinson reported that three city fire hydrants are currently not operational and will need to be repaired by an outside contractor. He stated that the city's snowplow trucks are prepared for the winter season and that he plans to order salt, although the cost is uncertain due to pricing being based on weight. He also discussed damage to several city valves and a main water line shut off. The only viable repair option would require shutting off water citywide for a full day. Travis added that work is ongoing to repair faulty water meters. In response to a question from Council Member Sharla Nelson, Treasurer Tiffanie Smith confirmed that eighty-one water meters are currently not reading correctly. Mayor Bourne stated that these meters would need to be read manually for the time being.

Parks and Recreation Report – Shannon King

Shannon King informed the council that football playoffs are scheduled for October 11, with championship games to follow on October 24 and 25. Fall soccer games are currently being held on Tuesdays and Thursdays. He reported that he is in the process of obtaining bids for the purchase of a second mower and a battery replacement for the current one. Shannon noted that he is monitoring the weather to determine the appropriate time to winterize the park. Mayor Bourne requested that winterization not occur prior to October 11. Shannon also inquired about the implementation of a city phone application, to which Mayor Bourne responded that staff should work through Randi. Regarding a recent issue involving parents at the park, Council Member John Losee stated that the matter appears to be resolved. Shannon added that enforcement of the Parents Code of Conduct, which was signed by all participants' parents, has been effective, and there have been no further problems.

Library Report – Linda King

Library Director Linda King reported that the library has recently received two grants and has applied for another, with a response expected in November. If awarded, she plans to install "Little Free Libraries" in various locations around the city, including the Wellness Garden and possibly the City Office Building. She also announced that the library has once again received the Quality of Library Award. Council Member Jeanette Atkinson expressed appreciation for Linda's

ongoing efforts. Linda additionally stated that a recent theft at the library has been addressed and that the individuals involved have been trespassed from the premises.

The work session was adjourned at 6:36 p.m.

City Council Meeting

Mayor Bourne called the October 1, 2025, City Council Meeting to order at 7:00 p.m. at the Garland City Building. Council Member Nelson offered a thought and prayer, and the Pledge of Allegiance was led by Council Member Allen.

Council Member Losee motioned to approve the agenda. Council Member Nelson seconded the motion, with all council members present voting in favor of the motion. Motion approved.

Council Member Nelson motioned to approve the minutes for September 17, 2025. Council Member Atkinson seconded the motion, with all council members present voting in favor of the motion. Motion approved.

Open Comments

Mayor Bourne welcomed Shalee Nay as the substitute City Recorder.

She also updated attendees on Council Member Munns' condition and noted he is expected to make a full recovery.

Mayor Bourne then invited any public in attendance to address the council if they wished to do so. There was no public comment at this time.

Utah Inland Port Authority Report

Stephanie Pack, Utah Inland Authority, presented on the Golden Spike Project Area. She went over project wins and updates and noted that they are constantly working on projects and stated that there is now a direct flight from Salt Lake City to South Korea. She mentioned that they are always marketing nationally and internationally. The Mayor and Council thanked Stephanie for her time.

Public Hearing, Discussion, and Possible Action on the request of the property located at 657 West Factory Street (parcel no. 06-064-0053) from the AG (Agricultural) zoning district to the RM-12 (Residential Multiple) zoning district.

Mayor Bourne invited Valerie Claussen, City Planner, to discuss the item. Valerie went over the Staff's findings for this request, the rezone area and noted that the Planning Commission recommended a denial of the rezone request.

Mayor Bourne opened the Public Hearing and invited public to address the council.

- **Donna Johnson** submitted a petition and expressed concerns about changing agricultural zoning. She raised safety concerns and asked attendees whether they supported the rezone.
- **Jenny Cottrell** spoke against high-density zoning, emphasizing the importance of maintaining the rural character of the community.
- **Mont Rose**, the applicant, stated he did not intend to upset the community and presented a map of his proposed concept. He indicated a willingness to consider rezoning to R-1 instead of RM-12. Council member Nelson clarified that a new application would be required for that change and asked whether the applicant wished to proceed. Mr. Rose chose to proceed.
- **Donna Johnson (additional comment)** urged the Council to review lot sizes to ensure they meet city requirements.

Mayor Bourne asked if there were any other public comments. Council Member Losee asked the public in attendance if they did not want to see zoning of RM12, what zoning would they like to see. The public answered that they wanted to see nice homes.

Mayor Bourne closed the Public Hearing at 7:37 p.m. Mayor Bourne invited discussion on the item. Council Member Nelson stated this zoning does not meet the infrastructure and noted that it would be irresponsible to bring on more homes when the city is already struggling to operate. Council Member Atkinson stated that the Council takes the

opinions of people who are employed with the city seriously and takes the Planning Commission's recommendation seriously. Council Member Atkinson then thanked the public that was in attendance. Council Member Losee stated that by talking to Public Works, he believes we have an infiltration problem and states the sewer capacity could hopefully get resolved. He noted that property owners have their own private property rights. He asked what the future growth of the community will look like and stated it is going to grow. He noted that it would make more sense to him to do single-family residential dwellings, limiting high-density dwellings. Council Member Atkinson moved to deny the request of the property located at 657 West Factory Street (parcel no. 06-064-0053) from the AG (Agricultural) zoning district to the RM-12 (Residential Multiple) zoning district. Council Member Nelson seconded the motion.

Roll Call Vote:

- Council Member Allen – Yes
 - Council Member Atkinson – Yes
 - Council Member Losee – Yes
 - Council Member Nelson – Yes
 - Council Member Munns – Absent
- Motion Passed – Request Denied

Council Member Losee encouraged the applicant to bring forward a revised plan more suitable for the area.

