EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

May 21, 2024, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

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

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Caden Lyon, Planner; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; Michele Graves, Library Director; Embret Fossum, Unified Fire Authority Battalion Chief; and Maria Loza, Accountant.

Mayor Westmoreland called the meeting to order at 4:56 p.m.

1. CITY MANAGER INFORMATION ITEMS

1.A. DISCUSSION – UTA and Horrocks Engineering – Park and Ride

Director of Design and Construction at the Utah Transit Authority (UTA) Jared Scarbrough and UTA Senior Service Manager Nick Wilcox presented a detailed plan for a new park and ride facility in Eagle Mountain. The proposal introduced a new bus route offering weekday service that connects Eagle Mountain to the American Fork Front Runner station with buses running every 30 minutes. The presentation highlighted the benefits of the revised five-year service plan for Eagle Mountain. Two conceptual plan options for the Eagle Mountain Park & Ride location were displayed. One option would have approximately 60 parking stalls and a future expansion area. The second option would have approximately 70 stalls without future expansion. They further discussed the bus stop designs, ADA accessibility compliance, a signalized pedestrian crossing, the integration of trails, and the inclusion of shelters on the eastbound bus stops but not the westbound as people using those stops would be returning from work rather than waiting for the bus.

Discussion ensued regarding the following:

- Concerns about the proposed commuter bus route going to the American Fork Station rather than the Lehi Front Runner Station, with a suggestion to gather data on customer direction preferences;
- The number of available parking spaces in relation to current ridership data, with a focus on the comparison between carpool and bus usage;

- The impact of the selected location on existing trail systems and potential future developments of an under or overpass dependent on funding;
- The necessity of integrating trail connections and ensuring adequate shelter against weather conditions;
- City plans for and the importance of City involvement in expanding parking facilities to accommodate anticipated growth;
- More frequent ridership analysis to determine transit and carpooling service usage and needs;
- Preference for the first Park & Ride option parallel to Pony Express Parkway which allows for future expansion;
- The need for the signalized pedestrian crossing due to the high volume of traffic on Pony Express Parkway;
- Providing additional park and ride facilities to support carpooling and the need for transit service to the north that provides faster commuter options to Salt Lake City; and
- The project timeline completing the final design by the end of 2024, beginning construction the following year, and making the park and ride operational by September of 2026.

1.B. DISCUSSION – Galloway – Master Facilities Plan

Senior Architectural Project Manager from Galloway, Scott Holmes, introduced the proposed Master Facilities Plan which aims to outline the needs and future growth of Eagle Mountain City's facilities. He reviewed the guiding principles and project goals.

Project Architect Matt Green reviewed questionnaire data including personnel information, critical department information, current department staffing and future staffing needs, space requirements for visitor accommodations, department security requirements, and technological requirements. He explained that their team conducted individual meetings with departments to refine data and develop a needs assessment matrix. He presented the needs, site pros/cons, and recommended uses for the Pony Express Memorial Cemetery and Pony Express Memorial Park Arena rodeo grounds, seniors and events facilities, public utility facilities, wastewater facilities, and City Hall.

Summary of Findings and Recommendations:

- Combine City Hall and Library - suggested budget - $35 Million
  - Create a three-story facility, with a budget increase between $2 to 3 Million
  - Consolidate parking, site, and security requirements
  - Reduced overall project cost
- Remodel existing City Hall for Public Safety, Seniors, and Events
  - Lower initial investment for short-term use
  - Future revenue source with property sale
- Facilitate Public Utilities at current location; additional property is necessary
- Consider relocation of Public Utilities for the Parks Department
  - Recommended parcel area of no less than 10 acres
  - Consolidates resources
  - Target budget is $30 Million, which reduces the overall project cost
- The Wastewater Facility is not dependent upon additional land acquisition
- Cemetery Facility is not dependent upon additional land acquisition

<u>Staffing and Facilities</u>

- Current staffing levels exceed the capacity of existing facilities
- It is crucial to balance population growth with the demand for public services by staying ahead of growth cycles and implementing a Department and Staffing Master Growth Plan

