



EAGLE MOUNTAIN CITY COUNCIL MEETING

JUNE 17, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Pro Tempore Brett Wright; and Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood. Mayor Tom Westmoreland was excused.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Fionnuala Kofoed, Assistant City Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Economic Development Director; Gina Olsen, City Recorder; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Ashely Swensen, Planner; Lacie Messerly, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; Erik Knutzen, Chief Deputy Sheriff; Carson Stapley, IT Systems Manager; Carlos Vasquez, Management Intern; and Melissa Yates, Purchasing Agent.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Wright called the meeting to order at 4:00 PM. He noted that Mayor Westmoreland was excused from the meeting for a personal matter.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION - Utah County Freeway Options

[The recording of the discussion can be found online here at 00:00:25.](#)

Assistant City Engineer David Salazar outlined that UDOT is currently reviewing potential routes for a future east-west freeway in Utah County. Staff and City Councils from other cities have been involved in discussions, and this presentation allowed the City Council to review and discuss the options ahead of the Regional Meeting with other City Councils on July 29, 2025.

1.B. PRESENTATION - Future Land Use Map (FLUM)

[The recording of the discussion can be found online here at 00:36:01.](#)

Representative Erica Chmielewski with GSBS Architects presented the proposed Future Land Use Map (FLUM) which is a key component of the City's General Plan. This Future Land Use Map visually

represents the community's long-term vision for land use patterns, illustrating how different areas of the city are intended to develop over time. While this FLUM is not regulatory in nature, it serves as a guiding framework for decision-making related to growth, zoning amendments, and infrastructure investment. This presentation is the first of three meetings at which Planning would like to discuss the FLUM with Council.

1.C. DISCUSSION - National Park City Designation

[The recording of the discussion can be found online here at 01:36:15.](#)

Assistant to the City Manager Natalie Winterton presented information on the National Park City Foundation, an international nonprofit promoting connections between people, nature, and recreation. Staff requested Council feedback on pursuing a National Park City designation for Eagle Mountain City. The City Council determined there were other priorities to focus on first.

2. AGENDA REVIEW

The City Council reviewed and discussed the Consent Agenda. Councilmembers requested that Items 11.A. and 14.B. be moved to the Scheduled Items for further consideration. It was also noted that Item 14.D. would be removed from the agenda.

[The recording of the discussion can be found online here at 02:00:13.](#)

3. CITY MANAGER INFORMATION ITEMS

Communications Director Tyler Maffitt discussed the campaign and planning efforts related to the RAP Tax in Eagle Mountain.

[The recording of the discussion can be found online here at 02:08:56.](#)

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Gray moved to adjourn to a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember 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 Work Session was adjourned to a closed session at 6:14 PM.

[The recording of the adjournment can be found online here at 02:13:35.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tem Wright called the meeting to order at 7:07 PM.

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

Assistant City Engineer David Salazar led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

Mayor Pro Tem Wright opened the public comment period at 7:08 PM.

The following individuals spoke during the Public Comment period: Joy Rasmussen and Jason Rasmussen.

Mayor Pro Tem Wright closed the public comment period at 7:12 PM.

[The recording of the public comments can be found online here at 02:18:16.](#)

9. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:23:11.](#)

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Brylee North Plat A - Into Warranty
- 10.B. Harmony Phase A, Plat MF-1 - Into Warranty
- 10.C. Harmony Phase A, Plat MF-2 - Into Warranty
- 10.D. Sweetwater Industrial Phase A, Plat 1 - Out of Warranty

11. CHANGE ORDERS

- 11.A. CHANGE ORDER - CO#1 with Advanced Engineering and Environmental Services, LLC for the Wastewater Treatment Plant Upgrade

12. MINUTES

- 12.A. May 20, 2025 Minutes - Regular City Council Meeting
- 12.B. June 3, 2025 Minutes - Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

- 13.A. TEMPORARY SITE PLAN - Sweetwater Stake Center
- 13.B. PRELIMINARY PLAT - Harmony A13
- 13.C. PRELIMINARY PLAT - Harmony A14

14. RESOLUTIONS

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing a Board Member Representative to the Central Utah 911 Agency
- 14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water Rates, Sewer Rates, and Utility Billing Rates and Fees.
- 14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement with Utah County Sheriff's Office for Law Enforcement Services
- 14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing an Addendum to the Well #7 Unity Pass Drilling Agreement with Grimshaw Drilling to Allow Assignment to Lang Equipment, LLC

MOTION: *Councilmember Gray moved to approve the Consent Agenda removing items 11.A. and 14.B. to be placed on the Scheduled Items for further discussion and removing Item 14.D from the Agenda. Councilmember 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 02:33:43.](#)

SCHEDULED ITEMS

- 11.A. CHANGE ORDER - CO#1 with Advanced Engineering and Environmental Services, LLC for the Wastewater Treatment Plant Upgrade

[The recording of the discussion can be found online here at 02:34:31.](#)

Public Works Director Brad Hickman presented the item and requested City Council approve Change Order #1 for the Wastewater Treatment Plant Upgrade 4.8 MGD with Advanced Engineering and Environmental Services, LLC, for the amount of \$1,943,049.00. This Change Order represents a strategic investment to proactively align with projected service demands and avoid the cost inefficiencies associated with incremental expansion.

MOTION: *Councilmember Wood moved to adopt Change Order #1 with Advanced Engineering and Environmental Services, LLC for the Wastewater Treatment Plant Upgrade. Councilmember Gray 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 02:47:40.](#)

- 14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water Rates, Sewer Rates, and Utility Billing Rates and Fees.

