



NOTICE AND AGENDA

Notice is hereby given that the Garland City Council will hold a work session meeting at 6:00 p.m., followed by a City Council meeting at 7:00 p.m. or thereafter on the 7th day of October 2026, at the Garland City Building. The Mayor reserves the right to modify the sequence of agenda items in order to facilitate special needs. The agenda shall be as follows:

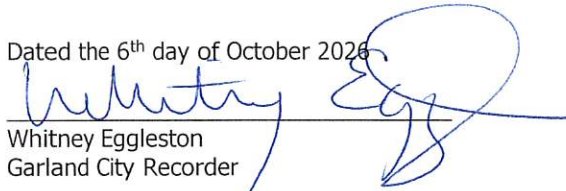
Work Session – 6:00 p.m.

1. Call Work Session to Order
2. Department Head Reports – Parks & Rec/Public Works/Library
3. Councilmember Johnson discussion on Camera's and Youth Worker Training
4. Adjourn

Regular Meeting – 7:00 p.m.

1. Call to Order – Mayor Austin
2. Thought/Prayer – Council Member Hall
3. Pledge of Allegiance – Council Member Munns
4. Vote to Approve Agenda
5. [Vote to Approve Minutes](#)
 - a. [September 16, 2026](#)
6. Open Comments
7. Old Business
 - a. [Discussion and Possible Action on Resolution R-26-29 Munns Water Contract](#)
 - b. [Discussion on O-26-04 an Ordinance modifying the free water overage benefit for qualifying city employees, volunteer fire department members, retirees, and current city council and planning and zoning members; establishing a maximum water overage benefit cap of 20,000 gallons, and providing an effective date.](#)
8. New Business
 - a. [Discussion and Possible Action on the adoption of Ordinance O-26-14 for the rezoning of the property located at 657 West Factory Street \(Parcel No. 06-064-0053\) from the AG \(Agricultural\) to the R-1 \(Single Family Residential\) Zone.](#)
 - b. [Discussion and Possible Action on the Adequacy Determination associated with the CAPSA Site Plan Application.](#)
 - c. [Discussion and Possible Action on Resolution R-26-28 Grant for the Government Office of Economic Opportunity](#)
9. Mayor and City Council Reports
 - a. Mayor Austin – Administration/Fire
 - b. Council Member Allen – Emergency Preparedness/Library
 - c. Council Member Atkinson - Youth Council/Beautification/Garland City Days
 - d. Council Member Hall - Parks & Recreation/Sewer
 - e. Council Member Munns - Facilities/Water/Streets
 - f. Council Member Johnsen - Planning & Zoning/Police
10. Financial Review - Approval of Coding for Payroll and Accounts Payable and Utility Account Adjustments
11. Requests for Future Agenda Items
12. Adjourn

Dated the 6th day of October 2026


Whitney Eggleston
Garland City Recorder



**Garland City Council reserves the right to go into a closed session at any time during this meeting.*



Council Work Session, September 16, 2026

Minutes of the Work Session Garland City Council held Wednesday, September 16, 2026 at 6:00 p.m., at Garland City Hall, 72 North Main Street, Garland Utah, 84312

Present: City Council: **Danny Austin, Mayor**
Jim Hall, Councilmember
Jeanette Atkinson, Councilmember
Tena Allen, Councilmember
Josh Munns, Councilmember
Angie Johnsen, Councilmember

City Employee: Lanette Sorensen, Emergency Management Director
Jessica Howell, Treasurer
Whitney Eggleston, Recorder
Steve Harrington, Fire Chief
RaeAnn Bott, Code Enforcement
Travis Atkinson, Public Works Director

Visitors: Sandra Round
Ila Mae Van Valkenburg
Lanise Hall
Phil Millett
Richard Owen

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Austin called the meeting to order and welcomed those in attendance, including all Council Members, City staff, and members of the public.

Department Head Reports

Fire Department- Steve Harrington

Fire Chief presented information supporting the City operating an ambulance in Garland. He reported 77 transports by outside agencies, (example Tremonton and Fielding), year to date, compared to 104 calls last year. Discussion included average revenue per call and the proposed staffing costs.

At 6:07 p.m., Councilmember Johnsen arrived.

Fire Chief reported that the department also assisted with the high school Homecoming event commemorating the 25th anniversary of 9/11 and will assist with fireworks on September 23.



Emergency Management Director- Lanette Sorensen

Mrs. Sorensen reported that September is Emergency Preparedness Month. She noted that the Armory was not left in satisfactory condition after being rented before the Hartley Fire and requested that it be cleaned after future rentals.

Councilmember Johnsen asked about expectations during an emergency. Mrs. Sorensen stated she would send her a text. She also stated that there will be a communication drill planned in the future. She also announced the Preparedness Fair scheduled for April 17, from 9:00 a.m. to noon.

Code Enforcement- RaeAnn Bott

Mrs. Bott stated that she is preparing for winter, getting all the leaves, trash, debris and trees hanging over the road. She noted several requests to allow goats in non-agricultural areas. Councilmember Munns stated this should be relatively easy to implement and noted that goats are among the fastest projects at the County Fair.

Mrs. Bott asked whether the Council would like to revisit the Fowl Ordinance, which was tabled in March, due to requests to allow more chickens. Discussion also included providing free County Landfill passes instead of renting dumpsters.

Discussion on Crosswalks throughout on the City

Public Works Director Travis Atkinson reported that the City's spray painter, previously loaned to the high school, was returned nonfunctional. Replacement parts are unavailable, and a new machine would cost \$11,000–\$30,000. The Council previously approved hiring a company to paint the crosswalks, but the work was never completed.

Councilmember Atkinson requested additional quotes and an estimate of labor hours for completing the work. Councilmember Munns stated that crosswalks near schools and libraries need to be completed as soon as possible.

Discussion on Cyber Security Threats on Water System- Phillip Millett from YIZDA

Phillip Millett stated that cybersecurity threats have increased in recent years. He explained that the State of Utah conducted pilot programs partnering with his company, which led to legislation providing grant funding to help cities protect their water systems from cyberattacks.

It was decided that Councilmember Munns was going to work with Mr. Atkinson towards getting that application completed for the Grant.



Adjournment

There being no further business, the meeting was adjourned at 6:51 p.m.

The undersigned, duly acting Recorder for Garland City Corporation, hereby certifies that the foregoing is a true and correct copy of the minutes for the Work Session Meeting held on the above-referenced date.