Suggested Project Phasing:

- Phase 1: City Hall, Wastewater Facility, and Public Utilities Satellite Campus
- Phase 2: Public Utilities Campus remodel and expansion, Parks Facility, City Hall remodel for Library and Public Safety
- Phase 3: Library, Senior Center, and Events
- Phase 4: Public Safety and Courts

Next Steps:

- Secure property over the coming years
- Identify available funding sources: general obligation bond (preferred), revenue bonds, impact fees, or property tax
- Plan for a new City Hall that will anchor a Civic Campus
- Plan for Public Utilities remodel and expansion
- Plan for a Satellite Public Utilities campus to support northern areas

Discussion ensued regarding the shift in library usage towards digital resources and community activities, highlighting the need for more space for events and interactive programs.

Library Director Michele Graves provided data illustrating that the library is still experiencing a high demand for physical media and equipment.

1.C. CONCEPT PLAN – Granite Credit Union

This item was presented and discussed following item 9.B. during the policy session.

Planner Caden Lyon presented a concept plan on behalf of Lynn Davies with CORE Architecture, LLC, the project manager for a potential future Credit Union to be built on Lot 1 of the Allgood Subdivision, located west of the Maverik gas station at the intersection of Cory B. Wride Memorial Highway and Ranches Parkway. The property is in a Commercial Community (CC) zone. Access to the site requires turning onto Ranches Parkway, then entering a private road south of Maverik, and turning right to reach the site. The CC Zone requires buildings to meet certain setback requirements, including a front setback of 10 feet minimum and 25 feet maximum from the property line. The applicant plans to place a large amount of parking on the south side of the site and locate the building towards the north property line to maximize exposure to vehicle traffic on Cory B. Wride Memorial Highway If this layout is allowed, the proposed site plan meets the setback requirements of the CC Zone. Staff will ensure that standards are followed with the necessary lot line adjustment for the project.

Councilmember Gray expressed concerns about potential future changes to infrastructure, such as the addition of a freeway and frontage roads, which could affect the visibility of the building if it is located too close to the road. He suggested maintaining a buffer to accommodate future developments that might impact the site's visibility.

Mayor Westmoreland clarified details about the anticipated road structures, noting that the overpass would be at Ranches Parkway and the freeway would be lower, implying that the current design anticipates these future changes.

Councilmember Wright supported the proposal but inquired about the connectivity to adjacent lots, particularly concerning how the development would integrate with future properties and whether it would end up creating a dead-end situation.

Councilmember Clark favored the business visibility that the plan aims to achieve, suggesting that having a prominent frontage aligns with the City's economic interests.

Councilmember Burnham agreed on the importance of visibility for the credit union, considering its location.

Applicant representative Lynn Davies explained that the timeline for the project has not been determined yet. The first step is purchasing the property. If approvals for the site plan and subdivision process are obtained, construction is anticipated to begin by the end of the year.

1.D. DISCUSSION – Sewer Rate Study 2024

This item was presented and discussed following item 14.B. during policy session.

Finance/Management Analyst Terrence Dela Pena presented the 2024 Sewer Rate Study, which aims to ensure the sewer fund is self-sufficient, covers all costs, and implements fair rates for all users. The study revealed personnel costs of $838,524, materials and supplies at $5,935,449, and Timpanogos Special Service District (TSSD) services totaling $3,564,270. It projected a negative sewer fund balance by FY 2027, even with a 2.5% annual rate increase. TSSD rate increases for Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS), and flow will add $67,114.53 to monthly costs. Additionally, the City anticipates needing to bond for $40 million to cover the cost of Phase 2 of the Wastewater Treatment Plan expansion.

Three rate structure alternatives were presented:

1. Maintain the current uniform rate with a 2.5% annual increase.
2. Implement changes to a base rate only with significant increases over three years – 18% increase in 2025; 15% increase in 2026; and 4% in 2027.
3. Combine a base rate change, based on meter size, with a volume rate change, also incorporating annual increases – 2.5% increase in base, volume, and per equivalent residential unit (ERU) rate annually for residential and commercial rates. Industrial rates will increase by 15% in Year 1 and 10% in Year 2.

