



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

JANUARY 6, 2026, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Jared R. Gray; Councilmembers Craig Whiting, Melissa Clark, Rich Wood and Brett Wright.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Lacie Messerly, Interim City Recorder; Stephanie Allred, Deputy Recorder; Penny Vigil, Deputy Recorder; Kimberly Ruesch, Director of Administrative Services; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Rob Hobbs, Senior Planner; Elizabeth Fewkes, Planner; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Bailey Ensign, Digital Communications Specialist; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff and B.J. Eccles, Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:00 PM.

Due to technical difficulties, the video starts to stream at item 1.B.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Transit Fresh Look - UTA

Planning Director, Brandon Larsen, presented the item and discussed that Transit Fresh Look is a regional transit planning effort for northwest Utah County and southwest Salt Lake County. The visioning stage of Transit Fresh Look has concluded. The resulting work product is a map of the planning area showing a number of proposed transit lines. One of the lines is proposed to traverse some key areas of the City, including the intersection at Ranches and 73, the Downtown area, and Firefly.

Staff is seeking feedback from the Council on the following: (1) alignments from the map and (2) how they would like staff to support the Transit Fresh Look efforts.

1.B. DISCUSSION – Eagle Mountain Recreation Programs - Jason Hall, Recreation Manager

[The recording of the discussion can be found online here at 00:16:28.](#)

Recreation Manager, Jason Hall, presented data on City and third-party recreation programs and led a discussion with the City Council to gather feedback and direction for the upcoming budget season and future recreation planning.

- 1.C. DISCUSSION - Potential Replacement Options for the Eagle Mountain Blvd Monument - Zac Hilton, Assistant Public Works Director

[The recording of the discussion can be found online here at 00:47:50.](#)

Public Works Director Brad Hickman provided a brief history of the Eagle Mountain Boulevard Monument, reviewed potential replacement options, and discussed the need for site work prior to replacing the monument. Mr. Hickman also led a discussion regarding a proposed additional digital sign at Cory Wride Memorial Park for event notification and requested feedback and direction from the City Council.

- 1.D. DISCUSSION - Traffic Signal at Pony Express and Pole Canyon from QTS traffic - David Salazar, Assistant City Engineer

This item has been removed from the Agenda per QTS.

2. AGENDA REVIEW

[The recording of the discussion can be found online here at 01:12:31.](#)

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area

[The recording of the discussion can be found online here at 01:13:37.](#)

The City Council removed this item from the Agenda entirely.

- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the CMGC 6 MGD MBR Wastewater Expansion with MGC Contractors and Approving the Contract

[The recording of the discussion can be found online here at 01:13:57.](#)

Purchasing Agent Melissa Yates and Russell Sprague, representative of Advanced Engineering and Environmental Services, LLC, presented the bid for the CMGC 6 MGD MBR Wastewater Expansion project with MGC Contractors. Mr. Sprague provided an overview of the project background, discussed the need for the expansion, and presented a summary of the proposed new facilities.

A representative from MGC Contractors then presented the cost model, contractual commitments, and the project timeline.

- 14.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.60.120 General Fencing/screening provisions

[The recording of the discussion can be found online here at 01:45:21.](#)

Senior Planner Robert Hobbs presented the need to update the fencing code, including an overview of current issues and proposed changes. Mr. Hobbs also answered questions from the City Council related to the enforcement of code violations.

15.A. MINOR SITE PLAN - Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment

[The recording of the discussion can be found online here at 01:50:49.](#)

Senior Planner Robert Hobbs presented the Hidden Hollow Amenity Exchange, which proposes an amendment to the approved site plan to substitute a gym and additional lawn games in place of the previously approved swimming pool.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Whiting moved to adjourn to 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. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The Work Session was adjourned at 6:03 PM.

[The recording of the motion can be found online here at 02:01:36.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Gray called the meeting to order at 7:02 PM.

[The recording of the discussion can be found online here at 02:03:14.](#)

5. PLEDGE OF ALLEGIANCE

Finn Kofoed led the Pledge of Allegiance.

6. INFORMATION ITMES/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:03 PM.

The following individuals spoke during the Public Comment period:

- Bryan Free – Spring Run Parkway & SR 73 sidewalk & speed limits of Ranches Parkway
- Tiffany Walden – Fiduciary Duties
- Jennifer Checketts – Blocked views by ad sign and blocked intersection during school hours at Foxtail intersection (Aviator and Eagle Mountain Blvd).

