



EAGLE MOUNTAIN CITY COUNCIL MEETING

March 15, 2022, 4:00 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A UPDATE - City Administrator Items

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

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'S ITEMS

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

9. RECOGNITION

9.A Brody Kinder - Rural Water Association of Utah Wastewater Operator of the Year

CONSENT AGENDA

10. AGREEMENTS

- 10.A [AGREEMENT - An Agreement with Jennifer Corrington \(d.b.a. Vintage Lily Farms\) to Provide Management Services and Operate a Farmers Market.](#)
[Farmers Market Agreement](#)

11. BID AWARDS

- 11.A [Well #7 Drilling - Boart Longyear Drilling](#)
- 11.B [Well #7 Site Prep Package - VanCon, Inc.](#)
[Pony Express Well Site Plans](#)

12. BOND RELEASES

- 12.A [Glenmar Ranch Phase B, Plat 3 - Out of Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 12.B [Glenmar Ranch Phase B, Plat 4 - Out of Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 12.C [The Towns at Brylee Farms Phase B, Plat 2 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

13. MATERIALS PURCHASE APPROVAL

- 13.A [Eagle Mountain Boulevard Widening Project Materials - WW Clyde](#)

14. MINUTES

- 14.A [March 1, 2022 - Regular City Council Meeting](#)
[03.01.2022 City Council Minutes - DRAFT](#)

15. PRELIMINARY PLAT

- 15.A [PRELIMINARY PLAT - Parkway Fields Phase B](#)
[Vicinity Map](#)
[Ault Farms Zoning Map](#)
[Ault Farms Master Development Plan](#)
[Preliminary Plat](#)

16. RESOLUTIONS

- 16.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding Parental Leave Benefits. RES--Policies and Procedures - Parental Leave Policies and Procedures - DRAFT](#)

SCHEDULED ITEMS

17. ORDINANCES/PUBLIC HEARINGS

- 17.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Third Amendment to the Fiscal Year 2021-2022 Annual Budget.](#)

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the third amendment for Fiscal Year 2021-2022 and includes increases in the General Fund, Water Fund, Storm Water Fund, and Capital Projects Fund.

[ORD--FY 2022 Budget Amendment #3](#)
[Budget Amendment Summary](#)

- 17.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Browns Meadow.](#)

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance rezones approximately 45 acres from Agriculture to RD1. The property is located south of White Hills Country Estates, Utah County County Parcel # 59:051:0027.

[ORD--Browns Meadow Rezone](#)
[Vicinity Map](#)
[Future Land Use Map](#)
[Draft Preliminary Plat](#)

18. RESOLUTION/PUBLIC HEARING

- 18.A [RESOLUTION/PUBLIC HEARING - A Public Hearing to Allow Public Input Regarding \(A\) the Issuance and Sale of Not More Than \\$25,000,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2022, \(the "Bonds"\) and \(B\) Any Potential Economic Impact That the Project Described Herein, to be Finance With the Proceeds of the Bonds Issued Under the Act, May Have On the Private Sector.](#)

BACKGROUND: *(Presented by City Administrator Paul Jerome)* At the February 15, 2022 City Council meeting, the City Council adopted a resolution in which it authorized the issuance of the City's Sales Tax Revenue Bonds, Series 2022, not to exceed twenty-five million dollars (\$25,000,000). The Series 2022 Bonds will be issued for the purpose

of financing road, water, and sewer system improvements and all related improvements; funding any debt service reserve funds, as desirable; and paying costs of issuance of the Series 2022 Bonds. ***This is not an action item***

19. RESOLUTION

- 19.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Heights Village Master Development Agreement and Conditional Approval of Partial Assignment.](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed resolution amends the Eagle Heights Village Master Development Agreement. The development is located south of Eagle Mountain Boulevard and east of the Eagle Point Phases D and E subdivisions. This item was tabled at the March 1, 2022 City Council meeting.

[RES--Eagle Heights Village Master Development Agreement - 1st Amendment](#)
[Eagle Heights - Lot Comparison](#)
[Elevations](#)
[Option 1 Single Family Site Plan](#)
[Option 2 Twin Homes Site Plan](#)

20. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

21. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

22. COMMUNICATION ITEMS

- 22.A Financial Report
[Executive Summary](#)
- 22.B Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

23. 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 accommodation 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 801-789-6610. 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 10th day of March, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder