



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

MAY 20, 2025

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City; Fionnuala Kofoed, Assistant City Manager; John Magness, Legislative and Policy Analyst; Gina Olsen, City Recorder; Marcus Draper, City Attorney; Tyler Maffitt, Communications Manager; Natalie Winterton, Assistant to the City Manager; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Steven Lehmitz, 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; David Salazar, Assistant City Engineer; Erik Knutzen, Chief Deputy Sheriff, Carson Stapley, IT Manager; Nathan Shumway, Wildlife Intern; and Carlos Vasquez, Management Intern.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director; Evan Berrett, Economic Development Director; Kimberly Ruesch, Director of Administrative Services; and Embret Fossum, UFA Battalion Chief.

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.

1. DISCUSSION AND INFORMATION ITEMS

1.A. UPDATE - West Utah County Interagency Action Plan

[The recording of the discussion can be found online here at 00:00:33.](#)

Representative from Avenue Consultants, Kevin Croshaw provided an update on the West Utah County Interagency Action Plan for Sustainable Growth. He explained that the Mountainland Association of Governments (MAG) has been working with Eagle Mountain, Saratoga Springs, Cedar Fort, and Fairfield on the development of the project. The discussion included clarification on proposed roadway alignments in relation to Lehi City and how the connections would function near the Walmart area, including the Wood Haven and Inverness Lane neighborhoods. Mr. Croshaw also outlined the next steps to be completed prior to the following meeting.

1.B. LEGISLATIVE UPDATE - Dave Stewart, Legislative Executive Consulting

[The recording of the update can be found online here at 00:25:16.](#)

Dave Stewart, Lobbyist from Legislative Executive Consulting, provided updates on key legislation and infrastructure initiatives, including House Bill 454 and Senate Bill 310 addressing municipal and county fee modifications, Senate Bill 188 concerning changes to school district procedures, and Senate Bill 337 related to land use and development regulations. He also discussed a bill supporting nuclear power development across the state, initial funding secured for SR-73 and Pole Canyon roadway improvements near Cedar Valley High School, and ongoing planning for future roadway development in Eagle Mountain.

2. AGENDA REVIEW

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects

[The recording of the discussion can be found online here at 00:59:35.](#)

Councilmembers discussed that the Administrative Authority for C-PACE projects will be designated as the Mayor, City Manager, or Economic Development Director. They emphasized that the application should clearly state that participation does not guarantee specific zoning approvals. Additionally, they discussed developing a checklist to ensure all relevant departments review each application.

Councilmembers requested that the item be removed and placed on the scheduled items.

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium

[The recording of the discussion can be found online here at 01:07:14.](#)

Management and Policy Analyst John Magness addressed the City Council's questions concerning the source of funding as part of Consortium.

Councilmembers requested that the item be removed and placed on the scheduled items for further discussion.

12.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat

[The recording of the discussion can be found online here at 01:21:00.](#)

Councilmembers requested that the item be removed and placed on the scheduled items for further discussion.

12.G. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Monte Vista Ranch, L.C. for a 4MG Tank Site and Access Easement

[The recording of the discussion can be found online here at 01:21:53.](#)

Councilmember Burnham stated she had some concerns regarding the closing date on the purchase agreement and requested further discussion under the property acquisition portion of the upcoming Closed Session.

CITY MANAGER ITEMS

[The recording of the discussion can be found online here at 01:23:02.](#)

City Manager Benjamin Reeves addressed the City Council on several topics, including the long-term strategy with Utah Valley University for the META-funded telescope and efforts to find it a permanent location; the upcoming opening of a Housing Strategist position at Eagle Mountain City; plans to schedule a tour of the power plant in Mona; an upcoming lunch event at Santaquin City Hall; and information about the Guinness World Record Positivity Mile initiative.

3. 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 5:43 PM.

[The recording of the adjournment can be found online here at 01:42:18.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Wright called the meeting to order at 7:10 PM and noted that Mayor Westmoreland was excused from the meeting.

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

Chief Deputy Sheriff Erik Knutzen led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

Mayor Pro Tempore Wright announced the Memorial Day Service, highlighted Pony Express Days taking place May 28 through June 14, including the rodeo and demolition derby, and extended an invitation to participate in the Motivation Mile event.

