



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

October 18, 2022, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Carolyn Love, and Brett Wright. Councilmember Jared Gray was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Todd Black, Wildlife Biologist/Environmental Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; and Embret Fossum, UFA Battalion Chief.

CITY STAFF PRESENT ELECTRONICALLY: Jeff Weber, Fleet and Facilities Manager; Tyler Maffitt, Communications Manager; Jeremy Cook, City Attorney; and Angela Valenzuela, Human Resources Manager.

Mayor Westmoreland called the meeting to order at 5:38 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

City Administrator Paul Jerome presented the following updates:

Community Development

- Tickville Wash – A check dam using concrete barriers will be installed in the Tickville Wash in the Evans Ranch area next week. This will slow the flow, collect debris, and reduce erosion on the banks.

Communications

- The Communications Department is working to collect data on behalf of the Planning Department about the perception and future of the Tickville Wash. The survey, available on social media, will be open until Friday, October 21st.
- The City's Economic Development website is being rebuilt. Completion of this upgrade is anticipated for October 27th and is designed to enhance economic development efforts within the City.

Parks/Recreation/Events/Cemetery

- Walden Park Observatory: Staff, Utah Valley University, and Design Architects have been communicating on all electrical and digital connections needed for the building to support the

telescope use. Full construction documents should be completed sometime before the end of October.

- Smith Ranch Community Park: Staff is waiting for the 90% review of construction documents which include the skatepark and playground equipment. Construction documents for the park should be available by the end of October.
- Off-Street Trail Network: Staff will be digitizing GIS data to verify trails that have been mapped during the last couple of years. After the trails have been mapped and digitized there will be effective data to move forward with the installation of trail and directional signage. This data will document the percentage of trails on City and private property and allow the City to analyze the best strategies to obtain and retain these trails.
- Adaptive Trick or Treat: Thank you to all the residents, staff, and City representatives that attended the adaptive trick or treat. There was a great turnout for the event. The City continues to receive feedback requesting more of these events. A special thanks to the Events Department for developing and pioneering such a great event.

Engineering

- The Utah Department of Transportation has completed the striping on Wride Memorial Highway prohibiting U-turns due to safety concerns.
- The City is in the process of acquiring property for the Old Airport Road expansion.
- The Stonebridge Lane and Woodhaven Boulevard traffic signal designs are at 90% completion. Eagle Mountain and Saratoga Springs will review the Woodhaven signal.
- The Mid Valley widening, on the south side of Frontier Middle School, required additional engineering due to drainage issues. The project should be ready to get pricing from Kenny Seng or to be put out to bid.
- The remainder of the Mid Valley widening design, west to Eagle Mountain Boulevard, is at 75% completion. The City will be getting legal descriptions to approach landowners for right-of-way purchases.

Mr. Jerome clarified that the check dams will have a man-made appearance. Accessibility limitations to the wash make natural materials, such as rock, an unviable option.

Wildlife Biologist/Environmental Planner Todd Black explained that gabion cages were considered; however, check dams were determined to be the best option. The check dams will disperse but not prevent the water flow.

1.B. DISCUSSION – Transportation Master Plan

City Engineer Chris Trusty reviewed the changes Horrocks Engineers has made to the plan based on the City Council's feedback:

- Existing street cross sections with emergency lanes replaced cross sections showing bike lanes. Roadway widths were the same in both cross sections.
- Text was added or altered to convey that alternate transportation modes are included to complement but not to replace vehicle trips.
- Planning for alternative transportation in this plan does not reduce the recommended road improvements.

- The Eagle Mountain Bicycle and Pedestrian Master Plan was removed from the Transportation Master Plan, but a link is still provided so as the plan changes in the future, the link will reference the current plan.
- Wildlife Corridor – the plan makes it clear that conflicts with the wildlife corridor will require coordination with the City and has shown which types of crossings will most likely be required as roadways are improved.

Mr. Trusty indicated that he is amenable to the inclusion in the plan of the suggestions made by the Eagle Mountain Nature and Wildlife Alliance that were submitted in an email to the Mayor, City Council, and City Engineer requesting verbiage indicating the City is proactive in seeking funding for mitigation efforts, minimum standards from the Federal Highway Administration Wildlife Structure Crossing handbook, heavily discouraging roads in the corridor, and that any roads allowed should incorporate animal and human conflict mitigation measures.

Mayor Westmoreland stated that Eagle Mountain is setting a wildlife protection standard for other cities to follow. He agrees with the inclusion of verbiage supporting those efforts to prevent human and wildlife conflicts.

Councilmember Burnham concurred and supported the suggested wording submitted by the Wildlife Alliance.

