



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

MARCH 4, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Ben Reeves, City Manager; Fionnuala Kofoed, Assistant City Manager; Clifford Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Natalie Winterton, Grants Coordinator and Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larson, Planning Director; Todd Black, Wildlife and Environmental Planner; Gina Olsen, City Recorder; Mack Straw, Public Utility Manager; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities Director; Zac Hilton, Public Services Manager; Brad Hickman, Public Works Director; Michele Graves, Library Director; Kristin Allred, Library Assistant Director; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff, David Salazar, Assistant City Engineer, John Magness, Management and Policy Analyst; Lacie Messerly, Deputy Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Deputy City Manager; Angela Valenzuela, Human Resources Manager; Chas Glenn, Administrative Assistant. *City Attorney Marcus Draper joined electronically after the Work Session.*

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:04 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. UPDATE/DISCUSSION - Mid-Valley Road Feasibility Study

[The recording of the discussion can be found online here at 00:01:44.](#)

Engineers from Avenue Consultants have been considering four possible alignments for Mid-Valley Road eastbound through Hidden Valley, including analyzing road slopes, determining required cut and fill areas, meeting with property owners, consulting with UDOT, and meeting with representatives from Eagle Mountain City, the City of Saratoga Springs, and with MAG.

Assistant City Engineer David Salazar introduced Kevin Croshaw and David Bezzant from Avenue Consultants to discuss the Mid-Valley Road Feasibility Study.

While this update is early in the study process, the Avenue team wanted to provide their initial findings and requested feedback from the City Council. Four possible road alignments were reviewed following an interactive discussion in which the City Council provided weighted input on their preferences. The

Council identified travel time and project cost as key factors in selecting the final road alignment. The factors taken into account were Project Cost, Property Impact, Travel Time, Aesthetics, and Maintainability.

1.B. DISCUSSION - Proposed Revisions to the Mortgage Assistance Program

[The recording of the discussion can be found online here at 01:10:03.](#)

Director of Legislative Affairs Clifford Strachan and Jacinda Montano, owner of Ultimate Home Lending and program administrator introduced proposed revisions to the Mortgage Assistance Program, adopted by the City Council on October 1, 2024. The program had its first application period in January 2025. Seven of nine applications received conditional approval for \$25,000 loans.

As staff worked through the first round of applications, some changes have been identified that it was felt would improve the program. Staff will return with a resolution with the proposed changes on the City Council agenda for March 18, 2025. This would allow applicants starting in the next quarter (April) to move forward under the revised guidelines.

1.C. UPDATE - Legislative Lowdown - 2025 Session

[The recording of the discussion can be found online here at 02:04:26.](#)

Due to time constraints, Clifford Strachan very briefly addressed on a couple of bills. He stated he and John Magness, Legislative Policy Analyst, would prepare a detailed memo from the 2025 Utah State Legislative session (January 21 to March 7, 2025).

The Council requested an update from lobbyist Dave Stewart at a future meeting.

2. AGENDA REVIEW

11.A. February 18, 2025 Minutes - Regular City Council Meeting.

[The recording of discussion can be found online here at 02:10:38.](#)

Councilmember Wright corrected the time of adjournment on the February 18, 2025, City Council meeting minutes.

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Downtown Master Plan.

12.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City.

[The recording of the discussion can be found online here at 02:11:11.](#)

Councilmember Wood requested these items be removed from the consent agenda and placed on the scheduled items for discussion after item 13.A.

- 12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Agreement with The Retail Coach, LLC for Professional Services

[The recording of the discussion can be found online here at 02:12:24.](#)

At the request of Councilmember Gray, Economic Development Director Evan Berrett outlined the contract amendment, explaining that it extends the agreement for a partial term and that he does not anticipate a need for The Retail Coach, LLC's services beyond this fiscal year. He acknowledged that the work done by The Retail Coach has been extremely helpful and has allowed him to gain greater traction in Economic Development.

3. ADJOURNMENT OF WORK SESSION

[The recording of the adjournment can be found online here at 02:18:24.](#)

The work session was adjourned at 6:22 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:05 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Wright led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. RECOGNITION

- 7.A. Kristin Allred, Assistant Library Director - UPLIFT Full Series Course Completion

[The recording of the recognition can be found online here at 02:22:01.](#)

Mayor Westmoreland recognized Assistant Library Director Kristin Allred for her efforts in completing the lengthy course completion of the UPLIFT (Utah Public Library Institute For Training).

Ms. Allred noted the program took five years to complete rather than three due to COVID.

8. PUBLIC COMMENTS

[The recording of the public comments can be found online here at 02:24:20.](#)

Mayor Westmoreland opened the public comment period at 7:09 PM.

The following individuals spoke during the public comment period: Joy Rasmussen, Jason Rasmussen, Micala Ricketts, Shalai Matagi, Reagan Peck, and Steve Porretta.

Mayor Westmoreland closed the public comment period at 7:24 PM.

9. CITY COUNCIL/MAYOR ITEMS

Mayor Westmoreland noted Councilmember Gray and City Attorney Marcus Draper were attending the Policy Session meeting electronically.

The Mayor and Councilmembers offered comments to the public.

