



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

FEBRUARY 17, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Jared R. Gray; Councilmembers Craig Whiting, Melissa Clark, Brett Wright and Zachory Huish.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Director of Legislative and Strategic Services; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Kimberly Ruesch, Director of Administrative Services; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; Stephanie Allred, 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; Michele Graves, Library Director; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Melissa Yates, Purchasing Agent.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:02 PM. He noted Councilmember Rich Wood and Communications Manager Kyle Ireland were excused from the meeting.

1. DISCUSSION AND INFORMATION ITEMS

1.A. INTRODUCTION – Communications Manager, Kyle Ireland

Communications Manager Kyle Ireland was unable to attend the meeting due to family emergency.

1.B. CONCEPT PLAN – Overland Village 2, Phase B – Senior Planner David Stroud

[The recording of the discussion can be found online here at 00:00:15.](#)

Senior Planner David Stroud Presented the Concept Plan for Overland Village 2, Phase B and responded to questions from City Council. The City Council provided guidance to proceed with the Concept Plan.

- 1.C. DISCUSSION – Drive Through Location and Aesthetic Requirements – Community Development Director Brandon Larsen

[The recording of the discussion can be found online here at 00:12:17.](#)

Community Development Director Brandon Larsen presented aesthetic requirements related to drive through locations in Eagle Mountain and requested direction from City Council. Managing Partner with Corner Partners, Bill Gaskill, provided additional clarification regarding drive through window placement and recommended updating City Code for further clarity. City Council responded to questions and provided direction to staff moving forward.

Mayor Gray requested that Item 13.A. be reviewed prior to discussion of Item 1.D.

- 13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Hemmco Consulting to Provide Lobbying Services

[The recording of the discussion can be found online here at 00:26:25.](#)

Hemmco Consulting Representative Dan Hemmert introduced himself and outlined the firm’s proposed lobbying services, including legislative advocacy and strategic coordination on key City initiatives.

Mr. Hemmert responded to questions from the City Council. The City Council provided direction on priority projects to pursue, with emphasis on advocating for funding and support for additional and expanded roadway infrastructure.

- 1.D. DISCUSSION – Community Development Block Grant (CDBG) – Affordable Housing Coordinator Kiara Polee

[The recording of the discussion can be found online here at 00:48:13.](#)

Affordable Housing Coordinator Kiara Polee and Mountainland Association of Governments (MAG) Representative Taylor Draney presented an overview of the Community Development Block Grant (CDBG) program. The presentation included eligibility requirements and potential uses of funds. Staff requested City Council direction on funding priorities to finalize the 2026 CDBG budget.

2. AGENDA REVIEW

- 13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for the 4MG Scarlet Ridge Water Tank, as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

[The recording of the discussion can be found online here at 01:08:48.](#)

Assistant City Engineer David Salazar provided clarification regarding extended hours for construction work.

- 18.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Repealing Chapter 2.30 (Parks and Recreation Advisory Board), Chapter 2.40 (Recreation Sports Board), Chapter 2.55 (Cemetery Board), Chapter 2.60 (Military and Veterans Advisory Board), and Chapter 2.70 (Economic Development Board) and Enacting Chapter 2.80 of the Eagle Mountain Municipal Code to Establish a Community Services Board.

[The recording of the discussion can be found online here at 01:14:53.](#)

Assistant to the City Manager Natalie Winterton responded to questions from City Council regarding the proposed ordinance to repeal Chapters 2.30, 2.40, 2.55, 2.60 and 2.70 and enacting Chapter 2.80 of the Eagle Mountain Municipal Code to establish a Community Service Board. City Council provided direction regarding recommended corrections prior to consideration of approval of the proposed ordinance.

- 15.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2025-2026 Annual Budget.

[The recording of the discussion can be found online here at 01:26:15.](#)

Director of Administrative Services Kimberly Ruesch responded to questions from City Council regarding the proposed budget amendment.

3. CITY MANAGER INFORMATION ITEMS

No discussion occurred.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Clark 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; the purchase, lease, sale, or exchange of real property; a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision; and/or the deployment of security personnel, devices, or systems, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous vote.

The Work Session was adjourned at 5:34 PM.

[The recording of the motion can be found online here at 01:32:30.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:09 PM. He noted Councilmember Rich Wood was excused from the meeting.

[The recording of the discussion can be found online here at 01:35:15.](#)

6. PLEDGE OF ALLEGIANCE

A Unified Fire Authority Officer led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

City Manager Ben Reeves invited the community to attend a Neighborhood meeting.