The impact analysis showed varying effects on users, with Option 1 causing minor increases, Option 2 resulting in notable hikes, and Option 3 introducing mixed impacts based on usage. A comparison with other TSSD-serviced cities showed the proposed rates are within the regional range. The proposed sewer rate adjustment for FY 2025 will be presented for approval on June 18, 2024, to be effective July 1, 2024, with annual evaluations included in the budget process.

Discussion ensued regarding the following:

- Impact of the rate changes on residential and commercial users, concerns in particular were raised about the financial burden on small businesses;
- Clarification that business rates would be dependent on meter size and usage;
- Concerns that some businesses are currently underpaying for services;
- Maintaining a healthy fund balance amid increasing operational costs and the necessity of rate adjustments to ensure infrastructure meets growth and usage demands;
- Ensuring the new rate structure fairly reflects the usage across different user groups;
- Preference for a base plus volume rate model, allowing for costs based on actual usage rather than a flat rate; and
- The importance of communicating these changes effectively to the public to manage expectations and understanding.

The City Council directed staff to prepare the item to return at the June 4th City Council meeting, rather than on June 18th, to allow residents additional time to prepare for the rate changes.

Councilmember Wright stated although he will not be present on the decision date, he desires to voice his support of the proposed sewer rate changes because they are necessary. If he were to vote, he would choose option three. However, he trusts his fellow councilmembers to make the right decision and wants to be clear that he fully supports this measure for the reasons discussed.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:36 p.m.

7:00 P.M. POLICY SESSION

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

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Caden Lyon, Planner; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; Eric McDowell, Chief Deputy Sheriff; and Dawn Hancock, Special Events Manager.

CITY STAFF PRESENT ELECTRONICALLY: Mack Straw, Public Utilities Manager; Embret Fossum, Unified Fire Authority Battalion Chief; Maria Loza, Accountant; and Elizabeth Fewkes, Recording Secretary.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:08 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Wright led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:10 p.m.

Jim Smith expressed gratitude towards the City employees, particularly Streets and Storm Drain Manager/Parks and Recreation Manager Zac Hilton and Public Works Director Brad Hickman, for their exceptional support with the rodeo logistics and rodeo ground maintenance. He shared an anecdote about their helpfulness in dealing with unexpected challenges during the rodeo setup, emphasizing the positive impact of the Council's support on the success of community events.

Jeremy Nelson submitted a public comment echoing Mr. Smith's appreciation to the staff and the City for the improvements to the rodeo grounds.

Brandon Waters, a local baseball coach, and his baseball teams were in attendance. He spoke about the challenges and growth of the Eagle Mountain baseball program. He requested improvements to the sports facilities at Cory B. Wride Memorial Park and Nolen Park to better accommodate the needs of the youth teams. He detailed the current inadequate conditions, like the lack of batting cages and proper warm-up areas, which compromise safety and the quality of sports practice.

Mayor Westmoreland closed public comment at 7:17 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark
Councilmember Clark expressed appreciation for the residents who were in attendance at the meeting, highlighting the positive aspects they bring to Eagle Mountain through their involvement in various community roles such as coaching and volunteering for the rodeo committee. She emphasized how their participation helps in shaping the community's character and thanked them for their presence and contributions.

Councilmember Burnham
Councilmember Burnham noted the importance of maintaining respectful communications among councilmembers, and apologized for previous frustrations she may have expressed. She lauded significant advancements in transportation facilitated by collaboration with local regional and State entities. She acknowledged Senator Heidi Balderree, Representative Stephanie Gricius, and Representative Jefferson Moss, for their support of Eagle Mountain's transportation initiatives.

Councilmember Wood
Councilmember Wood concurred with the appreciation expressed by Councilmember Burnham for the collaborative efforts of Northern Utah County councilmembers and mayors and State representatives. He thanked the community for their attendance and participation, particularly acknowledging the rodeo queens and the collaborative efforts between the City and the rodeo. He commended Councilmember Gray for his involvement with the Alpine School District discussions on the district

split and highlighted the importance of the Council and community working together to benefit Eagle Mountain collectively.

