

Garland City Corporation

City Council Meetings

December 3, 2025

Members Present:

Jeanette Atkinson
Sharla Nelson
John Losee
Josh Munns
Linda Bourne, Mayor
Kristal Edwards, Recorder

Members Absent:

Tena Allen

City Council Work Session

Mayor Bourne called the work session for December 3, 2025, to order at 6:00 p.m. at the Garland City Building. The following Department Heads were present: Library Director Linda King, Park Director Shannon King, Public Works Director Travis Atkinson, and Police Lieutenant Skyler Gailey. Council Member Munns was absent from the work session meeting.

Library Director – Linda King

Linda reported that she received a visit from the Victims Advocate for the break-in at the library. She noted that the two females are banned from the library and are only welcomed back if they are supervised by an adult, and the investigation is pending. She reported that she received two grants from the Little Libraries and Creative Aging Grant. She reported that the Candy Cane Scavenger Hunt has been a success and inquired if they can track how many participants there are on the City App. Council Member Atkinson noted she would reach out to Seth, the app developer. Lastly, a brief discussion ensued regarding the upcoming Frosty Fest.

Park & Rec – Shannon King

Shannon reported that the park restrooms have been winterized. He put a space heater in the cook shack but noted that he may need to drain the water from the ice machine. He reported that the park gates are closed through January and will only be opened if the Bowery is rented for an event. Park signs are out for bids. Dip Fusion advised him not to waste funds on reconditioning the old helmets, and it would be best to buy new helmets that meet the requirements. He inquired about how we advertise the City App.

Public Works – Travis Atkinson

Travis reported that there were 47 non-reading meters and Kip, with Core & Main, was troubleshooting with him this week. He noted Kip provided him with a quote for 200 meters and antennas before a 3 - 5 % increase beginning in January. He reported that he is currently troubleshooting an air-line break that occurred over the Thanksgiving weekend at the sewer plant. He reported that the snowblade arrived and is still waiting for the road salt to be delivered.

Mayor Bourne followed up on the open comment that was made at the previous city council meeting regarding the stop signs near the Garland Elementary being too high and ignored by drivers. However, Public Works reported that those stop signs meet the code of 7 feet, and it would be great if we could eventually get more stop signs to meet the code.

Police Report – Skyler Gailey

Skyler reported that there is an open investigation that is being conducted regarding Box Elder County dispatch services. He noted that the importance of the safety of police, fire, EMS, and the public is a priority, and that the Tremonton-

Garland Police Department and other agencies are considering leaving Box Elder County dispatch and contracting with Weber County dispatch services, beginning with a 4-year contract, with an annual base fee of \$40,504 billed to the city quarterly, noting that there will be an annual increase of 3.5% beginning January 1, 2027 and on January 1st of each year thereafter. In addition, he reported that the department is still accepting applicants for the Citizen Academy.

The meeting was adjourned at 6:40 pm.

Mayor Bourne called the work session back to order. Council Member Nelson motioned to go into a closed session 52-4-205. Council Member Atkinson seconded the motion. Mayor Bourne called for a roll call vote:

Jeanette Atkinson - yes
Sharla Nelson - yes
John Losee - yes
Tena Allen – Absent
Josh Munns - Absent
The closed session began.

Council Member Nelson motioned to adjourn the closed session meeting. Council Member Losee seconded the motion. The motion passed unanimously.

The work session was adjourned at 7:00 p.m.

City Council Meeting

Mayor Bourne called the December 3, 2025, City Council Meeting to order at 7:00 p.m. at the Garland City Building. Council Member Losee offered a thought and prayer, and the Pledge of Allegiance was led by Council Member Munns.

Council Member Nelson motioned to approve the agenda. Council Member Atkinson seconded the motion. The motion passed unanimously.

Council Member Nelson motioned to approve the minutes for November 12, 2025, and November 19, 2025. Council Member Atkinson seconded the motion. The motion passed unanimously.

Open Comments

There were no open comments.

Public Hearing, Consideration, and Possible Action on 657 West Factory Rezone

Council Member Nelson motioned to open the public hearing for 657 West Factory Street Rezone. Council Member Atkinson seconded the motion. Valerie reported that the Planning Commission unanimously approved the 657 West Factory Street from Agricultural zoning to R1, Residential zoning district at the November 11th meeting. She recommends denial of the zoning request based on the stated finding of the city council and findings in the staff report. A discussion ensued.

The public hearing was opened to public comments.

Mont Rose, applicant of the rezone, expressed his reasoning and requested permission from the council to approve his request for the rezone of the 657 West Factory Street property from Agricultural to R1, noting that he will meet the requirements listed in the current R1 code.

After no additional open comments, Council Member Atkinson motioned to close the public hearing. Council Member Nelson seconded the motion. Motion passed unanimously.

Council Member Nelson motioned to deny the rezone from Agricultural to Residential based on the findings that do not support the rezoning request, as it contradicts adjacent development patterns, sewer capacity concerns, and road cut restrictions, and no compelling reason for the zoning change. Council Member Atkinson seconded the motion. Further discussion ensued. Council Member Losee reported that the Planning Commission approved the rezone request and noted that the previous RM12 was denied, and mentioned that R1 would be a better solution. Council Member Munns stated that he would like to see R1 dwellings on that property.

