



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

JUNE 2, 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, and Rich Wood.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Brett Wright and Zachory Huish.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; Evan Berrett, Director of Legislative and Strategic Services; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Stephanie Allred, Deputy Recorder; Kimberly Ruesch, Director of Administrative Services; Kyle Ireland, Communications Manager; Sariah Farmer, Digital Communications Specialist; 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; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; David Salazar, Assistant City Engineer; David Ulibarri, Public Safety Director; Abby Ivory, Economic Development Director and Adison Cragun, Management Intern.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Deputy City Manager; Embret Fossum, UFA Battalion Chief and Michele Graves, Library Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:03 PM. He noted that Councilmember Wright and Councilmember Huish were participating remotely and announced that Item 17.A. would be removed from the agenda.

1. DISCUSSION AND INFORMATION ITEMS

- 1.A. DISCUSSION – Employee Procedure Updates (City Issued Cell Phones) - Human Resources Manager, Angela Valenzuela

[The recording of the discussion can be found online here at 00:04:04.](#)

Human Resources Manager Angela Valenzuela reviewed the proposed changes, discussed the options of providing an issued cell phone or a stipend for employees who use their personal cell phones for work purposes, and responded to questions from the City Council. The City Council provided feedback and direction.

- 1.B. DISCUSSION – Employee Procedure Manual Updates (5.40 Credit Cards and Removal of Appendix A) – Director of Administrative Services, Kimberly Ruesch

[The recording of the discussion can be found online here at 00:30:41.](#)

Director of Administrative Services Kimberly Ruesch stated that the item was tabled in December 2025 and explained that updates had been made in response to City Council requests. Ms. Ruesch presented the item, responded to questions from the City Council, and requested further direction and feedback.

- 1.C. DISCUSSION – Scenic Mountain Area Rezoning of 223 Properties – Senior Planner, Rob Hobbs

[The recording of the discussion can be found online here at 00:42:58.](#)

Senior Planner Rob Hobbs presented the items, including the proposed rezone and effected properties, responded to questions from City Council, and requested Council feedback and direction.

2. CITY MANAGER INFORMATION ITEMS

City Manager Ben Reeves provided information regarding upcoming events.

[The recording of the discussion can be found online here at 00:48:46.](#)

Planner Steven Lemitz presented the Eagle Mountain Chapel Site Plan located in Meadow Ranch, including a request related to the proposed recreation building height. The City Council discussed the proposal and provided feedback and direction to the applicant, Jacob Baker.

[The recording of the discussion can be found online here at 00:49:43.](#)

3. AGENDA REVIEW

- 11.A. Market Place at Town Center Phase 3 – Out of Warranty

[The recording of the discussion can be found online here at 01:18:43.](#)

City Attorney Marcus Draper provided clarification regarding improvement funds being Released.

- 13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing the Mayor to Sign a Municipal Recreation Grant Application.

[The recording of the discussion can be found online here at 01:25:26.](#)

Deputy City Manager Steve Mumford highlighted previous projects completed using grant funds and presented proposed projects for consideration under the Municipal Recreation Grant program. Mr. Mumford responded to questions from the City Council and requested feedback on the proposed projects.

- 13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Service Contract with Building Code Solutions (BCS) for Third-Party Building Permit and Plan Review and Inspection Services

[The recording of the discussion can be found online here at 01:42:37.](#)

Community Development Director Brandon Larsen provided an overview of the item and responded to questions from the City Council.

- 13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Community Services Board Rules and Regulations.

[The recording of the discussion can be found online here at 01:44:30.](#)

Deputy City Manager Steve Mumford responded to questions from the City Council regarding the proposed Community Services Board Rules and Regulations. The City Council provided feedback and recommendations before acting on the item.

- 14.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Repealing and Reenacting Subsection 8.15.080(G) of the Eagle Mountain Municipal Code Regarding Construction Work During Restricted Hours.

[The recording of the discussion can be found online here at 01:46:14.](#)

Assistant City Engineer David Salazar presented the proposed amendment, including the reasons for the changes, approval criteria, and safeguards, and responded to questions from the City Council.

14.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving a Franchise Agreement with Forged Fiber 37, LLC, a Subsidiary of AT&T.

[The recording of the discussion can be found online here at 01:49:45.](#)

City Attorney Marcus Draper provided an overview of the item and responded to questions from the City Council.