Whitney Eggleston, Recorder

Date Approved:



Council Regular Meeting, September 16, 2026

Minutes of the Regular Session Garland City Council held Wednesday, September 2, 2026 at 7:00 p.m., at Garland City Hall, 72 North Main Street, Garland Utah, 84312

Present: City Council: **Danny Austin, Mayor**
Josh Munns, Councilmember
Jim Hall, Councilmember
Jeanette Atkinson, Councilmember
Tena Allen, Councilmember
Angie Johnsen, Councilmember

City Employees: Lanette Sorensen, Emergency Management Director
Jessica Howell, Treasurer
Whitney Eggleston, Recorder
Valerie Claussen, City Planner

Visitors: Sandra Round
Ila Mae Van Valkenburg
Lanise Hall
Paul Newman
Chris Brasted
Ben Johnston
Mont Rose

1. Call to Order

Mayor Austin called the meeting to order at 7:00 PM and welcomed all in attendance.

2. Thought/Prayer

Councilmember Hall offered a prayer.

3. Pledge of Allegiance

Councilmember Munns led the Pledge of Allegiance.

4. Vote to approve agenda

Councilmember Atkinson moved to approve the meeting agenda. Councilmember Johnsen seconded the motion. All voted in favor; the agenda was approved.



5. Vote to approve meeting minutes

Councilmember Atkinson moved to approve the September 2, 2026, meeting minutes. Councilmember Hall seconded the motion. All voted in favor; the minutes were approved.

6. Open Comments

Mayor Austin invited public comments. No comments were given.

7. Public Hearing

- a. **Public Hearing, consideration and Possible Action on the request for a rezoning of the property located at West Factory Street (Parcel no. 06-064-0053) from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district.**

City Planner Valerie Claussen presented the rezoning request and reported that the Planning and Zoning Commission had approved it. Discussion included Ashley Meadows, the northern neighborhood, the cul-de-sac, and the road moratorium regarding road cuts.

Mayor Austin disclosed his relationship to Mr. Mont Rose and invited public comment. Mont Rose provided a history of the applications, clarified that the request was for rezoning only, and stated that the project had received a positive adequacy determination. He also presented a concept intended to address neighbors' concerns. Ben Johnston of Johnston Engineering discussed lot sizes and measurements.

Mayor Austin closed the public hearing.

Councilmember Atkinson moved to approve the rezoning of Parcel No. 06-064-0053 from AG to R-1. Councilmember Johnsen seconded the motion. The motion passed with votes in favor and one opposed.

City Planner Claussen stated that an ordinance would be prepared and brought back to the City Council for consideration.

- b. **Public Hearing, Consideration and Possible Action on Ordinance O-26-13 a Text Amendment to Garland Municipal Code Relocating Planning and Zoning Commission Provisions from Title 9, Chapter 3 to Title 2, Chapter 1 (Boards and Commissions).**

Public Hearing was opened. City Planner Valerie Claussen presented the updated Planning and Zoning Commission bylaws for Council consideration and adoption.

Mayor Austin closed the Public Hearing.



Councilmember Johnsen moved to approve Ordinance O-26-13 a Text Amendment to Garland Municipal Code Relocating Planning and Zoning Commission Provisions from Title 9, Chapter 3 to Title 2, Chapter 1 (Boards and Commissions). Councilmember Allen seconded the motion.

Roll Call Vote:

Hall – Yes

Munns – Yes

Atkinson – Yes

Allen – Yes

Johnson- Yes

The ordinance was approved unanimously.

8. New Business

a. Discussion and Possible Action on a Kennel License for Paul Newman

Mr. Newman explained that he is a licensed therapist and brings his four trained, non-service dogs to work to provide emotional support. He stated that he wished to do the right thing, and is seeking to stay in compliance with the city to license his dogs.

Councilmember Johnsen reported no issues with the dogs and noted their positive impact on clients. Councilmember Atkinson requested annual reapplication for the kennel license.

Councilmember Munns moved to approve the kennel license for Paul Newman, with approval on a case-by-case basis, annual renewal, and a maximum of four dogs.

Councilmember Atkinson seconded the motion. At 7:46 p.m., Councilmember Munns was excused to respond to a grass fire. All voted in favor.

9. Mayor and City Council Reports

a. Mayor Austin - Administration/Fire/Mosquito Abatement

Mayor Austin stated that the Star Party was on September 19 at 7:30 p.m. at the Park. The Fire Department is busy, hence why Councilmember Munns had to leave. Mosquito Abatement meets once a quarter, and no report to give.

b. Council Member Allen - Emergency Preparedness/Library

No report given.



c. Council Member Atkinson - Youth Council/Beautification/Garland City Days / America250

Councilmember Atkinson reported that the Library and Cherilyn Leach will be in charge of the Frosty Fest. It will be on December 4th at 6:30 p.m. There is a \$2,000 budget for this activity.

d. Council Member Hall - Parks & Recreation/Sewer

Councilmember Hall reported that the Council-approved sewer parts had arrived. He also reported that the Parks and Recreation Director injured his back while repairing sprinklers.

e. Council Member Munns - Facilities/Water/Streets

No report given, Councilmember Munns had to leave on a Fire.

f. Council Member Johnson - Planning & Zoning/Police

Councilmember Johnson reported she will be meeting with Lieutenant Gailey regarding Police Interviews. She also contacted Brigham Street Department and was able to get a name and number of a local guy that spray paints Brigham's Crosswalks. She said that she will pass the contact to our Public Works Director.

10. Financial Review - Approval of Coding for Payroll and Accounts Payable and Utility Account Adjustments

Councilmember Johnsen moved to approve the coding for payroll and Utility Account Adjustments. Councilmember Allen seconded the motion. All voted in favor; the motion passed.

11. Requests for Future Agenda Items

Mayor Austin invited suggestions for future agenda items. It was determined we need to discuss the Youth Sports Policy Manual, Water Overages discussion with those who retired, Clint Munns Lawyer reached out regarding 1983 Agreement.

12. Adjournment

There being no further business, Councilmember Atkinson moved to adjourn. Councilmember Johnsen seconded the motion. All voted in favor. The meeting adjourned at 7:59 p.m.



Council Regular Meeting, September 16, 2026

The undersigned, duly acting Recorder for Garland City Corporation, hereby certifies that the foregoing is a true and correct copy of the minutes for the Work Session Meeting held on the above-referenced date.