Councilmember Wright said although he agrees with the mitigation suggestions and thinks that alternative methods of transportation should be considered, he desires the Master Transportation Plan to clearly indicate that the primary focus is on vehicular traffic. Bus route 806 with two stops was established in 2008 and the route has not changed and no additional services have been provided since inception. The City should be strategic in determining where emergency lanes and bike lanes are indicated to be able to qualify for associated funding opportunities. He is concerned with the proposal to adopt the Complete Street Policy and will vote against the plan unless the policy is removed.

Councilmember Burnham clarified that express buses were popular in the City and well utilized. Although the current bus route is used by students traveling to the University of Utah, it is inconvenient for most business travelers due to excessive travel times and circuitous travel routes. A Frontrunner stop and park and ride and bus areas are being considered because the City lacks areas with the 40 units per acre density required for TRAX lines.

Discussion confirmed that the City has received partial funding for two park-and-ride locations near or within Eagle Mountain and compared the benefits and challenges of various transit needs and types.

Councilmember Curtis recommended partnering with one of the larger companies within the City to sponsor a private ride-share company to provide transportation services to residents.

Mr. Trusty said staff tries to stay informed of projects that qualify for corridor preservation funding; however, properties under eminent development are prioritized and the owner of the property must be willing to sell the land. He believes that increasing the collector road to a minor

arterial will be sufficient for traffic generated in the Hidden Valley area of the City. He suggested adding verbiage that the City may select specific arterials to incorporate a bike lane in lieu of the emergency lane for funding consideration.

Councilmember Love supported the City being prescriptive and selective about bike lanes to qualify for funding, especially where the asphalt width will remain unaltered.

Mayor Westmoreland noted that roads that may be acquired by the Utah Department of Transportation in the future should be built to adhere to their standards.

Councilmember Burnham advocated for making residential roads and intersections safer for pedestrians and cyclists as foot and bike traffic are the primary mode of transportation within a neighborhood.

Councilmember Wright requested that staff search for funding possibilities to connect the trail network in the City at the locations identified in the plan to increase safety for nonvehicular traffic while focusing on vehicle needs.

Councilmember Curtis stated his preference to determine individual standards, in part due to concerns with the Complete Street Policy. He requested the capital facilities plan projects be indicated on a numbered map showing the locations of the projects. He expressed concern about the impact of the future freeway location on existing single-family homes in Sage Valley and North Ranch, and he suggested the freeway transverse the commercial area.

Mr. Trusty clarified that the projects will be identified on a map within the impact fees facility plan. Moving the future freeway to the east would increase the use of the freeway and reduce congestion and eliminate the need to widen Pony Express Parkway.

Assistant City Administrator/Community Development Director Steve Mumford said the City has funding in this year's budget to update the General Plan which will incorporate the road network in the revised Transportation Master Plan.

Discussion ensued regarding the impacts and viability of potential locations for the future freeway.

2. AGENDA REVIEW

9. AGREEMENTS

9.A. AGREEMENT – Second Addendum to the Concession Agreement between Eagle Mountain City and the Eagle Mountain Chamber of Commerce for Additional Ladder Sign Locations.

Councilmember Burnham stated she was in favor of staff having the authority to determine and select the appropriate sign location from the options provided by the Chamber. Councilmembers Wright and Love agreed.

11. CHANGE ORDERS

11.A. Wastewater Treatment Plant Expansion Change Order #5 – Aqua Engineering

Councilmember Wright stated that he felt the Council had provided a fair compensation offer during the previous review of the item for work that had not been contracted. He is uncomfortable with approving an increase for an additional \$23,047.91, especially as the Council already considered the item and the company had indicated they recognized the City was not obligated to pay them. Although he recognized he is not familiar with the company and how they are being impacted, a business owner is responsible for tracking services contracted and provided.

Mr. Trusty explained that the bill provided by the contractor was at a discounted amount and the full contracted services would have been around \$120,000. Their low overhead margin of 2.5% resulted in both a loss of income and incurred expenses. Staff lacks the expertise to have provided the services. The City has had a good working relationship with Aqua Engineering Services and will likely work with them on future projects. Generally, the request for proposal will include contract administration. However, in this case, the City had omitted those administrative services. During the initial discussions regarding compensation, the representative had not been aware of the extent, scope, and cost of the services provided. Nevertheless, the responsibility for providing uncontracted services rests with the contractor.

Mr. Jerome clarified that staff had suggested the previously approved 50% compensation as a compromise, not the contractor. Even the 75% compensation would result in financial hardship to the contractor. Although the City had not contracted for the work with the company, the services were needed, and bidding for the project would have resulted in a higher cost. As such, he was willing to entertain their request for the Council to reconsider the compensation offer.