16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Pledge of any portion of the City’s Sales and Use Taxes to the Proposed Issuance of the Redevelopment Agency’s Sales Tax and Tax Increment Revenue Bonds, Series 2026 (the “Bonds”) and Authorizing the Execution of Related Pledge and Bond Documents Thereto and al other Actions Required to Pledge Sales and Use Taxes to the Bonds.

[The recording of the discussion can be found online here at 01:52:16.](#)

Attorney Brad Patterson, appearing electronically on behalf of Gilmore Bell, responded to a question from the City Council and provided clarification.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Whiting 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 Clark Seconded the motion*

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

The motion passed with a 4:0 vote.

Councilmember Brett Wright was not online during the motion for Closed Session.

[The recording of the motion can be found online here at 01:56:38.](#)

The Work Session was adjourned at 5:57 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:02 PM and noted that Councilmember Wright and Councilmember Huish were participating remotely.

[The recording of the discussion can be found online here at 01:59:51.](#)

6. PLEDGE OF ALLEGIANCE

Assistant City Manager, Fionnuala Kofoed led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

City Manager Ben Reeves provided updates and acknowledged the retirement of Laura Armintrout and Fionnuala Kofoed. Mr. Reeves recognized Fionnuala Kofoed for her longstanding service and contributions to Eagle Mountain City.

Fionnuala Kofoed expressed appreciation for the residents of Eagle Mountain and for the opportunity to work with numerous mayors, City Council Members and City staff, and thanked Mr. Reeves for his leadership.

[The recording of the discussion can be found online here at 02:01:24.](#)

RECOGNITION/INTRODUCTIONS

8.A. RECOGNITION – Graduates of the 2026 Teen CERT Internship Program

[The recording of the discussion can be found online here at 02:08:50.](#)

Public Safety Director David Ulibarri provided an overview of the program, provided highlights and recognized the graduates of the 2026 Teen CERT Internship Program.

Those recognized included:

- Axcel Rubio
- Ryan Easley
- Zander Osborn
- Keizer Rocha
- Logan Bennett
- Kailee Roberts
- Avery Sherman

- Colton Miller
- Kenzie Reed
- Cleo Craig
- Dallan Robbins
- Kale'a Lecher
- Delilah Snell
- Caidence Rideout
- Thomas Westmoreland
- Kate Westmoreland
- Laura Gallardo

9. PUBLIC COMMENTS

Mayor Gray announced that item 17.A. will be removed from the agenda.

Mayor Gray opened the public comment period at 7:23 PM.

The following individuals spoke during the Public Comment period:

- Holly Thomas – Expressed opposition to the Horizon Master Development Plan and raised concern about its potential impacts on the ridgeline, blasting activity, fire risk and wildlife protection.
- Cole Thomas – Expressed concerns about wildfire risk if homes are built on the ridgeline and noted that residential development could contribute to light pollution, potentially impacting dark sky conditions if the proposed Horizon Master Development Plan is approved.
- Terye Rowland – Stated opposition to the Horizon Master Development Plan and expressed concerns about blasting, noting that the project involves rock removal.
- Tracey Snyder – Inquired about who receives project notices and expressed concern regarding the width of the road for the proposed Horizon Master Development Plan.
- Holland Rymer – Expressed support of extending the road in the Silver Lake subdivision to provide additional routes.
- Jeff Bean – Requested extension of the road in the Silver Lake area to improve safety and access in and out of the neighborhood.

- Tehina Craven – Requested a road extension for The Silver Lake community for safety reasons, noting there is currently only one access point in and out of the neighborhood.
- Chance Blakelock – Expressed support of extending the road in the Silver Lake area to improve resident safety in the event of an emergency and agreed with previous comments.
- JeriLynn Phillips – A resident representing the Highlands Neighborhood, asked questions regarding the proposed widening of Ranches Parkway and requested that additional traffic studies and a speed study be completed.

Mayor Gray closed the public comment period at 7:48 PM.

[The recording of the discussion can be found online here at 02:20:11.](#)

10. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:46:52.](#)

CONSENT AGENDA

11. BOND RELEASES

11.A. Market Place at Town Center Phase 3 – Out of Warranty

12. MINUTES

12.A. May 19, 2026 Minutes – Regular City Council Meeting

12.B. May 26, 2026 Minutes – Budget Work Session

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing the Mayor to sign a Municipal Recreation Grant Application.