Whitney Eggleston, Recorder

Date Approved:

[RETURN TO AGENDA](#)



RESOLUTION NO. R-26-29

A RESOLUTION OF THE GARLAND CITY COUNCIL APPROVING AN AMENDED AND RESTATED AGREEMENT BETWEEN GARLAND CITY AND CLINT R. AND BRENDA M. MUNNS, AS TRUSTEES OF THE CLINT R. AND BRENDA M. MUNNS REVOCABLE FAMILY TRUST, CONCERNING THE JENSEN-HARRIS SPRING WATER CONTRACT; AUTHORIZING EXECUTION OF THE AGREEMENT; APPROVING SETTLEMENT OF CERTAIN PRIOR WATER CHARGES; AND PROVIDING FOR RELATED MATTERS

WHEREAS, Garland City ("City") is a municipal corporation and political subdivision of the State of Utah; and

WHEREAS, on or about July 16, 1929, Hyrum Jensen and Sarah B. Jensen entered into an agreement with Garland City concerning certain real property and water rights associated with the Jensen-Harris Spring ("1929 Agreement"); and

WHEREAS, pursuant to the 1929 Agreement, the Jensens conveyed certain real property and water rights to Garland City while reserving a flow equal to one-third (1/3) gallon per minute, with the City agreeing to arrange delivery of such water to the Jensens, their heirs or assigns; and

WHEREAS, the 1929 Agreement further provides that its provisions constitute covenants running with the land and are binding upon the parties and their respective successors and assigns; and

WHEREAS, in 1983, Garland City and Eldon T. Munns, as successor to the Jensen interest, entered into an additional agreement ("1983 Amendment") clarifying the manner in which the City would satisfy the historical Jensen-Harris water-delivery obligation; and

WHEREAS, the 1983 Amendment provided that Garland City would deliver water through two City water meters together totaling 15,000 gallons per month without charge for that quantity, that water used in excess of 15,000 gallons would be paid for at the City's prevailing rate, and that no additional connections would be granted under the water entitlement; and

WHEREAS, the 1983 Amendment expressly stated that it was intended to clarify the means of delivering the historic one-third gallon-per-minute entitlement and was not intended to enhance or lessen the rights established by the prior agreements; and

WHEREAS, the historical records of Garland City further indicate that the City Council considered and approved the 1983 arrangement providing for two meters totaling 15,000 gallons, payment of overage at the prevailing rate, and no additional connections; and

WHEREAS, Clint R. Munns and Brenda M. Munns, as Trustees of the Clint R. Munns and Brenda M. Munns Revocable Family Trust, u.a.d. March 8, 2010 ("Munns Trust"), have

succeeded to the interest previously held by Eldon T. Munns under the Jensen-Harris Spring Water Contract; and

WHEREAS, the City and Munns Trust desire to amend, restate, and clarify the present administration and delivery provisions of the Jensen-Harris Spring Water Contract while preserving the historical limitations upon the City's obligation; and

WHEREAS, the proposed Amended and Restated Agreement provides, among other things, that the City's water-delivery obligation is limited to an aggregate total of 15,000 gallons per calendar month through no more than two City-approved meters, that water used in excess of that amount will be charged at the City's applicable rate, and that no additional connections will be created under the entitlement; and

WHEREAS, the proposed Agreement further provides that subdivision, conveyance, partition, development, boundary adjustment, or other alteration of the benefited property will not increase or multiply the quantity of water, number of meters, number of connections, or other obligations of the City; and

WHEREAS, the proposed Agreement provides that unused portions of the monthly entitlement will not accumulate, carry forward, or create a monetary or water credit; and

WHEREAS, the proposed Agreement provides that relocation of either City meter requires prior written City approval and compliance with generally applicable City utility requirements, and that relocation costs will be borne by the requesting property owner unless otherwise agreed by the City in writing; and

WHEREAS, the proposed Agreement preserves Garland City's lawful authority to regulate and operate its municipal water system, including applicable conservation, emergency, meter, cross-connection, backflow, public-health, safety, and other utility requirements; and

WHEREAS, the Parties have also identified certain water charges paid from December 2023 through the effective date of the Agreement and have agreed that a one-time payment by Garland City of **One Thousand Three Hundred Twelve Dollars and Seventy Three Cents (\$1,312.73)** will constitute full and final settlement of claims for reimbursement, refund, credit, adjustment, or other recovery arising from water bills or charges through the effective date of the Agreement; and

WHEREAS, the Garland City Council finds that clarifying the historical water entitlement, preserving the limitations contained in the prior agreements, resolving the prior billing matter, and establishing a clear record concerning future administration of the entitlement are in the best interests of Garland City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GARLAND CITY, UTAH, AS FOLLOWS:

SECTION 1. APPROVAL OF AGREEMENT.

The Garland City Council hereby approves the **Amended and Restated Garland City and Clint R. and Brenda M. Munns, Trustees of the Clint R. and Brenda M. Munns Revocable Family Trust, as Successor-in-Interest to the Jensen-Harris Spring Water Contract**, substantially in the form presented to and reviewed by the City Council.

The Agreement is incorporated herein by this reference as though fully set forth and may be maintained with this Resolution as **Exhibit A**.

SECTION 2. CONFIRMATION OF MATERIAL TERMS.

In approving the Agreement, the City Council specifically acknowledges and approves the following material terms:

1. The City's obligation is limited to **a total of up to 15,000 gallons per calendar month** through no more than two City-approved meters.
2. The 15,000-gallon allowance is the combined total for both meters and is not a separate allowance for each meter, parcel, owner, dwelling, connection, or user.
3. Water used in excess of 15,000 gallons during any calendar month shall be charged at the City's then-applicable rate.
4. No additional meters or connections shall be granted under the Jensen-Harris Spring Water Contract or the Amended and Restated Agreement.
5. Unused monthly water does not accumulate, carry forward, or create a credit.
6. Subdivision, partition, conveyance, boundary adjustment, development, change in ownership, or other division or alteration of the benefited property shall not increase or multiply the City's obligation.
7. Relocation or reconnection of a meter remains subject to City approval and generally applicable City utility requirements.
8. Except as expressly provided concerning the first 15,000 gallons per month, the benefited property remains subject to generally applicable City utility requirements, regulations, fees, and lawful municipal regulation.
9. Nothing in the Agreement shall be construed to enlarge Garland City's historical water-delivery obligation under the Jensen-Harris Spring Water Contract.

SECTION 3. RECOGNITION OF SUCCESSOR-IN-INTEREST.

For purposes of administration of the Jensen-Harris Spring Water Contract and the Agreement approved herein, Garland City recognizes the Munns Trust as successor-in-interest to the contractual entitlement previously held by Eldon T. Munns.

Such recognition shall not, standing alone, constitute an acknowledgment or determination by Garland City that the Munns Trust owns a separately transferable, certificated, perfected, or decreed Utah water right independent of the benefited property.

SECTION 4. SETTLEMENT OF PRIOR WATER CHARGES.

The City Council hereby approves a one-time payment of **\$1,312.73** to Munns Trust in accordance with the Agreement.