[The recording of the discussion can be found online here at 01:45:21.](#)

7. APPOINTMENTS

7.A. Library Advisory Board

1. Emily Hoehne - Completing a 6-month term through December 2025

MOTION: *Councilmember Burnham moved to approve the appointment of Emily Hoehne to the Library Advisory Board beginning immediately through December 31, 2025. 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.

City Recorder Gina Olsen administered the Oath of Office to Emily Hoehne.

[The recording of the appointment can be found online here at 01:48:04.](#)

8. PUBLIC COMMENTS

Mayor Pro Tempore Wright opened the public comment period at 7:17 PM.

The following individuals spoke during the Public Comment period: Wayne Patterson requested to speak about protection of the Eagle Mountain airport, but did not appear in person, Enilda Niendorf, Tom Spalding, Bettina Camerson and D.J. Searcy.

Mayor Pro Tempore Wright closed the public comment period at 7:27 PM.

[The recording of the public comments can be found online here at 01:50:35.](#)

9. CITY COUNCIL/MAYOR ITEMS

[The recording of the discussion can be found online here at 02:01:46.](#)

The Mayor and Councilmembers offered comments to the public.

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Harmony Phase A, Plat 9 - Out of Warranty
- 10.B. Harmony Phase A, Plat 10 - Out of Warranty
- 10.C. Pole Canyon NPA-11 - Out of Warranty

11. MINUTES

- 11.A. May 6, 2025 Minutes - Regular City Council Meeting

12. RESOLUTIONS

- 12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Professional Services Contract Renewal with Granicus for the OneView Software and Mobile App
- 12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects
- 12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium
- 12.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Fee Reduction for the Ranches Golf Club Minor Site Plan Application from \$4,000 to \$250
- 12.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat
- 12.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Contract with Monday.com and XTIVIA for Project Management Software Services
- 12.G. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Monte Vista Ranch, L.C. for a 4MG Tank Site and Access Easement

MOTION: *Councilmember Gray moved to approve the Consent Agenda removing Items 12.B., 12.C., and 12.E., to be addressed in the scheduled items; and with the conditions as follow:*

- 1. Modifying the fee on Item 12.D. from \$250 to \$2,000;*
- 2. Execution of the purchase agreement in Item 12.G. must occur by the end of day on May 27, 2025.*

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 02:12:59.](#)

SCHEDULED ITEMS

- 12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects

[The recording of the discussion can be found online here at 02:14:35.](#)

City Manager Benjamin Reeves presented the item. This resolution authorizes Eagle Mountain City to participate Utah's Commercial Property Assessed Clean Energy (C-PACE) program and designate Sustainable Real Estate Solutions, Inc. (SRS) as the City's program administrator. C-PACE allows commercial and industrial property owners to access private financing for energy efficiency, renewable energy, and related improvements, which are repaid through a voluntary property assessment. Adoption of this resolution enables the City to facilitate C-PACE financing for local businesses and projects without financial obligation to the City.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects. 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 02:16:46.](#)

- 12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium

[The recording of the discussion can be found online here at 02:17:40.](#)

Legislative and Policy Analyst John Magness and Councilmembers discussed the City's participation in the Utah Valley HOME Consortium and noted that Eagle Mountain City qualifies for Community Development Block Grant (CDBG) program and the City is eligible to participate in the U.S. Department of Housing and Urban Development's (HUD) HOME Program beginning in FY 2026.

MOTION: *Councilmember Wood moved to deny a Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium.*

The motion died for lack of a second.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium. Councilmember Clark seconded the motion.*

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 02:21:09.](#)

- 12.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat

[The recording of the discussion can be found online here at 02:22:21.](#)

The original MDA between Eagle Mountain Properties, L.C. and Eagle Mountain City was approved in January 2015, along with a preliminary plat. Certain areas, referred to as "Alternative Block Designs," were to be designed later and receive separate plat approvals.

The Developer recently submitted a Site Plan Application for these blocks, during which a potential conflict was found in Section 8 of the MDA regarding lot frontage requirements. The proposed amendment clarifies that Section 8 was not intended to apply to the Alternative Block Designs.

