

Garland City Corporation

Work Session Meeting

November 19, 2025

Members Present:

Jeanette Atkinson
Sharla Nelson
Tena Allen
John Losee
Josh Munns
Don Koyle
Thane Winward
Kristal Edwards, Recorder
Steve Brooks, City Attorney
Valerie Claussen, City Planner

Members Absent:

Mayor Linda Bourne
Brent Deakan
Jared Lish
Wesley Thompson

City Council & Planning Commission Work Session

Council Member Nelson called the work session for November 19, 2025, to order at 6:01 p.m. at the Garland City Building. She opened the meeting to Valerie Calussen, City Planner.

Valerie provided an educational overview of the standard general plan and the significance of understanding what is being approved for subdivision rezones. She emphasized the importance of the code rewrite for the Public Facilities Ordinance (APFO), which can assist in the concurrency of developments within the city. She reported that the Planning Commission held a public hearing at its November 11th meeting and voted to approve the proposed code change. In addition, she reported that this item is scheduled for another public hearing at the City Council meeting on December 3rd.

Council Member Losee noted that after further review, he agrees that this is beneficial to implement. He commented on a proposed project that would expand the capacity of the infrastructure. There was clarification made that impact fees are for the

expansion of existing infrastructure. Council Member Nelson noted that this is great for the city and for developers. A discussion ensued.

Valerie reported that the master utility studies are currently being conducted by the city engineer, Quinn Dance. Additionally, she reported all of the current developments approved and an overview of the proposed number of units. Quinn reported that the utility studies currently in progress are culinary water, storm drain, collection and treatment, which should be completed around the spring of 2026. He noted that there may be some funding opportunities for the transportation and park studies. Once those are complete, they can focus on the master general plan. A discussion ensued regarding infrastructure and associated growth issues. Council Member Nelson expressed her appreciation to Quinn as he has begun the process of the studies.

The work session was adjourned at 7:26 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 and Planning Commission Work Session Meeting held on the above-referenced date.



Kristal Edwards, Recorder