Such payment is expressly conditioned upon execution of the Agreement and shall constitute full and final settlement of the claims identified therein relating to water bills and water charges through the effective date of the Agreement.

The appropriate City officers are authorized to issue the payment in accordance with normal City financial procedures.

SECTION 5. AUTHORIZATION TO EXECUTE.

The Mayor is hereby authorized to execute the Agreement on behalf of Garland City, and the City Recorder is authorized to attest the Mayor's signature.

The Mayor, City Recorder, City Attorney, Public Works Department, and other appropriate City officers and employees are further authorized to execute or prepare such documents and take such reasonable administrative actions as may be necessary to implement the Agreement and this Resolution.

The Mayor is authorized to approve nonmaterial, technical, formatting, or clerical modifications to the Agreement that do not materially increase the City's obligations, provided such modifications are approved as to form by the City Attorney.

Any material modification increasing the City's water-delivery obligation, increasing the number of permitted meters or connections, changing the 15,000-gallon monthly limitation, or materially changing the settlement terms shall require further approval of the City Council.

SECTION 6. PRIOR AGREEMENTS.

Except as expressly amended or clarified by the Amended and Restated Agreement, nothing in this Resolution is intended to enlarge, diminish, terminate, or otherwise modify rights or obligations arising under the 1929 Agreement or 1983 Amendment.

In the event of a conflict concerning the present manner, quantity, metering, or administration of water delivery, the Amended and Restated Agreement shall govern to the extent provided therein.

SECTION 7. SEVERABILITY.

If any section, clause, sentence, or provision of this Resolution is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity of the remaining portions of this Resolution.

SECTION 8. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Garland City Council this ____ day of _____, 2026.

GARLAND CITY

By: _____
Danny Austin, Mayor

ATTEST:

Whitney Eggleston, City Recorder

APPROVED AS TO FORM:

Steve Brooks, City Attorney

VOTING

City Council	Vote
Council Member Jeanette Atkinson	☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Council Member Angie Johnsen	☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Council Member Tena Allen	☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Council Member Jim Hall	☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Council Member Josh Munns	☐ Aye ☐ Nay ☐ Abstain ☐ Absent

EXHIBIT A

When recorded Mail to:
Clint and Brenda Munns
13505 N. 6000. W
Garland, UT 84312

Box Elder County Parcel Nos: 06-113-0015 and 06-113-0005

**AMENDED AND RESTATED GARLAND CITY AND CLINT R. AND BRENDA M. MUNNS
TRUSTEES OF THE CLINT R. AND BRENDA M. MUNNS REVOCABLE FAMILY TRUST AS
SUCCESSOR-IN-INTEREST TO THE JENSEN-HARRIS SPRING WATER CONTRACT**

This Agreement is entered into this _____ day of _____, 2026, between Garland City ("City") and Clint R. and Brenda M. Munns, trustees of the Clint R. Munns and Brenda M. Munns Revocable Family Trust, u.a.d. March 8, 2010 ("Munns Trust"), referred to collectively as the "Parties."

RECITALS

A. On July 16, 1929, Hyrum and Sarah Jensen agreed to and subsequently conveyed to Garland City real property and water rights associated with the Jensen-Harris Spring ("1929 Agreement").

B. In the 1929 Agreement, in exchange for real property and water rights, the City agreed to provide Hyrum and Sarah Jensen with a right to receive one-third gallon per minute from the Spring ("Spring Right").

C. The 1929 Agreement is binding on the successors and assigns of each party.

D. In an agreement dated October 24, 1983, Jensens' successor Eldon Munns and Garland City agreed to amend the 1929 Agreement ("1983 Amendment" or, together with the 1929 Agreement, the "Jensen-Harris Spring Water Contract").

E. In the 1983 Amendment, the parties agreed that, in lieu of taking the one-third gallon per minute from the Spring to which he was entitled under the 1929 Agreement, Eldon Munns would take, and City would provide, 15,000 gallons of water per month from the City's culinary system.

F. The parties agreed Eldon Munns would take the water through two meters. The 1983 Amendment further provided that the two meters together would total 15,000 gallons per month, that water used in excess of 15,000 gallons would be paid for at the prevailing City rate, and that no other connections would be granted on the water entitlement.

G. Eldon Munns placed all his property in a trust and upon his death it passed to his wife, Alta Munns, as trustee of the family trust.

H. Alta Munns, as trustee of the family trust, subsequently conveyed all water rights and water shares to Clint R. Munns and Brenda M. Munns as trustees of the Clint R. and Brenda M. Munns Revocable Family Trust, u.a.d. March 8, 2010, including the Spring Right.

I. The parties intend and agree to amend and clarify the administration and delivery provisions of the Jensen-Harris Spring Water Contract as described herein, without enlarging the quantity of water, number of connections, or other water-delivery obligations historically imposed upon the City.

In consideration of the Recitals, promises, covenants, and warranties set forth herein and for other good and valuable consideration, the receipt, adequacy, and legal sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. SUCCESSOR-IN-IN-INTEREST

Based upon all documents submitted to or obtained by the City on this matter, the City recognizes Munns Trust as successor and assignee of the Jensen-Harris Spring Water Contract. Such recognition concerns succession to the contractual entitlement addressed herein and shall not, by itself, constitute an acknowledgment by City concerning ownership of a separately transferable, certificated, perfected, or decreed Utah water right.

2. SATISFACTION OF WATER ENTITLEMENT

The parties agree the 15,000 gallons of water the City agreed to provide under the 1983 Amendment, and this Agreement is intended to fully satisfy the quantity of water to which Munns Trust is entitled under the Jensen-Harris Spring Water Contract. Delivery by City of up to 15,000 gallons per month in accordance with this Agreement shall fully satisfy City's water-delivery obligation under the Jensen-Harris Spring Water Contract, and neither Munns Trust nor its successors shall be entitled to both such culinary water delivery and a separate or additional delivery of one-third gallon per minute directly from the Spring for the same period.

3. WATER DELIVERY

Consistent with the terms of the 1983 Amendment, City agrees to continue to provide Munns Trust, and subsequent owners of the Benefited Property entitled to the benefit of the Jensen-Harris Spring Water Contract, with up to an aggregate total of 15,000 gallons of water per calendar month, without volumetric water charge, to be delivered through no more than two City meters. The 15,000-gallon monthly entitlement is the total combined entitlement through both meters and is not an entitlement of 15,000 gallons per meter, parcel, owner, dwelling, connection, or user. Any water used in excess of the aggregate 15,000 gallons during any calendar month shall be charged at Garland City's then-applicable rate, consistent with the 1983 Amendment. Unused portions of the 15,000-gallon monthly entitlement shall not accumulate, carry forward to another month, or create a monetary or water credit.

a. Existing meters

The City meters are located on Box Elder County parcel 06-113-0015 and used on Box Elder County parcels 06-113-0015 and 06-113-0005. The parties acknowledge that one meter is presently disconnected. The meter was not disconnected by any actions of the City.

