



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**June 4, 2024, 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. INFORMATION ITEMS**

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

1.A [CONCEPT PLAN - Rose Ranch \(Discussion Item Only\)](#)  
[Rose Ranch Concept](#)  
[CC Minutes 12.5.23](#)

1.B Modular Home Presentation by Ivory Innovations

1.C Hotel Market Feasibility Study Results

1.D DISCUSSION - Firefly PID Proposed Amendment to Governing Documents

1.E DISCUSSION - Downtown Master Plan RFP

#### **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 discussion reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or 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. RECOGNITION**

- 6.A Cedar Valley High School - Teen CERT Interns
- Echo Burbano
  - Clara Cook
  - Tama Jones
  - Ami Moran
  - Cooper Ulibarri

**7. INFORMATION ITEMS/UPCOMING EVENTS**

**8. 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.)

**9. CITY COUNCIL/MAYOR'S ITEMS**

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

**CONSENT AGENDA**

**10. BOND RELEASES**

10.A Antelope Meadows Phase B, Plat 3 - Into Warranty  
[Bond Release Letter](#)  
[Recorded Plat](#)

10.B Lone Tree at Circle Five Ranch - Phase F, Plat 2 - Out of Warranty  
[Bond Release Letter](#)  
[Recorded Plat](#)

10.C Scenic Mountain Phase C, Plat 1 - Out of Warranty  
[Bond Release Letter](#)  
[Recorded Plat](#)

10.D Scenic Mountain Phase C, Plat 2 - Out of Warranty  
[Bond Release Letter](#)  
[Recorded Plat](#)

**11. MINUTES**

11.A May 14, 2024 Minutes - Special Budget Session City Council Meeting  
[CC 05.14.2024 DRAFT Minutes Special Session](#)

11.B May 21, 2024 Minutes - Special Joint Meeting with the City of Saratoga Springs and Town of Fairfield  
[CC 05.21.2024 DRAFT Minutes Special Session](#)

11.C May 21, 2024 Minutes - Regular City Council Meeting  
[CC 05.21.2024 DRAFT Minutes](#)

**12. MOTION**

12.A [MOTION - Consideration and Approval of Extended Construction Hours as per EMMC 8.15.080\(G\) for the Construction of Firefly 4 MG Tank](#)

**13. RESOLUTIONS**

13.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Service Agreement with OnPointe Insights, Inc., for Public Engagement Surveys for the General Plan Update and Other Long-Range Planning Activities.](#)  
[RES--Onpointe Insights, Inc](#)

- 13.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the Creation of the Local Building Authority of Eagle Mountain City, Utah, and Designating the City Council to be the Board of Trustees of the Local Building Authority for the Purpose of Incorporating as a Nonprofit Corporation, and Approving Articles of Incorporation and Bylaws, Consistent with the Constitution and Laws of the State of Utah.  
RES--Local Building Authority  
EXHIBIT A - Articles of Incorporation  
EXHIBIT B - LBA Bylaws

## **SCHEDULED ITEMS**

### **14. PUBLIC HEARINGS**

- 14.A PUBLIC HEARING - Fiscal Year 2025 Tentative Budget. **\*\*DISCUSSION ITEM ONLY\*\***

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)* The tentative budget was accepted by the City Council on May 7, 2024, and the public hearing on the tentatively adopted budget was set for June 4, 2024. In accordance with State statute, the City Council may amend or revise the tentative budget during any regular public hearing or special public hearing, prior to the scheduled public hearing date set for June 4, 2024. The budget is scheduled for adoption at the June 18, 2024 City Council meeting.

[Excerpt from FY 2025 Digital Budget Book](#)  
[Changes to Tentative FY 2025 Budget](#)

- 14.B RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water and Sewer Rates.

BACKGROUND: *(Presented by Finance/Management Analyst Terrence Dela Pena)* The proposed resolution amends the Eagle Mountain Consolidated Fee Schedule for Water and Sewer Rates. The water and sewer funds are designed to be self-sufficient, with rate structures to cover service costs. Recent assessments have identified a need to adjust the sewer rates due to increased costs from Timpanogos Special Service District and a required expansion of treatment facilities. The rate adjustment for water is intended to address the anticipated increase in operational costs. The Water Rate Study was presented as a discussion item at the May 7, 2024 City Council meeting. The Sewer Rate Study was presented as a discussion item at the May 21, 2024 City Council meeting.

[RES--Consolidated Fee Schedule - Water and Sewer Rates](#)  
[Staff Report - Sewer Rate Study 2024](#)  
[Sewer Rates - Option 1 - Redlines](#)  
[Sewer Rates - Option 2 - Redlines](#)  
[Sewer Rates - Option 3 - Redlines](#)  
[Staff Report - Water Rate Study 2024](#)  
[Water Rates - Redlines](#)

## 15. **ORDINANCES**

- 15.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapters 5.10 Beer Sales, 5.20 Sexually Orientated Businesses and 5.25 Residential Solicitation.](#)

BACKGROUND: *(Presented by Marcus Draper, City Attorney)* The proposed ordinance amends Eagle Mountain Municipal Code Chapters 5.10 Beer Sales, 5.20 Sexually Orientated Businesses and 5.25 Solicitation to update portions of the Code that are legally unenforceable, largely for 1st amendment reasons.

[ORD--EMMC 5.10 Beer Sales, 5.20 Sexually Oriented Businesses, 5.25 Residential Solicitation](#)

[EMMC 5.10 Beer Sales](#)

[EMMC 5.20 Sexually Oriented Businesses](#)

[EMMC 5.25 Residential Solicitation](#)

## 16. **RESOLUTION**

- 16.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Rodeo Grounds Operation, Management and Lease Agreement with Pony Express Events](#)

BACKGROUND: *(Presented by Staff)* The City Council originally approved the Rodeo Grounds Lease Agreement with Pony Express Events in May 2014. Three addendums followed in 2014, 2015, and 2019. The third addendum established a 25-year term beginning May 1, 2019, with a 3-year written cancellation notice. The lease agreement is being brought before the Council for renegotiation to the terms and conditions of the agreement.

[RES--Pony Express Events Rodeo Lease](#)

## 17. **LEGISLATIVE ITEMS**

- 17.A UPDATE - Legislative Priorities List  
[Legislative Priorities List](#)  
[Legislative Priorities List Updates](#)  
[Moderate Income Housing Plan Strategies Update.pdf](#)

## 18. **CITY COUNCIL/MAYOR'S BUSINESS**

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

## 19. **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.

## 20. **COMMUNICATION ITEMS**

- 20.A UPDATE - Upcoming Agenda Items  
[Upcoming Agenda Items](#)
- 20.B UPDATE - Department Reports

**21. 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 this 30th day of May, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmni/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