Councilmember Wright

Councilmember Wright echoed the sentiments expressed by Councilmember Wood and further highlighted the importance of community engagement in municipal planning and decision-making processes. He emphasized the benefits of cooperation across different levels of government and the community, particularly in transportation and environmental conservation projects that involve federal and regional partners.

Councilmember Gray

Councilmember Gray remarked on local sports facilities, community events, and transportation funding achievements. He shared his experiences interacting with local youth and discussing municipal budgets, which underscores the direct impact of civic engagement on community projects and infrastructure development. He also mentioned upcoming community events like Pony Express Days and a dance event organized by the Youth Council, inviting the community to participate.

Mayor Westmoreland

Mayor Westmoreland expressed gratitude towards the transportation commission, neighboring cities, and State organizations like the Utah Department of Transportation (UDOT) and UTA for their support. Additionally, he highlighted the critical roles of law enforcement and firefighters in maintaining community safety, especially as the City continues to grow and face new challenges.

9. PRESENTATION

9.A. URPA Recognition – Dawn Hancock

Assistant Director of the Utah Recreation and Parks Association McKell Christensen expressed appreciation for the supportive comments about community events like baseball and rodeos and highlighted the association's role in providing a network and training resources for community parks and recreation across Utah. She recognized Special Events Manager Dawn Hancock as the Outstanding Special Events Professional of the Year. She noted that special events are a vital part of community engagement and praised Ms. Hancock for her exceptional efforts in organizing inclusive and adaptive events that have set a high standard across the State, contributing significantly to fostering a sense of community.

Ms. Hancock expressed deep gratitude for the opportunity to do her job, which she passionately loves. She thanked the Council and the community for their support, which she credited as essential to the success of the events she organizes. She emphasized how rewarding it is to see the community enjoying the events, affirming the value and impact of her work in enhancing community life in Eagle Mountain.

Mayor Westmoreland expressed gratitude towards Ms. Hancock and her team for representing Eagle Mountain commendably.

9.B. Introduction – Pony Express Days 2024 PRCA Rodeo Royalty

The Pony Express days 2024 PRCA rodeo royalty Rachel Whitehead (Queen), Cecily Williams (1st Attendant), A.J. Krieger (2nd Attendant), Aydree Weight (Princess), Nikki Hetzel (1st Attendant), and Emma Wilkinson (2nd Attendant) were crowned on Saturday, April 20, 2024.

Aydree Weight, A.J. Krieger, Cecily Williams, and Rachel Whitehead introduced themselves at the meeting. Ms. Whitehead thanked the City for preparing the rodeo grounds, highlighting the community support that makes the event special.

Mayor Westmoreland expressed excitement about the upcoming Pony Express Days events and the involvement of young representatives from the community. He lauded the efforts to prepare the rodeo grounds and acknowledged the growing popularity and the significant impact of these events on the community, indicating a strong, ongoing tradition that enhances community spirit.

Councilmember Gray encouraged broader participation in the rodeo and acknowledged the importance of the rodeo queens in promoting the event. He detailed the dedication and growth of the young women involved, describing how they have been embraced and supported by the community. He also recognized the sponsors and other supporters present, noting their crucial role in the success of community events.

CONSENT AGENDA

The approval of the consent agenda occurred following the discussion of item 1.C. during policy session.

10. BOND RELEASES

10.A. Sweetwater Industrial Phase A, Plat 2 – Out of Warranty

11. MINUTES

11.A. April 29, 2024 Minutes – Special Meeting with the City of Saratoga Springs and Fairfield Town

11.B. May 7, 2024 Minutes – Regular City Council Meeting

Councilmember Wright requested a correction to the April 29, 2024 minutes to clarify that Saratoga Springs Councilmember Michael McOmber was in attendance electronically and noted a spelling error on Councilmember Burnham's name on page 10 of the May 7, 2024 minutes.