Nothing in this Agreement obligates City, at City's expense, to reconnect, relocate, repair, replace, reconstruct, or install the disconnected meter or associated service facilities. Any requested reconnection shall be subject to generally applicable City utility requirements.

b. Relocation of meters

Munns Trust may request that one or both meters be relocated to a different location on parcel 06-113-0015 or 06-113-0005. Any relocation shall require the City's prior written approval, which shall not be unreasonably withheld, and shall comply with the City's generally applicable utility requirements, engineering standards, meter requirements, easement requirements, and other applicable regulations. Unless otherwise agreed by City in writing, all costs associated with relocation shall be borne by Munns Trust or the subsequent owner requesting the relocation.

Relocation of either meter shall not increase the City's aggregate obligation of 15,000 gallons per calendar month or permit more than two meters or connections under this Agreement.

c. Entitlement running with land

The Parties acknowledge that the Jensen-Harris Spring Water Contract provides for the water entitlement to run with the benefited land. For purposes of this Agreement, the benefited property is presently identified as Box Elder County Parcel Nos. 06-113-0015 and 06-113-0005 (collectively, the "Benefited Property"). The entitlement recognized herein shall not be separately assigned or transferred apart from the Benefited Property.

Subdivision, partition, boundary adjustment, conveyance, development, change in ownership, or other division or alteration of the Benefited Property shall not increase or multiply City's obligations under the Jensen-Harris Spring Water Contract or this Agreement. Regardless of any such change, City's obligation shall remain limited to an aggregate total of 15,000 gallons per calendar month through no more than two City-approved meters or connections.

No additional meter or connection shall be granted under the Jensen-Harris Spring Water Contract or this Agreement.

d. City utility regulation

Except for the water charges applicable to the first 15,000 gallons per calendar month, water service to the Benefited Property remains subject to City's generally applicable ordinances, regulations, utility policies, fees, and requirements. Nothing in this Agreement limits City's lawful authority concerning operation of its municipal water system, including emergency restrictions, water conservation requirements, meter standards, cross-connection and backflow requirements, system maintenance, and public health and safety regulations.

4. REIMBURSEMENT AND SETTLEMENT OF PRIOR WATER CHARGES

City agrees to reimburse, by one-time payment, to the Munns Trust for applicable water charges paid from December 2023 through the effective date of this Agreement, a total of \$1312.73. Reimbursement will be made within 60 days of execution of this Agreement.

The Parties agree that such payment constitutes full and final settlement of all claims by Munns Trust, and persons claiming through Munns Trust, for reimbursement, refund, credit, adjustment, or other recovery arising from water bills or water charges assessed or paid through the effective date of this Agreement. This settlement does not affect the Parties' prospective rights and obligations under this Agreement.

5. COOPERATION

The parties agree to cooperate in good faith if additional actions are required to enable either party to perform under this Agreement.

Nothing in this Section requires either party to agree to an amendment that materially enlarges its obligations under this Agreement. Any material amendment shall be in writing and executed by the parties or their lawful successors.

6. RELATIONSHIP TO PRIOR AGREEMENTS

Except as expressly amended or clarified herein, the 1929 Agreement and 1983 Amendment remain in effect. In the event of a conflict between this Agreement and the prior agreements concerning the manner, quantity, metering, or administration of water delivery, this Agreement shall control. Nothing herein shall be construed to enlarge City's historical water-delivery obligation.

7. CITY APPROVAL

This Agreement is subject to approval by the Garland City Council and shall become effective upon execution by the authorized representatives of both Parties following such approval.

SIGNATURES

GARLAND CITY

By: _____
Daniel Austin, Mayor
Dated: _____

ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF BOX ELDER)

On this ____ day of _____, 2026, personally appeared Daniel Austin, whose identify was proven on the basis of satisfactory evidence, and duly affirmed that he is authorized to and executed the foregoing Amended and Restated Garland City and Clint R. and Brenda M. Munns Trustees of the Clint R. and Brenda M. Munns Revocable Family Trust as Successor-in-interest to the Jensen-Harris Spring Water Contract.

NOTARY PUBLIC
Printed Name: _____
My Commission No.: _____
My Commission Expires: _____

SEAL

ATTEST:

City Recorder

Approved by the Garland City Council on _____, 2026.

**CLINT R. MUNNS, TRUSTEE OF
THE CLINT R. AND BRENDA M. MUNNS REVOCABLE FAMILY TRUST**

Dated: _____

ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF BOX ELDER)

On this ____ day of _____, 2026, personally appeared Clint R. Munns, whose identify was proven on the basis of satisfactory evidence, and duly affirmed that he is authorized to and executed the foregoing Amended and Restated Garland City and Clint R. and Brenda M. Munns Trustees of the Clint R. and Brenda M. Munns Revocable Family Trust as Successor-in-interest to the Jensen-Harris Spring Water Contract.

NOTARY PUBLIC

Printed Name: _____

My Commission No.:

My Commission Expires: _____

SEAL

**BRENDA M. MUNNS, TRUSTEE OF
THE CLINT R. AND BRENDA M. MUNNS REVOCABLE FAMILY TRUST**

Dated:

ACKNOWLEDGMENT

STATE OF UTAH)
)
 : ss.
COUNTY OF BOX ELDER)

On this ____ day of _____, 2026, personally appeared Brenda M. Munns, whose identify was proven on the basis of satisfactory evidence, and duly affirmed that she is authorized to and

executed the foregoing Amended and Restated Garland City and Clint R. and Brenda M. Munns Trustees of the Clint R. and Brenda M. Munns Revocable Family Trust as Successor-in-interest to the Jensen-Harris Spring Water Contract.

