

Minutes of the Garland City Council meeting held on March 20, 2024, at 8:44 pm at the Garland City Building with the following council members present:

Mayor Linda Bourne	present
Council Member Sharla Nelson	present
Council Member Josh Munns	present
Council Member Donnie Howell	present
Council Member Jeanette Atkinson	present

Mayor Bourne called the meeting to order. Council Member Atkinson gave the invocation and Council Member Howell led the Pledge of Allegiance. Mayor Bourne stated she would like to excuse Council Member Allen.

Council Member Munns made a motion to approve the agenda with the amendment of tabling 9 a through f because we basically done it with our department heads already. The motion died due to the lack of a second.

Council Member Munns made a motion to approve the agenda. A second was made by Council Member Atkinson with all council members present voting in favor of the motion.

Council Member Nelson made a motion to approve the February 21, 2024 minutes. A second was made by Council Member Atkinson with all council members present voting in favor of the motion.

Council Member Nelson made a motion to table the February 7, 2024, because they are not complete. A second was made by Council Member Munns with all council members present voting in favor of the motion.

Mayor Bourne asked if there were any open comments from the public. Deborah Long asked why the West Factory Project was approved before we had a permit to go under the railroad and had a second entrance. How many trucks will be going in and out of the business daily? How much of a tax benefit is Lakeshore bringing to Garland City? She stated she is very concerned about safety issues on West Factory.

Kim & Bruce Bowcutt stated they were here from Just Serve and would be taking over for the Iversons. She stated April is youth service month and stated they could help get the word out any service projects we needed help on.

Merrilee Gardner stated she wanted to reiterate the questions Deb asked and express her concerns on the West Factory Project. She also stated that with the vote on the firemen's stipend that they get what they deserve.

Katie Hirschi commented that she sees we will be voting on the Eastside View Phase 3 at 1150 E 1230 S and stated that she would like to see another road from that subdivision to the highway.

John McClellan stated he is concerned about the number of trucks coming and going from the Lakeshore business.

Mayor Bourne stated the next item on the agenda was the introduction and adoption of Resolution, R-24-01 the utility rate increase.

Council Member Nelson made a motion that we table Resolution, R-24-01, utility rate increase until we can make the amendments that need to be made and bring this back next time. A second was made by Council Member Howell. Mayor Bourne asked if there was any further

discussion. Council Member Munns stated that we can pass it tonight and read from Robert's Rules of Order and the state code. A small discussion ensued. Mayor Bourne stated that she has discussed with the city attorney about wanting help with putting together a set of procedures for council meetings. Mayor Bourne asked for a vote. All council members present voted in favor of the motion.

Mayor Bourne stated the first item under new business was consideration and possible action on the Eastside View Subdivision Phase 3 final plat located in the vicinity of 1150 East and 1230 South.

Gary Madsen stated he is looking for approval for phase 3 in a multi-phase subdivision. Council Member Atkinson stated that there was a comment earlier in the meeting about another entrance coming out on the highway. He stated that was approved last fall and the subdivision has two egresses and this is all that our ordinances require. He stated there are a couple of single-family lots and some multifamily buildings. The multifamily lots will be in an HOA that will take care of all the common areas and open space.

A motion was made by Council Member Munns that we accept the Eastview View Phase 3 final plat. A second was made by Council Member Atkinson. Council Member Nelson asked for a friendly amendment to include the proposed conditions of approval. Council Member Munns stated that he would accept that and asked if the person who seconded it would accept it. Council Member Atkinson accepted it. All council members present voted in favor of the motion.

Mayor Bourne stated the next item under new business was the consideration and possible action of the preliminary plat and site plan for Sunset Court located in the vicinity of the northwest corner of Main Street and 200 North.

Bradon Capener said he is here for preliminary approval on Sunset Court and stated there are a few conditions they are working on. He stated there are only six instead of seven 4-plexes and they cut back on a few storage units. The townhomes will have an HOA and will maintain the retention ponds. He stated there would be a vinyl privacy fence on the north side and a chain link fence on the west side. There were a few clarifying questions from the council.