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – Firefly NPA 8 A Plats 4 & 5, located in the southwest area of the City near SR-73 and Pole Canyon Blvd. (County Parcel # 59:052:0021)

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the 2023 Municipal Wastewater Planning Program Annual Report

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook HGS LC for the Acquisition of a Right-of-Way along Old Airport Road

13.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook Long Ridge LC. for the Acquisition of a Right-of-Way along Old Airport Road

MOTION: ***Councilmember Burnham moved to approve the consent agenda removing item 12.A. and placing it as a scheduled item for further discussion. 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.

SCHEDULED ITEMS

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – Firefly NPA 8 A Plats 4 & 5, located in the southwest area of the City near SR-73 and Pole Canyon Blvd. (County Parcel # 59:052:0021)

Applicant representative David Vitek provided an update on the progress of the Firefly residential development, highlighting the extensive work done to enhance the area's infrastructure and recreational facilities. He showcased a video of the development, which included Firefly Boulevard, the main access road, and the development of community amenities like a community park, a pump track, a skateboard park, and pickleball courts. He also pointed out the unique architectural features of the first homes built in the development, emphasizing their design to ensure they are welcoming even from the alley access. He mentioned upcoming events to celebrate the project's progress and invited Council members to an exclusive preview in June.

Councilmember Gray highlighted the economic impact of the development, particularly the national recognition of the pump track and skatepark, which could attract coast-to-coast events and boost local tourism. He expressed his appreciation for the project's potential to significantly enhance community engagement and economic activity.

Councilmember Burnham acknowledged the project's fidelity to its promised aesthetic, noting that the actual development closely resembles the conceptual imagery, which reassured the Council of the developer's commitment to quality.

Councilmember Wright encouraged his peers to visit the site to witness the quality and beauty of the development firsthand. He praised the internal and external design of the homes and expressed a high regard for the project's contribution to the community's landscape.

Mayor Westmoreland and other Councilmembers expressed their excitement about the development and its features, discussing the broader benefits such as increased community engagement and economic growth.

Councilmember Wood stated that he appreciates the thought that has gone into the design of the townhomes.

Discussion clarified that duplicate road names will be resolved during the approval process.

MOTION: ***Councilmember Wright moved to approve the site plan for Firefly NPA 8 A Plats 4 and 5 located in the southwest area of the City near Cory B. Wride Memorial Highway and Pole Canyon Boulevard (County Parcel # 59:052:0021). 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.

14. ORDINANCES/PUBLIC HEARINGS

14.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions

City Attorney Marcus Draper explained the change in title from City Administrator to City Manager necessitates updates to Municipal Code. This alteration was excluded from the previous amendment because modifications to Title 17 require Planning Commission review.

Mayor Westmoreland opened the public hearing at 8:07 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Wood moved to adopt an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions. 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.

14.B. PUBLIC HEARING – Fiscal Year 2025 Tentative Budget. **DISCUSSION ITEM ONLY**

Finance Director Kimberley Ruesch provided an update on the tentative Fiscal Year 2025 Budget, focusing on recent changes since the last budget meeting. The primary updates include the conversion of a long-range part-time planner position to full-time, which has a net budget impact of $56,945. Additionally, the budget for the Independence Day fireworks display was adjusted. The net increase to the General Fund budget is $38,500. Staff has asked to remove funding for two proposed projects (monument signs and a community art piece) reducing the capital projects fund by $220,000. These changes were made in response to Council feedback and in preparation for the upcoming final budget approval.

<u>Discussion Summary:</u>
Equipment Leases:

- Questions were raised about leasing a mini loader for $15,000 for three years versus purchasing it, considering maintenance and long-term costs.
- Clarification on the need and use of mini loaders for sidewalk repairs and burials, emphasizing maneuverability to avoid damaging grass.
- Concerns about long-term maintenance costs and the efficiency of leasing equipment to avoid repair costs.

Streaming and Recording of Meetings:

- Discussions on the need for better streaming and recording of Council meetings to enhance transparency and accessibility.
- Possibly separating meeting recording and streaming duties from the Recorder's Office and possibly assign them to the Communications Department.
- Potential use of Council budget for necessary streaming equipment and ensuring that the Communications Department can handle the task without overburdening staff.