NOTARY PUBLIC

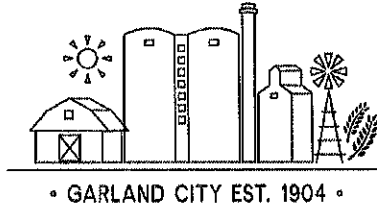
Printed Name: _____

My Commission No.: _____

My Commission Expires: _____

SEAL

[RETURN TO AGENDA](#)



ORDINANCE NO. O-26-04

AN ORDINANCE MODIFYING THE FREE WATER OVERAGE BENEFIT FOR QUALIFYING CITY EMPLOYEES, VOLUNTEER FIRE DEPARTMENT MEMBERS, RETIREES, AND CURRENT CITY COUNCIL AND PLANNING AND ZONING MEMBERS; ESTABLISHING A MAXIMUM WATER OVERAGE BENEFIT CAP OF 20,000 GALLONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS,

The City has historically provided free or waived water overage charges on municipal utility billings to certain city employees and members of the Volunteer Fire Department; and

WHEREAS,

the City Council recognizes the value and service provided by qualifying city employees, Volunteer Fire Department members, retirees, and elected officials; and

WHEREAS,

the City Council desires to continue the water overage benefit for individuals who qualify while establishing a uniform limitation on the amount of water overage eligible for waiver; and

WHEREAS,

the City Council finds that establishing a maximum allowable overage benefit promotes fiscal responsibility and equitable administration of municipal utility services;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND:

SECTION 1. DEFINITIONS

For the purposes of this ordinance:

1. **"Free water overage benefit"** means the waiver, credit, or non-billing of water usage charges in excess of standard base usage limits, subject to the limitations established herein.
2. **"City employee"** means any full-time, part-time, or temporary employee of the City who qualifies for the benefit under existing City policy.
3. **"Volunteer Fire Department member"** means any active member of the City's recognized Volunteer Fire Department who qualifies for the benefit under existing City policy.
4. **"Retired with the benefit"** means any former city employee or former Volunteer Fire Department member who retired while receiving the free water overage benefit as part of their retirement status.

5. **"Qualifying individual"** means any person eligible to receive the free water overage benefit pursuant to City policy, retirement status, or this ordinance.

SECTION 2. CONTINUATION OF FREE WATER OVERAGE BENEFIT

The City shall continue providing the free water overage benefit to all qualifying individuals, including:

1. Qualifying city employees;
2. Qualifying members of the Volunteer Fire Department who are in good standing. A member is considered in good standing by attending at least two drills each month.
3. Retirees with the benefit; and
4. Current City Council & Planning and Zoning members during their current term of office.

All benefits provided under this ordinance shall be subject to the limitations set forth in Section 3.

SECTION 3. WATER OVERAGE BENEFIT CAP

Effective upon passage, all free water overage benefits provided by the City shall be capped at a maximum of **20,000 gallons** per billing period.

Any water usage exceeding the 20,000-gallon overage cap shall be billed to the customer at the standard utility rates and policies applicable to the general public.

The City may administer and apply the cap through utility billing procedures and policies as necessary to implement this ordinance.

SECTION 4. NON-TRANSFERABILITY

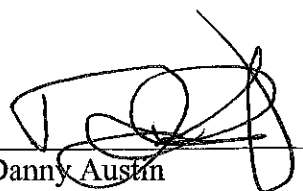
The free water overage benefit authorized under this ordinance shall be non-transferable and shall not extend to spouses, dependents, successors, or any individual not otherwise independently qualified under City policy or this ordinance.

SECTION 5. EFFECTIVE DATE

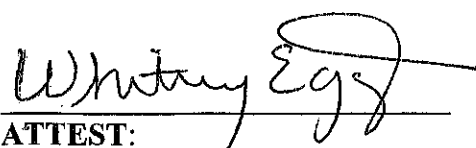
This ordinance shall take effect on June 1, 2026, allowing sufficient time for administrative and billing adjustments. Also that we will revisit it again in two years from today.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.



Danny Austin
Mayor



ATTEST:

Whitney Eggleston
City Recorder



CITY COUNCIL VOTE:

Jeanette Atkinson
Josh Munns
Tena Allen
Jim Hall
Angie Johnsen

Yes	☒	No	☐
Yes	☒	No	☐
Yes	☒	No	☐
Yes	☒	No	☐
Yes	☒	No	☐

APPROVED AS TO FORM:


Steve Brooks, City Attorney

[BACK TO AGENDA](#)



**Local Government &
Land Use Consulting**
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-7200

TO: Garland City Planning Commissioners

FROM: Valerie Claussen, MPA, AICP

MEETING DATE: October 7, 2026

RE: Consideration and possible action on Ordinance O-26-14 for the rezoning of 657 West Factory Street (Parcel No. 06-064-0053) from the AG (Agricultural) to R-1 (Residential) zone.

RECOMMENDATION

Staff recommends that the City Council adopt Ordinance O-26-14, thereby ratifying its September 16, 2026, approval and formally rezoning Parcel No. 06-064-0053, located at 657 West Factory Street, from AG (Agricultural) to R-1 (Residential).

PURPOSE/BACKGROUND

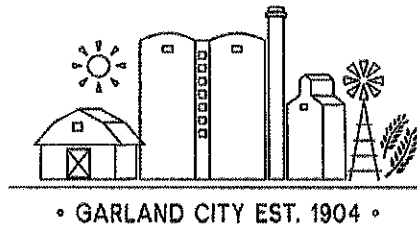
On September 8, 2026, the Planning Commission held a public hearing on the request to rezone approximately 2.73 acres located at 657 West Factory Street (Parcel No. 06-064-0053) from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district. Following the public hearing, the Planning Commission recommended approval of the rezoning request to the City Council.

The City Council subsequently considered the rezoning request at its September 16, 2026, meeting and voted to approve the request. As part of that action, the Council directed staff to prepare the ordinance necessary to formally implement the zoning amendment and return the ordinance to the Council for adoption.

Accordingly, the item before the Council is **not a reconsideration of the merits of the rezoning request**. The purpose of this action is to adopt the implementing ordinance and thereby memorialize and effectuate the Council's September 16, 2026, decision. Upon adoption, the City's official zoning designation for the subject property will be amended from AG to R-1.

Attachments

- 1) Garland City Ordinance O-26-14



ORDINANCE NO. O-26-14

AN ORDINANCE OF THE GARLAND CITY COUNCIL RATIFYING THE APPROVAL OF A REZONING FOR PROPERTY LOCATED AT 657 WEST FACTORY STREET (PARCEL NO. 06-064-0053); AMENDING THE OFFICIAL ZONING MAP FOR APPROXIMATELY 2.73 ACRES FROM THE AG (AGRICULTURAL) ZONING DISTRICT TO THE R-1 (RESIDENTIAL) ZONING DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Garland City (the "City") has adopted land use regulations and an official zoning map governing the use and development of property within the City; and

WHEREAS, an application was submitted by Lamont Rose, owner of the property located at 657 West Factory Street, Garland, Utah, identified as Parcel No. 06-064-0053 (the "Property"), requesting that approximately 2.73 acres be rezoned from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district; and

WHEREAS, the Planning Commission held a public hearing and considered the rezoning request at its September 8, 2026, meeting and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the City Council considered the rezoning request at its September 16, 2026, meeting and approved the request by a vote of four (4) in favor and one (1) opposed; and

WHEREAS, formal adoption of an ordinance is required to implement the approved zoning-map amendment, and the City Council now desires to memorialize and ratify its September 16, 2026, action by adopting this Ordinance; and

WHEREAS, the City Council finds that the required public process for the rezoning request has been completed and that adoption of this Ordinance is consistent with the Council's prior legislative action approving the rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GARLAND CITY, UTAH, AS FOLLOWS:

Section 1. Ratification of Prior Approval. The City Council hereby ratifies and confirms its September 16, 2026, approval of the request to rezone the Property located at 657 West Factory Street, Parcel No. 06-064-0053, from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district.