Public Hearing, Discussion, and Possible Action on the City's updated Annexation Policy

Valerie outlined updates to the Annexation Policy. She explained that in some cases, a pre-annexation development agreement may be required, especially for larger-scale projects. The Planning Commission unanimously recommended approval at its September 2, 2025, meeting. The policy includes that there may be instances where the annexed property requires a pre-annexation development agreement and has some larger scale implications for the city that is anticipated to be an opportunity for the review of Planning Commission to informally review those projects before the pre-annexation development agreement and Annexation Ordinance are adopted.

Public Hearing Opened at 7:46 p.m.

Council Member Losee stated that he first moved to Garland twenty years ago. Since then, the city has doubled in population. He noted that it is only reasonable to assume that twenty years from now, the city will double again. He asked what Valerie thought of the three hundred feet in the annexation policy, and he believes that the city should take each property on a case-by-case basis. Valerie stated that this is a policy and not a code, so it is more of a guideline for the city and future development. Council Member Nelson thanked Valerie and stated that this was a desperate need. Dick Owen asked if this policy is the master policy plan or the annexation plan. Council Member Nelson stated it is the annexation policy and asked that the map be displayed for residents in attendance.

Mayor Bourne closed the public hearing at 8:10 p.m.

Council Member Nelson moved to adopt Ordinance 0-2025-10, updating the City Annexation Policy. Council Member Allen seconded the motion. Mayor Bourne asked if there was any discussion on the motion. Council Member Losee asked where the ordinance was in the packet, Mayor Bourne stated the Ordinance number that was read would be the Ordinance number and the policy that was listed is what is being adopted.

Roll Call Vote:

- Council Member Allen – Yes
 - Council Member Atkinson – Yes
 - Council Member Losee – Yes
 - Council Member Nelson – Yes
 - Council Member Munns - Absent
- Motion Passed – Ordinance Adopted

Old Business

Magnolia Farms Siphon Bids

Mayor Bourne invited Paul Taylor to address the council regarding this matter. Paul reported that bids received so far have issues, but progress is being made. He expects costs between \$60,000 and \$100,000 to replace three boxes. He requested approval to move forward with irrigation agreements and noted that weather may delay work into November, making asphalt work difficult.

Council member Atkinson asked why the city is responsible for the expense. Paul explained it would be nearly impossible to hold the original developer accountable 20 years later. Council member Nelson asked where it states the city must cover the cost. Paul clarified that Magnolia Farms is not part of the agreement. Councilmember Losee recounted that the issue started with rerouting irrigation and sewer lines. Paul confirmed that bids are not yet ready for approval and will return to a future meeting.

New Business

Financial Report

Tiffany Smith, Treasurer

Tiffany reviewed the financial budget, noting all donations will now be transferred to the city's 501(c)(3) account. Councilmember Nelson inquired about fire department donations. Tiffany clarified that all expenses still go before the Council, but funds are moved for tax purposes, improving the budget. Mayor Bourne noted there are values in the budget that need review based on earlier Public Works concerns. Councilmember Losee asked whether it would be reasonable not to raise utility rates, given recent improvements. Paul Taylor said the master plan would provide more clarity.

Udy/Palmer Annexation Request – Visionary Homes

Valerie Claussen presented the proposed annexation and map.

Council Member Nelson requested clarification on parcel locations.

The Council and Mayor thanked Valerie for the presentation.

June 2025 Fraud Risk Assessment

Mayor Bourne reported that the city scored 345 out of 395. Tiffany Smith stated that Cyber Training has been sent to all employees, and completion will improve the city's score.

Election Canvass

Mayor Bourne noted that the election canvass will be on the November 12, 2025, agenda.

Discussion and Possible Action on PO 8208- Cement for Storm Drain Box

Council Member Nelson moved to table this item to the next meeting. Council Member Allen seconded the motion. All were in favor. Item tabled.

Mayor and City Council Reports

Mayor Bourne – Administration / Fire / Mosquito Abatement

Increased mosquito spraying was discussed. Residents noted mosquitoes were bad during the recent football game. She reported that a joint meeting with the Planning Commission and Council will be held on November 19, 2025, at 6:00 p.m., including training by Valerie Claussen.

City Attorney Steve Brooks will amend the previously passed retention resolution to correct a payback issue if an employee leaves before fulfilling retention bonus terms.

Council Member Allen – Emergency Preparedness / Sewer – No Report.

Council Member Atkinson – Youth Council / Beautification / Garland City Days - Asked Council to ensure staff communication items are being distributed. Youth Council will assist with the Halloween Carnival on October 9, 2025, from 5:30 p.m. – 7:00 p.m. Mentioned upcoming discussion on the new initiative “America 250.”

Council Member Losee - Parks & Recreation / Library – No reports

Council Member Munns - Facilities / Water / Streets – Excused from Meeting

Council Member Nelson - Planning & Zoning / Police - Expressed enthusiasm for the November 19th meeting.

Financial Review – Approval of Payroll and Accounts Payable

Council Member Atkinson motioned to approve the coding for payroll and accounts payable. Council Member Allen seconded the motion, with all council members present voting in favor of the motion. Motion approved.

Requests for Future Agenda Items

- Magnolia Farms Siphon Reviews – Paul Taylor
- Christmas Party Plans
- Frosty Fest

Council Member Atkinson motioned to adjourn at 9:39 p.m. Council Member Nelson seconded the motion, with all council members present voting in favor of the motion. Motion approved.

The meeting was adjourned at 9:39 p.m.

The undersigned, duly acting and appointed Recorder for Garland City Corporation, hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meetings and Public Hearings held on the above-referenced date.


Kristal Edwards, Recorder