



## **EAGLE MOUNTAIN CITY COUNCIL MEETING**

**MAY 20, 2025**

**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. UPDATE - West Utah County Interagency Action Plan  
*(anticipated time 30 minutes)*

1.B. LEGISLATIVE UPDATE - Dave Stewart, Legislative Executive Consulting  
*(anticipated time 20 minutes)*

#### **2. AGENDA REVIEW**

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

#### **3. 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; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

### **7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS**

#### **4. CALL TO ORDER**

#### **5. PLEDGE OF ALLEGIANCE**

#### **6. INFORMATION ITEMS/UPCOMING EVENTS**

#### **7. APPOINTMENTS**

7.A. Library Advisory Board

1. Emily Hoehne - Completing 6 months and a full term through December 2028

#### **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 ITEMS**

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

## **CONSENT AGENDA**

## **10. BOND RELEASES**

- 10.A. Harmony Phase A, Plat 9 - Out of Warranty
- 10.B. Harmony Phase A, Plat 10 - Out of Warranty
- 10.C. Pole Canyon NPA-11 - Out of Warranty

## **11. MINUTES**

- 11.A. May 6, 2025 Minutes - Regular City Council Meeting

## **12. RESOLUTIONS**

- 12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Professional Services Contract Renewal with Granicus for the OneView Software and Mobile App
- 12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects
- 12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium
- 12.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Fee Reduction for the Ranches Golf Club Minor Site Plan Application from \$4,000 to \$250
- 12.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat
- 12.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Contract with Monday.com and XTIVIA for Project Management Software Services
- 12.G. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Monte Vista Ranch, L.C. for a 4MG Tank Site and Access Easement

## SCHEDULED ITEMS

### **13. ORDINANCES/PUBLIC HEARINGS**

- 13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, adopting the Natural Open Space and Wildlife Habitat Management Plan

BACKGROUND: *(Presented by Wildlife Intern, Nathan Shumway)* A proposed Concept Plan for the 2025 Natural Open Space & Wildlife Habitat Management Plan. This is the next-to-final draft of the EMC Open Space Plan. This Plan has been a year in the making and will guide the City on how it will manage native open spaces within the City.

### **14. RESOLUTIONS**

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Providing Notice of Default to Lennar Homes for Specific Terms of the Ault Farms Master Development Agreement

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* On January 21, 2025, the City Council addressed concerns with Lennar Homes regarding townhomes in Parkway Fields being built with unapproved elevations and unscreened mechanical units. Lennar moved forward with the elevations that would keep the project consistent. Regarding screening the mechanical units, Lennar initially expressed willingness to comply and collaborate, but by April 16, 2025, they had made little progress and failed to address the screening issue, prompting the City Attorney to issue a Notice of Default under terms with the Ault Farms MDA. This resolution provides an update on the issue and exercises any rights the City Council determines based on the Remedies of Default section in the MDA.

### **15. 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.

### **16. COMMUNICATION ITEMS**

### **17. ADJOURNMENT**

#### **THE PUBLIC IS INVITED TO PARTICIPATE IN ALL 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 801-789-6610. 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 May 15, 2025, on the Eagle Mountain City bulletin boards and website, [www.eaglemountain.gov](http://www.eaglemountain.gov), 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.

Gina L. Olsen, CMC, City Recorder