Section 2. Amendment to Official Zoning Map. The official Zoning Map of Garland City is

hereby amended by changing the zoning designation of the approximately 2.73-acre Property from AG (Agricultural) to R-1 (Residential). The Property is more particularly described in Attachment 1, which is attached hereto and incorporated herein by this reference. Following the effective date of this Ordinance, the Property shall be subject to the land use restrictions, development standards, limitations, and other requirements applicable to the R-1 zoning district.

Section 3. Effect of Rezoning. Approval of the rezoning changes the zoning classification of the Property only. It does not constitute approval of any concept plan, subdivision plat, street layout, lot configuration, density, access, utility plan, drainage plan, grading plan, or construction plan. Any future division or development of the Property remains subject to all applicable Garland City ordinances, standards, reviews, and approvals.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective upon publication or posting as required by Utah law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF GARLAND, UTAH, THIS 7th DAY OF OCTOBER, 2026.

CITY OF GARLAND

By: _____
Daniel Austin, Mayor

ATTEST: _____
Whitney Eggleston, Recorder

Voting by the City Council

"YES" "NO"

Jim Hall ☐ ☐

Jeanette Atkinson ☐ ☐

Angie Johnsen ☐ ☐

Josh Munns ☐ ☐

Tena Allen ☐ ☐

Danny Austin (if tied) ☐ ☐

**ATTACHMENT 1
LEGAL DESCRIPTION**

Parcel No. 06-064-0053
657 West Factory Street, Garland, Utah

**BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHWEST CORNER OF THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 3 WEST,
SLB&M, AND RUNNING THENCE EAST 340 FEET; THENCE SOUTH 350 FEET; THENCE
WEST 340 FEET; THENCE NORTH 350 FEET TO THE PLACE OF BEGINNING.**

Containing approximately 2.73 acres, more or less.

[BACK TO AGENDA](#)



**Local Government
& Land Use Consulting**
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-7200

TO: Honorable Mayor and Garland City Council
FROM: Valerie Claussen, MPA, AICP
MEETING DATE: October 7, 2026

RE: Discussion and Possible Action on the Adequacy Determination associated with the CAPSA Phase 2 site plan application.

RECOMMENDATION:

Move to approve the positive Adequacy Determination associated with the CAPSA Phase 2 site plan application, as described in the Engineering Memo.

Background

With the City's Master Utility Plan Studies completed and adopted, and an Adequate Public Facilities Ordinance (APFO) Administration Policy in place, the Council will continue to process and review adequacy determination applications.

An adequacy determination is required once a development application is received that consists of a proposal that will create additional connections to a City utility. But the determination is limited in scope to only the engineering reviewing capacity of the City's utilities. The adequacy determinations are valid for a year, so they also can't be "stockpiled" for projects that are not in active development approval processes (e.g. rezones, preliminary plats, site plans, etc.) It is extremely important to note that a positive adequacy determination is **not an approval of a land use application.** After obtaining an adequacy determination though the project can then proceed with their next steps in the land development application process.

The City Engineer has determined a positive adequacy determination for the CAPSA Phase 2 site plan application. The attached letter contains the full analysis and details.

Attachments

- 1) CAPSA Phase 2 Site Plan Adequacy Determination Engineering Memo



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

MEMORANDUM

DATE: August 27, 2026
TO: Garland City
CC: Valerie Claussen, City Planner
FROM: Quinn Dance, P.E., City Engineer
SUBJECT: CAPSA Phase 2 – Adequacy Determination Review

An application for Adequacy Determination for the CAPSA Phase 2 development was submitted to the city for review. This review is based on Title 12 within the city code and the proposed "Sewer Capacity Allocation and APFO Administration Policy".

Development Details

1. Residential Units – Included in Phase 1 application
2. Commercial Units – One (1) 11,750 sf administrative building
 - a. Estimated water usage
 - i. Indoor = 596 gallons per day (gpd)
 - ii. Outdoor = 3,359 gpd during irrigation season (**2.33 gpm**)
3. Phase 2 is being considered for adequacy approval.

Minimum Service Capacity Standards (10-12-11.C and Table 12.01)

The following service levels must be maintained after the impact of the development has been incorporated into the respective system.

Culinary Water

1. Source:
 - a. Indoor = 800 gpd
 - b. Outdoor = 3.96 gallons per minute (gpm) per irrigated acre
2. Storage:
 - a. Indoor = 400 gallons per equivalent residential unit (ERU)
 - b. Outdoor = 2,848 gallons per irrigated acre



3. Pressure:

- a. 40 psi – Peak Day Demand
- b. 30 psi – Peak Instantaneous Demand
- c. 20 psi – During fire flow conditions and Peak Day Demand

Sanitary Sewer

1. Sanitary sewer model
2. Min. service capacity standard determined by the City = 85%

Storm Drain

1. Detention = 0.1 cubic foot per second (cfs) per acre release rate
2. Detention Basin Volume = 100-yr storm
3. Piping System Capacity = 10-yr storm
4. Storm drain model

Streets

1. Two means of ingress/egress for a maximum of 50 dwelling units
2. Traffic study

Adequacy Determination (10-12-11)

The table below summarizes if the Public Facilities are available, adequate and comply with minimum service capacity standards described above.

Public Facility	Availability	Adequacy	Min. Standards
Culinary Water: Source	Yes	Yes	Yes
Culinary Water: Storage	Yes	Yes	Yes
Culinary Water: Pressure	Yes	Yes	Yes
Sanitary Sewer: Collection	Yes	Yes	Yes
Sanitary Sewer: Treatment	Yes	Yes	Yes
Storm Drain	Yes	Yes	Yes
Streets	Yes	Yes	Yes

Recommendation – Positive



Annual Sewer ERU Allocation Tracking

In accordance with the proposed "Sewer Capacity Allocation and APFO Administration Policy", this project falls within Tier 1. The table below summarizes the annual 2026 ERU allocation at the time of this determination.