[The recording of the discussion can be found online here at 02:48:30.](#)

Management Analyst Terrence Dela Pena presented the 2025 Utility Rate Study, which updates previous analyses with new data on consumption, system demands, and budget projections. The study aims to ensure long-term financial stability and sustainable water, sewer, and stormwater services amid continued population growth, aging infrastructure, and rising service demands.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water Rates, Sewer Rates, and Utility Billing Rates and Fees. Councilmember Burnham 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 03:26:32.](#)

15. PORTER'S CROSSING MASTER DEVELOPMENT

***The following items were discussed concurrently.*

- 15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Porter's Crossing Master Development Agreement
- 15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to Porter's Crossing Master Development Plan and Rezoning of 1 lot from Open Space to R1

[The recording of the discussion can be found online here at 03:27:08.](#)

Planner Steven Lehmitz explained that the proposed amendment applies to an unimproved parcel between two existing homes. Due to previous changes to the Porter's Crossing Master Development Plan, the parcel is no longer subject to open space requirements. The amendment would allow the lot to be rezoned for a single-family home. Representative Brett Simpson from SK Hart Management, LLC addressed the City Council and responded to questions regarding Open Space and R1 zoning requirements.

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

This application coincides with the Master Development Agreement amendment and seeks to rezone Parcel No. 58:034:0584 from Open Space to R1. Due to changes brought about by prior amendments to the Master Development Plan, this parcel is no longer necessary for the development to meet its open space requirements. The parcel is unimproved and is located between 2 homes like a vacant lot. This amendment to the MDP in conjunction with the MDA amendment would allow the unimproved vacant lot to be developed into a single family home.

Mayor Pro Tempore Wright opened the Public Hearing at 8:34 PM.

The following individuals spoke during the Public Comment period: Courtney Stransky, and Elba Maria Perez. City Recorder Gina Olsen read for the record the names of people that emailed public comments and were opposed to the zone change as follows: Tish Jackson, Tami Clegg, Kelsey Shuey, Brian Shuey, Jordan Keele, Betsy Jorgensen, Zachary Mitchell, Cherese Devoe, Julie Olsen, and Karelis Ruiz.

Mayor Pro Tempore Wright closed the Public Hearing at 8:40 PM.

[The recording of the Public Hearing can be found online here at 03:44:34.](#)

Councilmembers continued discussion on the Open Space issue and explored potential options to address community concerns.

MOTION: *Councilmember Wood moved to adopt Item 15.B., an Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to Porter's Crossing Master Development Plan and Rezoning of 1 lot from Open Space to R1. Councilmember Burnham 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 04:03:12.](#)

MOTION: *Councilmember Wood moved to adopt Item 15.A., a Resolution of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Porter's Crossing Master Development Agreement. Councilmember Burnham 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 04:04:00.](#)

16. PUBLIC HEARINGS ONLY

- 16.A. PUBLIC HEARING - Pursuant to Utah Code 10-3-818(2)(b)(i), Consideration of Public Comment on Proposed Compensation Increases for Executive Officers in the Fiscal Year 2025-2026 Budget

[The recording of the Public Hearing can be found online here at 04:04:34.](#)

Director of Finance Kimberly Ruesch presented the item. Cities are required to hold a public hearing separate from any other public hearing prior to adopting a final budget or a final amended budget that includes proposed compensation increases for executive municipal officers. Action on this item will be included with adoption of the FY2025-2026 Budget.

Mayor Pro Tempore Wright opened the Public Hearing at 8:58 PM.

The following individuals spoke during the Public Comment period: Joy Rasmussen.

Mayor Pro Tempore Wright closed the Public Hearing at 9:01 PM.

17. ORDINANCES/PUBLIC HEARINGS

- 17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Seventh Amendment to the 2024-2025 Fiscal Year Annual Budget

[The recording of the discussion can be found online here at 04:14:36.](#)

Director of Finance Kimberly Ruesch presented the item. State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the seventh and final amendment to the 2024-2025 Fiscal Year Annual Budget.

Mayor Pro Tempore Wright opened the Public Hearing at 9:10 PM.

The following individuals spoke during the Public Comment period: Duncan J. Searcy.

Mayor Pro Tempore Wright closed the Public Hearing at 9:12 PM.

[The recording of the public hearing can be found online here at 04:21:10.](#)

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Seventh Amendment to the 2024-2025 Fiscal Year Annual Budget. Councilmember 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 04:23:56.](#)

- 17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2025-2026 Budget and the Certified Tax Rate

[The recording of the discussion can be found online here at 04:25:01.](#)

Director of Finance Kimberly Ruesch presented the item noting state statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 30. The tentative budget was accepted by the City Council on May 6, 2025, and a public hearing was held on June 3, 2025. The final budget and certified tax rate will be the documents that govern the expenditures for Fiscal Year 2025-2026.

This Public Hearing has been opened since June 3, 2025. No one wished to speak, and Mayor Pro Tempore Wright closed the closed the Public Hearing at 9:17 PM.

[The recording of the public hearing can be found online here at 04:27:46.](#)

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2025-2026 Budget and the Certified Tax Rate. Councilmember 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 04:28:12.](#)

18. LEGISLATIVE ITEMS

18.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 04:29:26.](#)

John Magness reviewed the Legislative Priorities List which included traffic measures, traffic studies, signage for walking trails and a possible Youth Court.

[The recording of the discussion can be found online here at 04:29:26](#)

19. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

The Mayor Pro Tempore and City Council offered comments and reports on committees to which they are assigned as liaisons.

[The recording of the discussion can be found online here at 04:38:30.](#)

20. COMMUNICATION ITEMS

20.A. COMMUNICATION ITEM - Fiscal Year 2025 Fraud Risk Assessment

21. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 9:46 PM. Councilmember 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 adjournment can be found online here at 04:56:26.](#)

Approved by the City Council on July 1, 2025.



Gina Olsen, CMC
City Recorder