Event Budgets and Community Engagement:

- Advocation for a detailed breakdown of event costs to understand budget increases and specific allocations for fireworks, special events, and new activities.
- Suggestions for an annual event plan to outline anticipated costs and activities, helping to justify budget requests and adjustments.
- Emphasis on the importance of events in building community spirit and the need for transparent budgeting to maintain public trust.

Budget Transparency and Accountability:

- Requests for more detailed budget reports showing both estimated and actual spending to aid in future planning and accountability.
- Emphasis on the need for clear explanations of budget increases to prevent misunderstandings and ensure responsible use of public funds.

Scholarships and Youth Engagement:

- Discussion on increasing scholarship amounts for Miss Eagle Mountain, Youth Council, and other youth programs to reflect their contributions and align with other cities.
- Recognition of the role of scholarship recipients in representing the City at events and parades.
- Verification of the awarding of past scholarships and payout of funds in the future for qualifying purchases.
- Consideration of creating a nonprofit to accept donations for scholarships and youth programs, reducing the reliance on the City budget alone.

Tree Planting and Citywide Green Initiatives:

- Clarification on the significant increase in the tree budget for citywide planting and maintenance, including disease resistance and park strip trees.
- Ongoing efforts to hire a City forester to manage the tree planting and maintenance program.
- Discussions on the importance of trees for community aesthetics, environmental health, and resident well-being.

Mayor Westmoreland opened the public hearing at 9:02 p.m.

Josh Wagstaff inquired about the City purchasing or using a currently owned tractor to perform rodeo grounds maintenance to allow the site to be used by 4H groups.

Mayor Westmoreland closed the public hearing at 9:06 p.m.

Discussion considered purchasing a new tractor and utilizing the old tractor to maintain the rodeo grounds.

15. MOTION

15.A. MOTION – Approval of the Reallocation of Utility Sale Proceeds

Ms. Ruesch presented a summary of the current allocation of utility sale proceeds, highlighting the original allocations and proposed changes for the 2025 budget. The requested items in the tentative budget included park improvements, bike park enhancements, wayfinding signs. It also included monument signs, and public art installations, however these have since been removed. The bike park improvements and wayfinding signs would be funded via the Match Grant Program portion of the utility sales proceeds. The Match Grant Program, which is on hold, was originally intended for existing neighborhood parks only, excluding new neighborhood parks from applying for these funds.

Councilmember Clark proposed revamping the Match Grant Program into a new program called the "Ascend Together Fund," which would provide a mechanism for residents to submit applications for neighborhood improvements for areas without a homeowner's association (HOA), including parks and public art, without requiring the matching of funds. She emphasized the need for a structured approach to allocate funds and suggested collaborating with other councilmembers to develop a comprehensive plan. She supported combining park improvement funds into a single, flexible category.

Councilmember Burnham referenced the history of power outages in the early days of the City and the intent for the utility sales proceeds to be used towards existing parks to benefit residents who had experienced the hardships. She expressed interest in the proposed Ascend Together Fund but was hesitant to allocate all funds to the proposed program, citing the need to reserve some funds for future projects. She appreciated the idea of revamping the grant program but stressed the importance of maintaining flexibility. She raised concerns about allocating too much money too quickly and mentioned potential improvements for the baseball fields at Pony Express Memorial Park.

Councilmember Wood agreed with the need for a more structured discussion on the proposed fund and suggested scheduling a work session to refine the details. He emphasized the importance of planning and structuring the program to ensure clear guidelines and efficient allocation of funds. He supported combining park improvement funds into a general category to allow for more flexibility in addressing various park-related needs.

Councilmember Wright endorsed the proposal to further discuss Councilmember Clark's idea. He recommended not restricting all funds to the Ascend Together Fund but setting aside some funds annually for vetted projects. He emphasized the need for community and developer support for public art funding. He supported reallocating funds from monument signs and public art installations to the Match Grant Program, unallocating all Match Grant Program funds, and returning the funds to the utility sale proceeds main fund. He recommended using the funds designated for a recreation center and SilverLake Amphitheater improvements for land acquisition for new City facilities.