	Annual Sewer Allocation (ERUs)	Previously Allocated ERUs	Development ERUs	2026 Remaining ERUs
Tier 1	10	1	1	8
Tier 2	40	28	0	12
Tier 3	0	0	0	0

This adequacy determination is only a preliminary infrastructure analysis that is used for general information and planning for the city. Future land use applications should still be considered individually based on subsequent review of those applications. This does not imply approval of future land use applications.

We appreciate the opportunity to provide this determination, feel free to reach out with any questions.

[BACK TO AGENDA](#)



RESOLUTION NO. R-26-28

A RESOLUTION OF THE GARLAND CITY COUNCIL AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE UTAH GOVERNOR’S OFFICE OF ECONOMIC OPPORTUNITY FOR A RURAL COMMUNITIES OPPORTUNITY GRANT FOR THE KEY ECONOMIC & INDUSTRIAL FREIGHT AREA – TARGETED TRAFFIC STUDY; APPROVING AND COMMITTING MATCHING FUNDS; AUTHORIZING CITY OFFICIALS TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH THE APPLICATION AND GRANT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Garland City (“City”) is a municipal corporation and political subdivision of the State of Utah and is authorized to undertake activities intended to promote the health, safety, welfare, transportation needs, and economic development of the City and surrounding community; and

WHEREAS, the Utah Governor’s Office of Economic Opportunity (“GOEO”) administers the Rural Communities Opportunity Grant (“RCOG”) program to assist eligible rural communities with economic development planning, projects, activities, infrastructure, and related efforts designed to improve the economic conditions and opportunities of rural communities; and

WHEREAS, Garland City desires to pursue funding through the RCOG program for a project identified as the “Key Economic & Industrial Freight Area – Targeted Traffic Study” (“Project”); and

WHEREAS, the Project is intended to evaluate traffic, freight movement, transportation conditions, infrastructure needs, and related considerations affecting a key economic and industrial area serving Garland City and the surrounding area; and

WHEREAS, the City Council finds that completion of the Project will assist the City in evaluating existing and anticipated transportation and freight demands, identifying infrastructure needs and potential improvements, supporting economic and industrial development, and facilitating informed planning and investment decisions; and

WHEREAS, the anticipated total Project cost is approximately **Forty-Five Thousand Dollars (\$45,000.00)**, of which Garland City proposes to provide **Nine Thousand Dollars (\$9,000.00)** as the required twenty-percent (20%) local matching contribution, with the remaining Project funding to be requested through the RCOG program; and

WHEREAS, the City Council desires to formally approve the Project, authorize submission of the RCOG application, and demonstrate the City's commitment to providing the required matching funds if the grant is awarded; and

WHEREAS, the City Council finds that pursuing the RCOG funding and undertaking the Project are in the public interest and will further the City's economic development, transportation planning, infrastructure planning, and long-term community development objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GARLAND CITY, UTAH, AS FOLLOWS:

SECTION 1. APPROVAL OF PROJECT.

The Garland City Council hereby approves and supports the **Key Economic & Industrial Freight Area – Targeted Traffic Study** and determines that the Project serves a legitimate municipal and economic development purpose and is in the best interests of Garland City and its residents.

SECTION 2. AUTHORIZATION TO APPLY FOR RCOG FUNDING.

The City Council hereby authorizes Garland City to prepare, submit, and pursue an application to the Utah Governor's Office of Economic Opportunity under the Rural Communities Opportunity Grant program seeking funding for the Project.

The application may include the scope of work, project budget, schedule, anticipated deliverables and outcomes, economic development justification, transportation and freight analysis, and such other information and supporting documentation as may be required or appropriate for the RCOG application.

SECTION 3. COMMITMENT OF MATCHING FUNDS.

Subject to Garland City's receipt and acceptance of an RCOG award for the Project, the City Council hereby approves and commits **Nine Thousand Dollars (\$9,000.00)** toward the Project as Garland City's local matching contribution.

The City Council acknowledges that the \$9,000 commitment represents a **twenty-percent (20%) local match based upon an anticipated total Project cost of \$45,000.00.**

The City's financial commitment authorized by this Resolution shall not exceed \$9,000 without further approval of the Garland City Council.

SECTION 4. SOURCE AND EXPENDITURE OF MATCHING FUNDS.

The City's matching contribution may be paid from legally available City funds as determined appropriate by the City, consistent with the City's adopted budget and applicable law.

City staff is authorized to take any appropriate budgetary or administrative actions necessary to identify, account for, and expend the matching funds following receipt and acceptance of the grant award.

SECTION 5. AUTHORIZATION OF CITY OFFICIALS.

The Mayor, City Attorney, City Recorder, and other appropriate City officers, employees, consultants, and representatives are hereby authorized to take such actions as may be reasonably

necessary to complete and submit the RCOG application and carry out the intent of this Resolution.

Such authority includes, as applicable:

1. Preparing and submitting the grant application and supporting documentation;
2. Making non-material modifications or corrections to the application;
3. Providing certifications, assurances, budgets, project descriptions, schedules, and other information required by GOEO;
4. Communicating and coordinating with GOEO and other participating governmental entities, consultants, and stakeholders;
5. Responding to requests for supplemental information or clarification;
6. Accepting the grant award, provided the material terms of the award are consistent with this Resolution and do not increase the City's financial commitment beyond the amount authorized herein; and
7. Taking other administrative actions reasonably necessary to implement and administer the Project and grant award.

SECTION 6. GRANT CONDITIONS.

The City's authorization to accept and expend RCOG funds shall be subject to all applicable grant requirements, terms, conditions, reporting obligations, procurement requirements, and applicable federal, state, and local laws.

Nothing in this Resolution authorizes an expenditure exceeding the amounts lawfully appropriated or otherwise available to Garland City.

SECTION 7. NO ADDITIONAL FINANCIAL COMMITMENT.

Except for the \$9,000 matching contribution expressly authorized by this Resolution, nothing herein shall obligate Garland City to provide additional funding for the Project without subsequent authorization by the City Council.

If the grant award, final Project scope, or Project cost materially differs from that contemplated by this Resolution in a manner that would require an increased City contribution, the matter shall be returned to the City Council for consideration and approval before the City assumes such additional financial obligation.

SECTION 8. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Garland City Council this ____ day of _____, 2026.

GARLAND CITY

By: _____
Danny Austin, Mayor

ATTEST:

Whitney Eggleston, City Recorder

APPROVED AS TO FORM:

Steve Brooks, City Attorney

VOTING

City Council	Vote
Council Member Jeanette Atkinson	☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Council Member Angie Johnsen	☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Council Member Tena Allen	☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Council Member Jim Hall	☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Council Member Josh Munns	☐ Aye ☐ Nay ☐ Abstain ☐ Absent

[BACK TO AGENDA](#)