Councilmember Curtis stated he was struggling to pay for uncontracted services after the work had been performed.

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Name of Fire Station 253.

Mayor Westmoreland stated that "Mid Valley Fire Station" was an appropriate name. After consideration of other names, the name received consensus from the Council.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 7:09 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Carolyn Love, and Brett Wright. Councilmember Jared Gray was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Brad Hickman, Parks and Recreation Director; Todd Black, Wildlife Biologist/Environmental Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Utah County Sheriff's Office Deputy Max Morgan; and Embret Fossum, UFA Battalion Chief.

CITY STAFF PRESENT ELECTRONICALLY: Jeff Weber, Fleet and Facilities Manager.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:27 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

City Administrator Paul Jerome introduced Utah County Sheriff's Office Deputy Max Morgan.

- Eagle Mountain is hosting its Bag the Leaf program once again this year. Beginning October 25th, residents can place bags of leaves on the curb of their property, and City crews will dispose of them. Bags are now available at Eagle Mountain City Hall. Help Eagle Mountain keep its storm drains clear by participating in Bag the Leaf.
- The City's annual Turkey Trot will take place Thursday, November 24th. The race starts at 8:00 a.m. Please see Eagle Mountain social media for additional details and registration information.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:31 p.m.

Jeff Ruth announced a change in leadership at the American Legion Post 111. Brad Wright was elected Post Commander; Mr. Ruth is Vice Commander. He said the Veterans Breakfast will be on Saturday, November 12th at 9:00 a.m. Volunteers will arrive at 7:00 a.m. and a speaker will present around 9:30 a.m. The Youth Council and Boys Scouts will assist with the event and Facebook and Tyson are sponsoring the event.

Mayor Westmoreland closed public comment at 7:36 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked the meeting participants and apologized for being unable to attend in person.

Councilmember Burnham

Councilmember Burnham expressed gratitude to unsung citizens willing to help make Eagle Mountain a greater place and to those attending or listening to the meeting virtually.

Councilmember Love

Councilmember Love thanked and expressed appreciation to residents that look out for each other and help their neighbors, friends, and strangers.

Councilmember Wright

Councilmember Wright welcomed the meeting participants and thanked staff. He recognized and thanked the first responders for their training and expertise to be ready to respond to emergencies. He expressed compassion and support for individuals battling breast cancer, as well as any other type of cancer. He encouraged them and expressed his desire to instill hope in them that there is light at the end of the tunnel and possibilities to get through their challenges.

Mayor Westmoreland

Mayor Westmoreland expressed his support to those battling cancer.

CONSENT AGENDA

9. AGREEMENTS

- 9.A. AGREEMENT – Second Addendum to the Concession Agreement between Eagle Mountain City and the Eagle Mountain Chamber of Commerce for Additional Ladder Sign Locations.

10. BOND RELEASES

- 10.A. SilverLake 18 – Out of Warranty
- 10.B. SilverLake 23 – Out of Warranty
- 10.C. SilverLake 24 – Out of Warranty
- 10.D. SilverLake 25 – Out of Warranty
- 10.E. SilverLake 27 – Out of Warranty

11. CHANGE ORDERS

11.A. Wastewater Treatment Plant Expansion Change Order #5 – Aqua Engineering

12. MINUTES

12.A. October 4, 2022 Minutes – Regular City Council Meeting

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Name of Fire Station 253.

MOTION: *Councilmember Wright moved to approve the consent agenda, removing item 11.A., Wastewater Treatment Plant Expansion Change Order #5, and placing it as a scheduled item for further discussion, with the change to the minutes as noted, and approving the name Mid Valley Fire Station. Councilmember Burnham seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☒ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

SCHEDULED ITEMS

11. CHANGE ORDERS

11.A. Wastewater Treatment Plant Expansion Change Order #5 – Aqua Engineering

Mayor Westmoreland reviewed the item and the associated discussion during the previous meeting and work session.

Discussion ensued regarding potentially offering additional compensation amounts lower than the proposed \$23,047.91 as a gesture of goodwill, the limited number of contractors that provide these services, and the likelihood that the City will work with the contractor again.

MOTION: *Councilmember Wright moved to deny Wastewater Treatment Plant Expansion Change Order #5 for Aqua Engineering. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☒ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

14. DISCUSSION

14.A. Water Wise Landscaping

Councilmember Wright expressed concerns about requirements to qualify for grant funding for the LocalScape program restricting turf to 35% of the landscaped area. He supports requiring waterwise landscape valves, showerheads, and faucets for new construction. He suggested the City purchase the valves in bulk and encourage and incentivize residents to change to waterwise products to reduce the burden on the water system rather than mandating compliance.

