



EAGLE MOUNTAIN CITY COUNCIL MEETING

SEPTEMBER 16, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. DISCUSSION AND INFORMATION ITEMS

This is an opportunity to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A. DISCUSSION - Horizon Master Development Agreement - Circle 5 Ranch
(anticipated time 30 minutes)

1.B. DISCUSSION - Request from Scenic Mountain HOA Regarding Private Lift Stations
- Marcus Draper, City Attorney
(anticipated time 15 minutes)

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. CITY MANAGER INFORMATION ITEMS

4. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into 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.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. RECOGNITION

8.A. RECOGNITION - Utah County Sheriff's Office Deputies for Heroic Actions to Multi-Family Residential Structure Fire

8.B. RECOGNITION - Eagle Mountain City Communications Team - Recipients of the 3CMA Savvy Award

9. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns, and comments.
(Please limit your comments to three minutes each.)

10. CITY COUNCIL/MAYOR ITEMS

Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

11. BOND RELEASES

11.A. Overland Village 2 Phase A, Plat 6 - Into Warranty

11.B. Overland Village 2 Phase A, Plat 7 - Into Warranty

11.C. Overland Village 2 Phase A, Plat 8 - Into Warranty

11.D. Overland Village 2 Phase A, Plat 9 - Into Warranty

12. MINUTES

12.A. August 19, 2025 Minutes - Regular City Council Meeting

12.B. September 2, 2025 Minutes - Regular City Council Meeting

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Updating Sections of the Eagle Mountain City Employee Policies and Procedures Manual

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the EMC Scarlet 009 4MG Water Tank Project to Probuild Construction, Inc. and Approving the Contract

14. ORDINANCES

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Development Agreement with Mountainland Supply

14.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Franchise Agreement with Avative LLC

14.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule

SCHEDULED ITEMS

15. RESOLUTIONS/PUBLIC HEARINGS

- 15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Authorizing the Disposal of Significant City-Owned Real Property Pursuant to Eagle Mountain Municipal Code Chapter 3.30

BACKGROUND: *(Presented by City Recorder Gina Olsen)* This is a public hearing to consider the Land Disposal Application from Jon and Brooke Newcomb to dispose of approximately 0.20 acres of real public property, identified as a portion of Utah County Parcel No 38:335:0148. The City has designated this parcel as "Significant Real Property".

16. RESOLUTIONS

- 16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Settlement Agreement with Meritage Homes

BACKGROUND: *(Presented by City Attorney Marcus Draper)* Meritage Homes purchased plats A-12, A-15, and A-16 in the Harmony Subdivision. Plats A-15 and A-16 have lots that abut Walden Parkway, which is a collector road. Section 19 of the Harmony Development Agreement requires that privacy fencing be put in place on the property line adjacent to arterial and collector roads. The parties dispute what fencing is required under the Agreement. This settlement agreement is being proposed to resolve the dispute.

17. LEGISLATIVE ITEMS

- 17.A. UPDATE - Legislative Priorities List

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

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

19. COMMUNICATION ITEMS

20. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on September 11, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.