8. INTRODUCTION/RECOGNITION

8.A. INTRODUCTION – Utah County Sheriff’s Department

[The recording of the discussion can be found online here at 01:36:48.](#)

Eric Knutzen with the Utah County Sheriff's Department introduced Lieutenant Jeff Robinson, who recently joined the Eagle Mountain Division.

8.B. INTRODUCTION – Unified Fire Authority

[The recording of the discussion can be found online here at 01:38:38.](#)

Battalion Chief Embret Fossum with Unified Fire Authority introduced crew members from Station 253.

9. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:17 PM.

The following individuals spoke during the Public Comment period:

- Joy Rasmussen (email read by City Recorder Lacie Messerly) expressed concerns regarding water and sewer bonds, potential rate increases, and requested that additional data centers not be approved.
- Tony Castillo distributed a document to the City Council on behalf of Overland Trails Phase 3 HOA members. Mr. Castillo expressed concern about a homeowners association maintaining city-owned property.

Mayor Gray closed the public comment period at 7:22 PM.

[The recording of the discussion can be found online here at 01:42:27.](#)

Battalion Chief Embert Fossum with Unified Fire Authority introduced additional crew members.

[The recording of the discussion can be found online here at 01:48:55.](#)

10. CITY COUNCIL/MAYOR ITEMS

[The recording of the discussion can be found online here at 01:52:36.](#)

The Mayor and Councilmembers offered comments to the public.

CONSENT AGENDA

11. BOND RELEASES

11.A. Harmony Phase A, Plat 16 – Into Warrant

11.B. Ranches Crossing – Into Warranty

12. MINUTES

12.A. July 1, 2025 Minutes – City Council Meeting

12.B. January 29, 2026 Minutes – Annual Visioning Retreat, Day One

12.C. January 30, 2026 Minutes – Annual Visioning Retreat Day Two

12.D. February 3, 2026 Minutes – City Council Meeting

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Hemmco Consulting to Provide Lobbying Services

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for the 4MG Scarlet Ridge Water Tank, as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

MOTION: *Councilmember Wright moved to approve the Consent Agenda. Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:00:51.](#)

SCHEDULED ITEMS

14. OVERLAND MASTER DEVELOPMENT AGREEMENT

14.A. DISCUSSION ITEM ONLY/NO ACTION TAKEN – Fifth Amendment to the Amended and Restated Overland Master Development Agreement

[The recording of the discussion can be found online here at 02:01:30.](#)

City Attorney Marcus Draper presented the item, identified the location of property, and highlighted incentives for the project and agreement. Mr. Draper responded to questions from City Council.

Kyle Szanti with Smith's Food and Drug, and Jeff Randall with AWA Consulting also responded to questions from City Council regarding the development agreement. The City Council provided feedback and recommendations moving forward.

15. RESOLUTION/PUBLIC HEARING

15.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2025-2026 Annual Budget.

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

Director of Administrative Services Kimberly Ruesh presented the Second Amendment to the Fiscal Year 2025-2026 Annual Budget. Ms. Ruesh provided an overview of the item and the general fund, highlighted additional expenditures, capital projects, and special revenue funds and responded to questions from City Council.

Mayor Gray opened the Public Hearing period at 8:31 PM.

The following individuals spoke during the public hearing period:

- Jessie Southworth spoke in opposition to funds being allocated for a digital sign.
- Charlotte Ducos requested utility sales funds be directed toward longstanding projects that would benefit the community.
- Jay Johnson spoke in favor of installing a digital sign.
- Jeff Ruth spoke in favor of a new digital sign.

Mayor Gray closed the Public Hearing at 8:39 PM.

MOTION: *Councilmember Wright moved to adopt a Resolution of Eagle Mountain City, Utah Approving the Second Amendment to the Fiscal Year 2025-2026 Annual Budget as presented. Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:18:37.](#)

16. RESOLUTION

16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More Than \$220,000,000 Aggregate Principal Amount of Water and Sewer Revenue Bonds, Series 2026; Fixing the Maximum Aggregate Principal Amount of the Bonds; The Maximum Number of Years Over Which the Bonds May Mature, the Maximum Interest Rate Which the Bonds May Bear, and the Maximum Discount From Par at Which the Bonds May be Sold; Providing for the Publication of a Notice of Public Hearing and Bonds to be Issued; Providing for the Running of a Contest Period; Authorizing the Execution by the City of a General and Supplemental Indenture of Trust, and Other Documents Necessary for the Issuance of the Series 2026 Bonds; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transaction Contemplated by this Resolution; and Related Matters.

[The recording of the discussion can be found online here at 03:19:52.](#)

City Manager Ben Reeves provided an overview of the item, reviewed the bond process and parameters, and outlined the projects proposed to be funded.

