



EAGLE MOUNTAIN CITY COUNCIL MEETING

AUGUST 18, 2026, 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 - Pony Express Business Park.

(anticipated time 15 minutes)

1.B. DISCUSSION - Archery Overlay Zone.

(anticipated time 15 minutes)

1.C. DISCUSSION - City Staffing Analysis.

(anticipated time 15 minutes)

1.D. DISCUSSION - Proposed Policy Regarding Property Tax Funding for the Sheriff's Office.

(anticipated time 10 minutes)

2. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council.

3. AGENDA REVIEW

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

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; 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.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. 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.*)

8. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

9. BOND RELEASES

9.A. The Towns at Brylee Farms Phase B, Plat 4 - Into Warranty

10. MINUTES

10.A. July 30, 2026 Minutes - Transportation Interlocal Meeting

10.B. August 4, 2026 Minutes - Regular City Council Meeting

10.C. August 6, 2026 Minutes - Council Meeting - Truth-in-Taxation

10.D. August 10, 2026 Minutes - Council Meeting - Special Session

11. RESOLUTIONS

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Awarding the Bid for EMC 6.0 MGD Wastewater Treatment Facility Expansion - GMP-2 Oxidation Ditch and Miscellaneous Site Improvements to MGC Contractors, Inc. and Approving the Contract.

11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Accepting the Eagle Mountain City Fiscal Year 2025 Audited Financial Statements.

SCHEDULED ITEMS

12. ORDINANCES/PUBLIC HEARINGS

12.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.20.040 (Preliminary Plats) regarding Street Names.

BACKGROUND: (*Presented by Senior Planner, David Stroud*) The proposed ordinance amends Eagle Mountain Municipal Code Section 16.20.040 regarding street names on Preliminary Plats.

12.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending Eagle Mountain Municipal Code 16.25.040, Final Plats.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* The proposed ordinance amends Eagle Mountain Municipal Code Section 16.25.040 to include street naming standards required of final plats, and other plat requirements.

13. TRUTH-IN-TAXATION

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Repealing a Property Tax Increase Above the Certified Tax Rate for Fiscal Year 2026-2027.

BACKGROUND: On August 6, 2026, the City Council held a Truth in Taxation public hearing and approved a property tax rate of 0.001500 for Fiscal Year 2026-2027, exceeding the certified tax rate of 0.000530. The proposed resolution formally rescinds the previously approved property tax increase.

- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Property Tax Increase Above the Certified Tax Rate for Fiscal Year 2026-2027.

BACKGROUND: Following the required Truth in Taxation public hearing, the City Council will consider approval of the proposed property tax increase above the certified tax rate for Fiscal Year 2026-2027, as required by Utah law. Approval of the proposed increase allows the City to incorporate the associated property tax revenue into the final Fiscal Year 2026-2027 budget.

- 13.C. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Adopting the Fiscal Year 2026-2027 Annual Budget Totaling \$363,992,973.

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)* State statute requires taxing entities proposing a property tax increase above the certified tax rate to complete the Truth-in-Taxation process prior to adopting a final property tax rate and budget. A Truth-in-Taxation public hearing was held on August 6, 2026, to receive public comment regarding the proposed property tax increase and the Council adopted a tax rate of 0.001500. This rate was a reduction from the interim budget proposed rate and reduces property tax revenue by \$1,151,343.

14. MID-VALLEY COMMUNITY REINVESTMENT PROJECT AREA

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Mid-Valley Community Reinvestment Project Area.

BACKGROUND: *(Presented by Director of Legislative and Strategic Services, Evan Berrett)*: The Mid-Valley CRA encompasses approximately 53 acres currently under review for commercial retail development. The proposed Interlocal Agreement

outlines the City's participation in tax increment financing for off-site project improvements and establishes the related administrative procedures and terms.

- 14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Mid-Valley CRA Participation Agreement between Eagle Mountain City, the Redevelopment Agency of Eagle Mountain City, and Terra Smith's Eagle Mountain, LLC.

BACKGROUND: *(Presented by Director of Legislative and Strategic Services, Evan Berrett)*: The Mid-Valley CRA encompasses approximately 53 acres currently under review for commercial retail development. The proposed resolution establishes the terms and conditions for the distribution and use of project area funds and addresses the obligations agreed upon by the participating parties through the negotiation process.

- 14.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Mid-Valley Community Reinvestment Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain City, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute.

BACKGROUND: *(Presented by Director of Legislative and Strategic Services, Evan Berrett)*: The proposed ordinance adopts the Mid-Valley Community Reinvestment Project Area Plan as the official plan for the Mid-Valley Project Area. The Plan outlines the proposed development and establishes the framework for community reinvestment activities within the Project Area.

- 14.D. ORDINANCE - An Ordinance of Eagle Mountain, Utah Approving the 5th Amendment to the Amended and Restated Overland Master Development Agreement.

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* This item was approved at the March 25, 2026 Special City Council meeting. The parties have corrected some clerical errors in the document and have altered the language in sections 5.3, 5.4, and 5.6 for the City Council's review. The changes in the language relate to the infrastructure funding and directly incorporate the provisions of the participation agreement to ensure that there is no discrepancy between the agreements. It also adds some stronger language that reinforces existing language that the infrastructure improvements discussed in the agreement will be fully reimbursed.

15. LEGISLATIVE ITEMS

- 15.A. UPDATE - Legislative Priorities List

16. 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.

17. COMMUNICATION ITEMS

17.A. Financial Report

17.B. Upcoming Agenda Items

18. 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 13 day of August, 2026, 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>.

Lacie Messerly
City Recorder