Councilmember Burnham said she attended a class at ULCT that provided examples of yards with 35% turf landscaping that consolidated the grass space in the center of the lawn. She encouraged the Council to view examples of yards in compliance with the 35% requirement before making a decision. The class also recommended offering incentives for larger trees for multifamily areas which reduce the visual impact of the buildings. Residents are more amenable to water reduction changes during a drought; however, the changes are most needed due to population growth.

Mr. Jerome clarified that the 35% restriction only applies to front and side yards and prohibits grass in the park strips.

Councilmember Curtis expressed frustration with the conservancy districts' recommended requirements because he feels they are not appropriate solutions for the City. He is in favor of promoting voluntary water use reductions through City-funded incentives rather than being punitive to residents or reducing required water allocations for development. He is concerned with problematic logistics that result in undesirable, unappealing outcomes.

Discussion contemplated and considered:

- The difference in water consumption between traditional and waterwise landscaping;
- Educating residents regarding water waste;
- Balancing water use and trees and landscaping to offset temperature;
- City efforts and programs in development to lead by example with waterwise landscaping;
- Financial limitations for residents desiring to convert to waterwise landscaping;
- Partnering with Utah State, Trees Utah, or other groups to create areas of example landscaping;
- Requiring a minimum of plants or a maximum of non-plant material such as rock;
- Working with builders to find desirable, aesthetically pleasing, and practical solutions;

- Water features;
- Educating residents about the amount of water they and their neighbors are using and how much water they should be using;
- Focusing first on new construction;
- Offering tours and awards highlighting example yards; similar programs in other cities have resulted in neighbors opting to relandscape their yards in a similar fashion;
- Offering classes on how to change your sprinklers from spraying to a drip system; and
- Providing avenues that reduce the necessary water allocations for new residential and commercial developments.

14.B. Tickville Wash Trail

Parks and Recreation Director Brad Hickman said he envisions trails adjacent to Tickville Wash and in the powerline corridor. He noted the difficulty of installing trails in some areas of the City and the importance of being strategic in planning the trail network.

Mayor Westmoreland stated that the City's goal in preserving rather than piping and covering the washes is to create an aesthetic wildlife recreation amenity while managing and maintaining the functionality of the washes.

Discussion ensued regarding the following:

- Mapping out and detailing the needs and cost of the trail network following similar systems in other cities to make a regional amenity to draw residents from other areas to the City;
- Installing trails along the wash to connect Smith Ranch Park and Woodhaven Park;
- Providing a wide trail striped for pedestrians, bikes, and electrical scooters;
- Determining the setback from the wash and revegetating some areas;
- Obtaining and purchasing land for the trails;
- The potential for the trail network to provide education and promote wildlife appreciation resulting in support for City conservation expenses;
- Comprehensively addressing issues for maintaining the integrity of the washes such as running sewer pipes, managing stormwater flows, engineering, reinforcement, and erosion;
- Striking a balance between recreation activity and wildlife conservation;
- Drafting a long-range, master plan identifying problematic areas, potential solutions, and connectivity for the overall trail network;
- Communicating with adjacent cities for a potential connection to their pedestrian and bike trail networks and the plan for a Camp Williams Trail; and
- Methodology and education to create a culture to value, respect, and protect wildlife.

Mr. Mumford confirmed that the City received Mountainland Association of Government funding for a trail in the powerline corridor from Pony Express Parkway to Wride Memorial Highway. Land has been preserved along the Tickville Wash in several subdivisions for a future trail.

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Love

Councilmember Love welcomed Brad Wright as the new American Legion Post 111 Post Commander. She looks forward to working with him to offer resources to veterans and to promote participation.

Councilmember Wright

Councilmember Wright said the Parks and Recreation Advisory Board has inquired if the Council has any tasks or projects for the Board to work on.

Councilmember Curtis

Councilmember Curtis informed the Council that Alternate Commissioner Strong had the opportunity to vote during the October 11th Planning Commission meeting due to the absence of a Commissioner. He feels the addition of an alternate member is functioning well and has proven to be a beneficial method to train and prepare individuals to fill future vacancies.

Councilmember Burnham

None.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

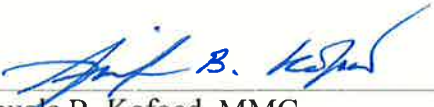
MOTION: *Councilmember Burnham moved to adjourn at 8:54 p.m. Councilmember Wright seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☒ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 8:54 p.m.

Approved by the City Council on November 1, 2022.


Fionnuala B. Kofoed, MMC
City Recorder