Council Member Nelson stated she feels it is her duty to identify that this project does not meet any of Garland City's codes. The zoning doesn't match and because of other things that have transpired our hands are tied. She stated this is not something we ever plan to approve again, this type of development and she wants the public to know that. Council Member Atkinson stated that there are a lot of residents that are not happy with it. A discussion ensued. Council Member Nelson read the conditions of approval before making a motion.

Council Member Nelson stated recognizing that this development does not meet city zoning requirements but based on this project history she moves that we approve the preliminary plat and site plan for Sunset Court subject to the conditions of approval outlined. A second was made by Council Member Howell with Council Members Allen, Howell, Nelson, and Munns voting in favor of the motion and Council Member Atkinson voting against the motion.

Mayor Bourne stated the next item under new business is consideration and possible action on the Library Project Bids. The city engineer, Todd Freeman, stated that we had the bid opening on February 21st and there were two bidders. They were Workhorse Excavation and Construction and Axis Reclamation and Construction with Workhorse being the low bidder. He stated he is recommending their approval in the amount of \$238,531.65. A small discussion ensued.

Council Member Atkinson made a motion that we approve the bid for \$238,531.65 with Workhorse Excavation and Construction. A second was made by Council Member Nelson with all council members present voting in favor of the motion.

Mayor Bourne stated the next item under new business is discussion and possible action on IT bids.

Council Member Howell made a motion to approve Les Olson IT as our IT company as per the bid presented to us, not only for the upfront fees but for the monthly fees as stated. A second was made by Council Member Nelson with all council members present voting in favor of the motion.

Mayor Bourne stated the final item under new business was a discussion and possible action on firemen stipends. Council Member Nelson compiled a history of the stipends since they started in 2016 with information the city recorder provided. It was explained that the stipends started to help compensate the officers for all the extra time put in doing administrative stuff that is not a call. There were some clarifying questions and a lengthy discussion.

A motion was made by Council Member Atkinson that we pay the firemen stipend the remaining balance of \$11,000, the back amount owed and get it put in the budget so it is correct, planned for, and taken care of. Council Member Nelson asked to clarify that we need back pay for 06-2022 and 12-2023 for \$11,000 and we also need as of June we need to make the current payment which is half. Council Member Atkinson restated she wanted to make a motion that we pay the firemen stipend of the \$11,000 back pay for the year of 2022 that they're owed the current payment coming up this year for June. Council Member Atkinson made a motion that we make a payment for the firemen stipend the back pay of June 2022 of \$5,500 and December 2023 of \$5,500 for a total of \$11,000 and then going for this year June of 2024 the payment to be taken out of \$5,500 in a line item in the budget for June and December from here forward. A second was made by Council Member Nelson with all council members present voting in favor of the motion.

Mayor Bourne stated the next item on the agenda was reports of officers, boards, and committees and she reported that our workers comp premiums will be going down by twenty-six percent starting in April. She reported that by July 2025 all government entities have to be a .gov for the website and emails. She reported that they will start standing up walls at the Lakeshore site tomorrow. She stated that from here forward everything for the coming council meeting be cut off by the Wednesday prior.

Council Member Atkinson stated they are looking for historic pictures. She stated they are looking for volunteers for city days. She also stated there have been complaints about beautification and the codes not being enforced.

Council Member Howell, Munns, and Nelson had nothing further to report.

Mayor Bourne asked if there were any financial questions. There were none.

Council Member Howell made a motion to approve the coding for payroll and accounts payable and utility account adjustments. A second was made by Council Member Nelson with Council Members Howell, Atkinson, and Nelson voting in favor of the motion and Council Member Munns voting against the motion.

Mayor Bourne asked if there were any requests for future agenda items. There were none.

Council Member Atkinson made a motion to adjourn at 10:59 p.m. A second was made by Council Member Munns with all council members present voting in favor of the motion.

Sharlet Anderson
Sharlet Anderson, Recorder