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Service Contract with Building Code Solutions (BCS) for a Third-Party Building Permit and Plan Review and Inspection Services.

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Community Service Board Rules and Regulations.

14. ORDINANCES

14.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Repealing and Reenacting Subsection 8.15.080(G) of the Eagle Mountain Municipal Code Regarding Construction During Restricted Hours.

14.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving a Franchise Agreement with Forged Fiber 37, LLC, a Subsidiary of AT&T.

MOTION: *Councilmember Whiting moved to approve the Consent Agenda with the addition of “trails” under Article II, Scope of Review, on Item 13.C. Councilmember Wood seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 03:13:04.](#)

SCHEDULED ITEMS

15. RESOLUTION/PUBLIC HEARING

15.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #45:326:0109, Designating as “Significant Real Property” Pursuant to Eagle Mountain Code 3.30.060 and 3.30.070.

[The recording of the discussion can be found online here at 03:14:27.](#)

City Recorder Lacie Messerly presented the item and applicant Casey Hansen responded to questions from the City Council.

Mayor Gray opened the Public Hearing period at 8:20 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:20 PM.

MOTION: *Councilmember Whiting moved to approve a Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #45:326:0109, Designated as "Significant Real Property" Pursuant to Eagle Mountain Municipal Code 3.30.060 and 3.30.070 as presented in the packet and including the following:*

- *Setting the price at \$2.07 sq/foot; and*
- *The applicant will bear all costs associated with the item, including survey fees and any other fees related to the disposition.*

Councilmember Wood seconded the motion.

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	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 03:19:40.](#)

16. RESOLUTIONS

16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Pledge of any portion of the City’s Sales and Use Taxes to the Proposed Issuance of the Redevelopment Agency’s Sales Tax and Tax Increment Revenue Bonds, Series 2026 (the “Bonds”) and Authorizing the Execution of Related Pledge and Bond Documents Thereto and all other Actions Required to Pledge Sales and Use Taxes to the Bonds.

[The recording of the item can be found online here at 03:22:05.](#)

No further discussion took place on this item.

MOTION: *Councilmember Whiting moved to approve a Resolution of Eagle Mountain City, Utah, Approving the Pledge of any Portion of the City’s Sales and Use Taxes to the Proposed Issuance of the Redevelopment Agency’s Sales Tax and Tax Increment Revenue Bonds, Series 2026 (the “Bonds”) and Authorizing the Execution of Related Pledge and Bond Documents Thereto and all other Actions Required to Pledge Sales and Use Taxes to the Bonds. Councilmember Clark seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Abstain
Craig Whiting	Yes

Rich Wood No
Brett Wright Yes

The motion passed with a 3:1 vote, with one abstention.

[The recording of the motion can be found online here at 03:22:40.](#)

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain Utah, Approving the Horizon Master Development Plan.

Item was removed from the agenda.

18. DISCUSSION OF PROPOSED FY26-27 BUDGET/NO ACTION TAKEN

18.A. INFORMATION – Proposed Property Tax Impact Schedule

[The recording of the discussion can be found online here at 03:24:06.](#)

Mayor Gray read the Property Tax Impact Schedule.

18.B. FISCAL YEAR 2026-2027 BUDGET DISCUSSION

[The recording of the discussion can be found online here at 03:26:46.](#)

Budget Manager Terrence Dela Pena presented the proposed tentative budget, including changes to the General Fund, Enterprise Fund, Capital Project Fund, and Special Revenue Funds, and responded to questions from the City Council.

City Manager Ben Reeves and the City Council discussed the proposed 2026-2027 budget and related priorities.

Director of Administrative Services Kimberly Ruesch presented Capital Projects and responded to questions from the City Council.

19. LEGISLATIVE ITEMS

19.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 05:53:30.](#)

MOTION: *Councilmember Whiting moved to add evaluation of speed bumps and speed tables be added to the Legislative Priorities List. Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	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 05:54:00.](#)

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

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

[The recording of the discussion can be found online here at 05:54:36.](#)

21. COMMUNICATION ITEMS

22. ADJOURNMENT

MOTION: *Councilmember Whiting moved to adjourn the meeting at 11:04 PM. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	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 06:02:05.](#)

The meeting was adjourned at 11:04 PM.

Approved by the City Council on June 16, 2026.

Lacie A. Messerly

Lacie A. Messerly
City Recorder