GilmoreBell Representative Garrett Gross of stated that the amount had been revised to \$230,000.00 to preserve flexibility and noted that two public notices have been prepared for posting.

GillmoreBell Representative Laura Lewis of addressed the call provisions and potential refunding of bonds.

Mr. Gross and Ms. Lewis responded to questions from City Council.

Councilmember Huish recused himself from any discussion due to work conflict.

MOTION: *Councilmember Whiting moved to adopt a Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More Than \$230,000,000 Aggregate Principal Amount of Water and Sewer Revenue Bonds, Series 2026; as presented in the agenda. Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Abstain
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous 3:0 vote.

[The recording of the motion can be found online here at 03:42:45.](#)

17. ORDINANCE/PUBLIC HEARING

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 15.95 and Adopting the Eagle Mountain City Wildland Urban Interface Area Map.

[The recording of the discussion can be found online here at 03:51:55.](#)

Community Development Director Brandon Larsen provided an overview of the Wildland Urban Interface (WUI) Code and presented a proposed amendment to adopt the Wildland Urban Interface Area Map. The proposed amendment would adopt the map identifying areas with very high and extreme wildfire exposure. Adoption of the map ensures compliance with House Bill 48. The proposed map identifies where the Utah Wildland Urban Interface Code would apply within Eagle Mountain City, pursuant to EMMC 15.95.

Unified Fire Authority Battalion Chief Embret Fossum provided clarification regarding the areas that could potentially be affected by the proposed Wildland Urban Interface Area Map.

Mr. Larsen and Battalion Chief Embret Fossum responded to questions from City Council.

Mayor Gray opened the Public Hearing period at 9:44 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 9:44 PM.

MOTION: *Councilmember Whiting moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 15.95 and*

*Adopting the Eagle Mountain City Wildland Urban Interface Area Map.
Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:11:31.](#)

18. ORDINANCE

18.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Repealing Chapter 2.30 (Parks and Recreation Advisory Board), Chapter 2.40 (Recreation Sports Board), Chapter 2.55 (Cemetery Board), Chapter 2.60 (Military and Veterans Advisory Board), and Chapter 2.70 (Economic Development Board) and Enacting Chapter 2.80 of the Eagle Mountain Municipal Code to Establish a Community Services Board.

[The recording of the discussion can be found online here at 04:12:07.](#)

Assistant to the City Manager Natalie Winterton presented the item The proposed ordinance establishes a Community Services Board to replace the existing Parks and Recreation Advisory Board, Recreation Sports Board, Cemetery Board, and Military and Veterans Advisory Board, consolidating their functions into a single advisory body. The new board would also serve as the City's RAP Tax Advisory Committee. In conjunction with this restructuring, the ordinance repeals Chapters 2.30, 2.40, 2.55, 2.60, and 2.70 of the Eagle Mountain Municipal Code, eliminating outdated advisory boards as part of the City's effort to realign its organizational structure with current operations and priorities and to update the Municipal Code to reflect current practice.

MOTION: *Councilmember Huish moved to adopt an Ordinance of Eagle Mountain City, Utah, Repealing Chapter 2.30 (Parks and Recreation Advisory Board), Chapter 2.40 (Recreation Sports Board), Chapter 2.55 (Cemetery Board), Chapter 2.60 (Military and Veterans Advisory Board), and Chapter 2.70 (Economic Development Board) and Enacting Chapter 2.80 of the Eagle Mountain Municipal Code to Establish a Community Services Board. Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes

Rich Wood Excused
Brett Wright Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:16:12.](#)

19. LEGISLATIVE ITEMS

19.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 04:17:49.](#)

Community Development Director Brandon Larsen provided a Strategic Plan Update.

Management and Policy Analyst John Magness provided an update on items from the legislative session.

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

[The recording of the discussion can be found online here at 04:24:11.](#)

Mayor Gray and the City Councilmembers offered comments and reports on committees to which they are assigned as liaisons.

21. COMMUNICATION ITEMS

[The recording of the discussion can be found online here at 04:25:06.](#)

Ben Reeves requested that the City Council provide their preferred dates for upcoming retreat.

22. DISCUSSION ITEM ONLY/NO ACTION TAKEN – ANNUAL BUDGET 2026-2027

[The recording of the discussion can be found online here at 04:26:40.](#)

Director of Administrative Services Kimberly Ruesh explained the purpose of the upcoming budget meetings and requested direction from City Council regarding setting dedicated meeting dates to review budget.

23. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 10:11 PM.
Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:37:05.](#)

The meeting was adjourned at 10:11PM.

Approved by the City Council on March 3, 2026.

Lacie A. Messerly
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City Recorder