[The recording of the Mayor and Councilmember comments can be found online here at 02:40:22.](#)

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Antelope Meadows Phase B, Plat 5 - Into Warranty
- 10.B. Silver Lake 32 - Out of Warranty
- 10.C. Juniper Springs Phase A Plat 1 - Out of Warranty
- 10.D. Juniper Springs Phase A Plat 2 - Out of Warranty

11. MINUTES

- 11.A. February 18, 2025 Minutes - Regular City Council Meeting

12. RESOLUTIONS

- 12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Agreement with The Retail Coach, LLC for Professional Services
- 12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Contract Renewal with Eagle Mountain Farmers Market, LLC for Farmers Market Management Services

MOTION: *Councilmember Wright moved to approve the Consent Agenda, removing items 12.C. and 12.D. from the agenda and placing them after Item 13.A. on the regular agenda. Councilmember Rich Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:50:02.](#)

SCHEDULED ITEMS

13. ORDINANCES

- 13.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Enyo Development Agreement

[The recording of the discussion can be found online here at 02:51:06.](#)

Enyo Energy is an independent power company that specializes in developing utility-scale energy projects in the Intermountain West. It is looking to develop a power project in Eagle Mountain City and partner with local data centers and Rocky Mountain Power. Enyo is looking to construct Battery Energy Storage Systems, solar power, and potentially a natural gas power plant in Eagle Mountain City. This development agreement would govern Enyo's project. Parcel Nos. are 59:068:0005, 59:068:0002, 59:068:0004, 59:084:0010, 59:084:0009, 59:084:0007.

City Attorney Marcus Draper clarified this is a development agreement, not an amended agreement, as there have been no prior agreements with Enyo.

[The recording of the discussion can be found online here at 03:00:13.](#)

Enyo Principal Christine Mikell addressed the Council regarding this item.

[The recording of Ms. Mikell's report can be found online here at 03:00:13.](#)

The City Council discussed the agreement and asked questions of clarification.

[The recording of the Council and staff discussion with the applicant continues online here at 03:09:22.](#)

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Enyo Development Agreement as presented in the agenda packet. Councilmember Wood seconded the motion.*

[The recording of the motion can be found online here at 03:43:17.](#)

Councilmember Clark asked for clarification on the motion, noting that an updated version (eight) had been sent to the City Council by the City Attorney that addressed height requirements in the definition section. Councilmember Wright concurred.

AMENDED MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Enyo Development Agreement to include the height revision to the power pole to 175 feet in the definition section as requested by Enyo Development. Councilmember Wood seconded the amended motion.*

Donna Burnham	Yes
Melissa Clark	Yes

Jared Gray	No
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a vote of 4:1.

Councilmember Gray clarified his no vote stating the City should be good partners with its data centers and Enyo, he just felt some things could be tightened up.

[The recording of the motion can be found online here at 03:44:00.](#)

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Downtown Plan

[The recording of this discussion can be found online here at 03:45:46.](#)

MHTN Architects, Inc. has been working with Staff since August 2024 to complete a Downtown Plan for Eagle Mountain City. MHTN has held public open houses, conducted online surveys, been present at various City events to gather feedback, held focus group interviews, and other items. The plan has been presented to the City Council at a previous work session and is now ready in its final form for adoption.

Councilmember Rich Wood clarifies the masterplan while visually appealing but would like further discussions about the body of the language that is being proposed.

Councilmembers discuss further action and what to expect next with the Downtown Master Plan.

MOTION: *Councilmember Burnham moved to adopt the Resolution of Eagle Mountain City, Utah Adopting the Downtown Master Plan. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	No
Rich Wood	No
Brett Wright	Yes

The motion passed with a vote of 3:2 .

[The recording of this motion can be found online here at 03:57:09.](#)

12.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City

[The recording of the discussion can be found online here at 03:57:56.](#)

Evan Berrett presented the item, noting the resolution text he used for the Resolution that the City Council adopted at its February 18, 2025 meeting was borrowed from another community. Unfortunately, staff was notified it was inadequate for what was required to initiate the creation of a project area plan and budget with the Utah Inland Port Authority (UIPA). The updated resolution amends the text from “inviting consideration toward creation of a project area” to “inviting the UIPA to create the project area”.

Mr. Berrett stated that UIPA was unable to attend the meeting but could participate in a future meeting if the decision was continued.

Councilmembers expressed concerns about the background and document and requested more clarification and education. The Council would like information about sewer treatment, airport, roads, and anything Staff and the Mayor deem beneficial, from the UIPA.

MOTION: *Councilmember Clark moved to table the Resolution, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City, for further discussion. Councilmember Rich Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of this motion can be found online here at 04:18:24.](#)

14. TRAINING

14.A. TRAINING - Open & Public Meetings Act (OPMA)

This item was continued to a future meeting as City Attorney Marcus Draper had to leave the meeting.

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

16. CITY COUNCIL/MAYOR’S BUSINESS AND LIAISON REPORTS

[The recording of the discussion can be found online here at 04:23:13.](#)

Mayor Westmoreland updated the City Council on recent items from MAG, and the Unified Fire Authority Board.

Embrett Fossum, UFA Battalion Chief gave an update on new Unified Fire Authority equipment that will be used for Eagle Mountain and Saratoga Springs. He also talked about staffing developments and potential new station locations.

[The recording of the report can be found online here at 04:29:01.](#)

Councilmembers discussed general business including updates to the Transportation Map and the recent Chamber of Commerce Gala.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

17.B. Financial Report

18. ADJOURNMENT

MOTION: *Councilmember Rich Wood moved to adjourn the meeting at 9:17 PM. Councilmember Melissa Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:32:35.](#)

The meeting was adjourned at 9:17 PM.

Approved by the City Council on March 18, 2025.



Gina L. Olsen, CMC
City Recorder