Councilmember Wood noted the Site Plan Application was previously denied and has returned for Council consideration.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat. Councilmember Clark seconded the motion.*

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 02:24:00.](#)

13. ORDINANCES/PUBLIC HEARINGS

- 13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, adopting the Natural Open Space and Wildlife Habitat Management Plan

[The recording of the discussion can be found online here at 02:24:55.](#)

Wildlife Intern Nathan Shumway presented a proposed Concept Plan for the 2025 Natural Open Space & Wildlife Habitat Management Plan. This is the next-to-final draft of the EMC Open Space Plan. This Plan has been a year in the making and will guide the City in managing native open spaces within the City.

Mayor Pro Tempore Wright opened the Public Hearing at 8:03 PM.

The following individuals spoke during the Public Comment period: Bettina Cameron and Wendy Warren representing the Eagle Mountain Nature and Wildlife Alliance.

Mayor Pro Tempore Wright closed the Public Hearing at 8:09 PM.

[The recording of the public hearing can be found online here at 02:37:13.](#)

Wildlife Biologist/Environmental Planner Todd Black and Assistant Public Works Director Zack Hilton, along with Nathan Shumway, responded to questions from Councilmembers providing clarification on project details and addressing concerns related to planning and community impact.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, adopting the Natural Open Space and Wildlife Habitat Management Plan subject to:*

- 1. Removing the pedestrian path from the plan that goes west from the Walmart property and southwest to Autumn Lane, behind backyards between Autumn Lane and East Harvest Lane then ends at Shiloh Way.*

Councilmember Wright seconded the motion.

Discussion took place on the removal of the pedestrian path, its implications for Open Space, and future management of the area confirming that the space will continue to stay classified as Open Space. They also considered options for semi-truck parking, including a designated parking lot.

AMENDED MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, adopting the Natural Open Space and Wildlife Habitat Management Plan:*

- 1. Removing from the Plan the pedestrian path that goes west from the Walmart property and southwest to Autumn Lane, behind resident backyards between Autumn Lane and East Harvest Lane then ends at Shiloh Way; and*
- 2. Removing the language concerning semi-truck parking; and*
- 3. Amending the grazing period of goats from "two to seven days" to as needed.*

Councilmember Wright 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 03:08:34.](#)

14. RESOLUTIONS

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Providing Notice of Default to Lennar Homes for Specific Terms of the Ault Farms Master Development Agreement

[The recording of the discussion can be found online here at 03:15:57.](#)

Planner Steven Lehmitz presented the item. On January 21, 2025, the City Council met with a representative from Lennar Homes to discuss the issue of the townhome product in Parkway Fields not abiding by the approved elevations. The Council expressed a desire for the remainder of the townhome units to match what had already been built, keeping the look of the project consistent. It was thought the applicant shared this sentiment. The Council also expressed interest that the applicant provides an additional amenity to the community, such as a community garden space.

This discussion also brought to light that the mechanical units on the sides and rears of the units were not screened from view of the street per EMMC 17.72.040(K) and 17.100.060(A). The Council requested that the applicant abide by the City Code and screen those units, suggesting screen enclosures made of similar materials to the buildings. The applicant stated a willingness to work with staff to find a solution to address the screening issue.

As of April 16, 2025, the applicant had received building permit approval to continue with the incorrect elevations. However, they had failed to work with staff to screen the mechanical units in

any way. On April 16, the City Attorney issued a Notice of Default to the applicant in accordance with Section 8 of the Ault Farms Master Development Agreement (MDA).

Lennar Homes representative BJ Ryan disagreed with the Notice of Default and requested to be held accountable for future compliance.

City Attorney Marcus Draper and City Council discussed the terms of the MDA and the overall issues with the unapproved elevations and unscreened mechanical units.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Providing Notice of Default to Lennar Homes for Specific Terms of the Ault Farms Master Development Agreement as presented. 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 03:31:47.](#)

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

[The recording of the discussion can be found online here at 03:33:13.](#)

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

16. COMMUNICATION ITEMS

17. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 9:06 PM. Councilmember Wood seconded the motion.*

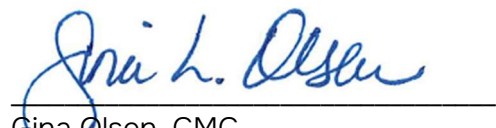
Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the adjournment can be found online here at 03:40:18.](#)

The meeting was adjourned at 9:06 PM.

Approved by the City Council on June 17, 2025.



Gina Olsen, CMC
City Recorder