Councilmember Gray expressed support for reallocating the utility sale proceeds and appreciation for the innovative thinking among the Council. He emphasized that Nolen Park, being one of the few regional parks in The Ranches, should not be altered solely for baseball improvements, suggesting it is better suited as a practice field. Instead, he proposed focusing on creating another baseball field in a different park, considering the need for diversity in sporting activities. He advocated for improving or repurposing other existing parks to better serve the community's needs.

Discussion ensued regarding the proposed Ascend Together Fund, using a portion of the utility sale proceeds for land acquisition.

The City Council determined to unallocate the funds in the Match Grant program, combine the funds designated for parks into a single fund, and merge the City Center streetscape landscaping and City Center medians into a joint fund.

MOTION: ***Councilmember Clark moved to approve the reallocation of utility sale proceeds with the following changes:***

1. ***Merge the City Center streetscape landscaping and City Center medians items to reflect a total of $1,292,991;***
2. ***Combine various park project funds, including Silver Lake amphitheater improvements, bike park improvements, and Nolan Park improvements, into a single fund totaling $1 million;***
3. ***Remove the monument signs and public art installation projects from the recommended reallocation and return those funds to the line currently titled Match Program;***
4. ***Rename the Match Program line to Unallocated Funds; and***
5. ***Remove the Recreation Center funding of $2.6 million and add it to the newly named Unallocated Funds line.***

Councilmember Wright seconded the motion.

Councilmember Clark assured residents that removing the funds for the recreation center is to address more immediate needs and a recreation center will still be considered in the future.

Councilmember Wright noted that the funds could be used to purchase land for a future recreation center.

Discussion clarified the history and purpose of the funds designated for a recreation center.

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

The motion passed with a unanimous vote.

16. RESOLUTIONS

16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Receiving a Feasibility Study for the Creation of a New School District Pursuant to Utah Code Section 53G-3-301.4, Scheduling a Public Comment Period, Scheduling Future Public Hearings, Scheduling Final Action on the Creation of a New School District, and Related Matters.

The following portion of the discussion occurred prior to item 1.A.:

Councilmember Gray noted the feasibility and financial implications of creating a new school district, stating that the start of such a district would not begin until 2027 and emphasizing that the financial figures presented were worst-case scenarios. He pointed out the potential misunderstandings regarding the duplication of expenditures, explaining that it might not result in cost savings as it involves redistributing existing services rather than duplicating them. He highlighted the complexity of assigning administrative roles across potentially split districts, questioning whether the duplication truly leads to increased costs.

Alpine School District Board Member Julie King clarified the timeline for the potential district creation and elaborated on the fiscal details presented in the feasibility study, noting they included start-up costs and the assumption of substantial construction and operational expenses. She discussed the inevitability of some tax increases and the procedures surrounding tax certifications, which are influenced by State-matching funds and could change by 2027. Ms. King also addressed the salary dynamics of duplicated roles, suggesting that a smaller district might not offer the same salary as a larger one, potentially affecting cost projections.

Councilmember Burnham agreed with the discussion on the potential duplication of services in new school districts and that the salaries for duplicated roles would vary based on the district's size, potentially reducing costs.

Alpine School District Board Member Joylin Lincoln noted the feasibility study's thoroughness, particularly its detailed analysis of technology requirements necessary for establishing a new school district. She confirmed the study's conclusion that creating the district is feasible and commended the comprehensive level of detail provided.

The following portion of the discussion occurred after item 15.A.:

After consideration, the City Council directed staff to schedule public hearings for June 13th and June 18th, to ensure one of the hearings is on a different night than regular City Council meetings to facilitate public participation. They proposed supplying the public with infographics and other information before the public comment period, creating a webpage for submitting comments and information, possibly sending a mailer to all registered voters, and using social media for public notification. Educators and school board members will be invited, and efforts will be made to include taxpayers' perspectives and encourage voter registration. Final actions will occur after a 45-day public comment period, with the final decision scheduled for July 16th. Administrative details include clarifying the resolution language about the feasibility study and specifying public hearing times in the notices.