Mayor Bourne called for a roll call vote:

Council Members Atkinson and Nelson are in favor of the motion. Council Members Losee and Munns were not in favor of the motion. Mayor Bourne broke the tie based on the findings from city officials and current evidence that does not support the rezone at this time, and voted to deny the rezone request. The motion to deny the rezone passed.

Council Member Atkinson motioned to open the public hearing for the Adequate Public Facilities Ordinance, O-25-12 and the associated City Code amendments. Council Member Nelson seconded the motion.

Public Hearing, Consideration, and Possible Action on Garland City Code Text Amendment

Valerie provided a brief overview and noted that this item was discussed at the previous work session meeting held on November 19th with the city council and planning commission, and she is happy to answer any additional questions.

The public hearing was opened to public comments. No comments were made. Council Member Nelson motioned to close the public hearing. Council Member Atkinson seconded the motion. The motion passed unanimously.

Council Member Atkinson motioned to approve Ordinance O-25-12, an ordinance of the Garland City Council for the inclusion of Title 12 in the city code, known as the Adequate Public Facilities Ordinance (APFO), and amendments to Title 10, and other matters properly related thereto.

Council Member Nelson seconded the motion.

Council Member Losee expressed that he thinks this is a good idea, but is concerned that this will be used to stop potential development growth.

Council Member Nelson expressed that she thinks this is a responsible item for the city to have in place, and if she were a developer, she would want to know all of this information in the beginning stages of the application process.

Council Member Atkinson agreed. She noted it is not the city's job to stop the growth, but that the city's job is to be responsible for the growth.

Mayor Bourne called for a roll call vote and excused Council Member Allen's absence:

Jeanette Aktinson - yes

Sharla Nelson - yes

John Losee - yes

Josh Munns - no

Motion and Ordinance, O-25-12, passed.

Old Business

Discussion & Possible Action on Magnolia Farms Final Plat

It was noted that the final plats do not need to be passed by the city council anymore. The Magnolia Farms final plat will be recorded in January.

New Business

Kelly Harris – Sewer Line Easement Agreement

Kelly expressed his appreciation to the city council. He reported that a previous city official, Matt Cutler, told him that a sewer line needed to go through his property, and in lieu of cash, Matt promised that he would receive a water and sewer connection. He reported that he checked with the county, and no easement was recorded. Additionally, he reported that he was selling a trailer for \$15,000 and Matt approached him and explained that the city only had \$10,000 in cash, and for the remaining \$5,000, he would be promised that the city would dig the lines for the water and sewer connection. He is only asking for what the city had agreed upon.

Discussion and Possible Action on Bear River High School Site Plan

Council Member Losee motioned to treat each applicant the same, regardless of the applicant. Council Member Nelson seconded the motion. The motion passed unanimously.

Discussion and Possible Action on Core & Main Meter and Antenna Quote

Mayor Bourne called on Tiffanie Smith, Treasurer, to provide a brief overview of the funding for these meters in the budget. Tiffanie noted that a budget amendment will need to be done in January for this matter and other items. Council Member Atkinson motioned to approve the Core & Main quote for 200 meters in the amount of 86,666.00. Council Member Nelson seconded the motion. The motion passed unanimously.

Mayor and City Council Reports

Mayor Bourne followed up on her previous report regarding the resignation of City Planner Valerie. She noted that Valerie has made a way to continue her work with the city. She provided the council with Valerie's new proposal to review by the next city council meeting. She reported that CAPSA was awarded the full requested amount of funding. She reported that the Mosquito Abatement reported that there were 15 pools of West Nile Virus in the county and one death due to the virus.

Council Member Atkinson

Council Member Atkinson reported that the Youth Council has done a great job with preparation for Santa at the upcoming Frosty Fest and the Candy Cane Scavenger Hunt for the City App. She inquired when the branding boards would be ready from Council Member Losee. Council Member Losee stated that he would get it done soon. Frosty Fest will be held on December 5th at 5:30 p.m. She reported that the Candy Cane Scavenger Hunt details will be on the city app and encourages all residents to download the app.

Council Member Losee

No report.

Council Member Munns

No report.

Council Member Nelson

No report.

Financial Review – Approval of Payroll and Accounts Payable

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

Request for Future Agenda Items

- Police Dispatch Agreement
- Kelly Harris – Easement Connections
- City Planner Proposal

- Garland City Wheat & Beet Days

Closed Session

Council Member Losee motioned to go into a Closed Session. Council Member Atkinson seconded the motion. Mayor Bourne called for a roll call vote:

Jeanette Aktinson - yes
Sharla Nelson - yes
John Losee - yes
Josh Munns - yes

The closed session began.

Council Member Losee motioned to adjourn from the closed session. Council Member Nelson seconded the motion.

Mayor Bourne called the regular meeting back to order. Mayor Bourne called for a roll call vote:

Jeanette Aktinson - yes
Sharla Nelson - yes
John Losee - yes
Josh Munns - yes

Council Member Losee motioned to adjourn at 9:13 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 9:13 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 held on the above-referenced date.



Kristal Edwards, Recorder