MOTION: ***Councilmember Gray moved to adopt a resolution of Eagle Mountain City, Utah, recognizing the receival of a feasibility study for the creation of a new school district pursuant to Utah Code Section 53G-3-301.4, scheduling a public comment period on June 13, 2024, and June 18, 2024, scheduling final action on the creation of a new school district, and related matters. 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.

AMENDED MOTION: ***Councilmember Gray moved to adopt a resolution of Eagle Mountain City, Utah, receiving a feasibility study for the creation of a new school district pursuant to Utah Code Section 53G-3-301.4, scheduling a public comment period on June 13, 2024, and June 18, 2024, scheduling final action on the creation of a new school district, and related matters. 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.

17. LEGISLATIVE ITEMS

17.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan provided an update on the Council's priority list. He highlighted ongoing projects and suggested the Council consider incorporating significant future projects like the Ascend Together Fund or other land acquisition items into their strategic planning.

Councilmember Wood suggested incorporating the Mid Valley Highway into the five-year plan to ensure seamless progression without delays between the completion of the study and the start of new initiatives.

Councilmember Clark agreed with the suggestions about the five-year plan and expressed willingness to formalize Council consensus on priorities into actionable items. She highlighted the need for a systematic approach to both small and significant projects, suggesting that staff add items requested during the meeting that receive a consensus from the Council to the list.

Interim City Manager/Community Development Director Steve Mumford proposed holding a strategic planning conference each fall, separate from the budget process, to allow the Council to focus on strategic goals and objectives. This conference would provide an opportunity to review, add, or remove items from the priority list in alignment with the Council's strategic vision, fostering a more organized and deliberate approach to City planning and project management.

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gray

Councilmember Gray reported issues with commercial vehicle parking in residential areas, specifically semi-trucks, and suggested a Municipal Code review to better define commercial vehicle standards and address parking concerns. He verified with staff that the lights will be installed at the rodeo grounds prior to the upcoming event. He also mentioned water pressure issues in Spring Run and ongoing trash dumping problems in the City, asking for increased enforcement and public awareness campaigns.

Councilmember Clark

Councilmember Clark suggested a public information campaign to promote awareness of illegal dumping in the City. She asked staff about the progress on addressing the lift station concerns for Scenic Mountain. She mentioned the importance of improving cell phone coverage, particularly at City Hall, and asked about the status of internet installation at Cory B. Wride Memorial Park for better vendor transactions during events.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Wright

Councilmember Wright reported on attending the ULPC (Legislative Policy Committee) meeting with Mr. Mumford and Mr. Strachan. He mentioned the formation of advisory boards on topics like housing affordability, economic development and finance, Government Records Access and Management Act (GRAMA) and privacy, gravel legislation, stormwater, and UDOT coordination. He encouraged fellow councilmembers to participate, noting it would require a couple of hours a month.

Councilmember Gray

Councilmember Gray reported on the Youth Council's progress with their dance and elections, noting high participation.

Councilmember Wood

Councilmember Wood announced the upcoming Pony Express Days Events:

- May 29: Family Fun Night
- May 30: Buddy Night and Carnival with boutique vendors, food trucks, and bands
- May 31: Carnival with more boutique vendors, food trucks, and a concert in the park
- June 1: Grand Parade, boutique vendors, food trucks, local talent, instrumentalists, and fireworks at Cory B. Wride Memorial Park and Demolition Derby at Pony Express Memorial Park
- June 6 to 8: Rodeo at the rodeo grounds

Councilmember Burnham

Councilmember Burnham invited the public to participate in the Memorial Day event at 10:00 a.m. at Pony Express Memorial Cemetery.

20. COMMUNICATION ITEMS

20.A. Financial Update

21. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 11:02 p.m. 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 meeting was adjourned at 11:02 p.m.

Approved by the City Council on June 4, 2024.

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN 1996 CORPORATE SEAL