Mayor Gray closed the public comment period at 7:10 PM.

8. RECOGNITION

8.A. RECOGNITION – Planning Commission Completed Terms

[The recording of the discussion can be found online here at 02:14:05.](#)

Mayor Gray recognized the completed Planning Commission terms for Robert Fox and Craig Whiting.

9. APPOINTMENTS

9.A. Planning Commission Appointments

1. Jason Allen - Three-year Term, January 2026 through December 2028

MOTION: *Councilmember Wood moved to consent to the appointment of Jason Allen for Planning Commission for a three-year term beginning January 2026 through December 2028. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:16:23.](#)

2. Brent Strong - Three-year Term, January 2026 through December 2028

MOTION: *Councilmember Wood moved to consent to the appointment of Brent Strong for Planning Commission for a three-year term beginning January 2026 through December 2028. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:17:10.](#)

3. Bryan Free - One-year Term, January 2026 through December 2026

MOTION: *Councilmember Wood moved to consent to the appointment of Bryan Free for Planning Commission for a one-year term beginning January 2026 through December 2026. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:17:43.](#)

Interim City Recorder Lacie Messerly administered the Oath of Office to Jason Allen, Brent Strong and Bryan Free as Planning Commission Members.

9.B. Senior Advisory Board

1. Susan Allen - Three-year Term, January 2026 to December 2028

MOTION: *Councilmember Wright moved to consent to the appointment of Susan Allen for Senior Advisor for a three-year term beginning January 2026 through December 2028. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:21:31.](#)

2. Sandy Ring - Three-year Term, January 2026 to December 2028

MOTION: *Councilmember Wright moved to consent to the appointment of Susan Allen for Senior Advisor for a three-year term beginning January 2026 through December 2028. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:22:02.](#)

Oath of office was not administered to the Senior Advisory Board during City Council and will be completed in office at a later date.

10. CITY COUNCIL/MAYOR ITEMS

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Sage Canyon Middle School - Into Warranty
- 11.B. Cleverley Court - Out of Warranty
- 11.C. Harmony Phase A, Plat 12 - Out of Warranty

12. MINUTES

- 12.A. December 16, 2025 Minutes - Regular City Council Meeting

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area
- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the CMGC 6 MGD MBR Wastewater Expansion with MGC Contractors and Approving the Contract
- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Separation Agreement and General Release

MOTION: *Councilmember Wright moved to approve the Consent Agenda, removing item 13.A. from the agenda to be discussed at a later date, and to update the minutes from the December 16, 2025, City Council Meeting to reflect that the motion on item 12.A. passed with a 3:0, not a 3:2 vote. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:35:35.](#)

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.60.120 General Fencing/screening provisions

[The recording of the discussion can be found online here at 02:37:06.](#)

Senior Planner Robert Hobbs proposed to enact an ordinance amending Title 17, Chapter 60 Section 120.P (General Fencing/Screening Requirements. Maintenance Required) by specifying that all fences, walls and retaining structures shall be kept in good repair/condition etc., listing the terms of that standard and requiring that repairs shall be executed in a timely fashion.

Mayor Gray opened the Public Hearing period at 7:38 PM. Seeing on one wished to speak Mayor Gray closed the Public Hearing at 7:39 PM.

[The recording of the public hearing can be found online here at 02:39:45.](#)

MOTION: *Councilmember Clark moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.60.120 General Fencing/screening provisions. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:40:19.](#)

15. HIDDEN HOLLOW AMENITY EXCHANGE

15.A. MINOR SITE PLAN - Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment

[The recording of the discussion can be found online here at 02:40:58.](#)

Senior Planner Robert Hobbs discussed a request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005. Representative Ryan Bybee Cadence Homes answered questions from City Council.

MOTION: *Councilmember Wood moved to deny the Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment. Councilmember Wright seconded the motion.*

Melissa Clark	No
Craig Whiting	No
Rich Wood	Yes
Brett Wright	Yes
Mayor Gray	No

The motion failed for lack of a majority vote, 2:3.

The Council vote resulted in a tie. Mayor Gray cast the tie-breaking vote, and the motion to deny the Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment did not pass due to the lack of a majority.

[The recording of the motion can be found online here at 02:59:48.](#)

Councilmembers continued discussion regarding the available options and expressed that if the item were tabled, Cadence Homes would be required to return with a more detailed amendment.

MOTION: *Councilmember Whiting moved to table the Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment. Clark seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	No
Brett Wright	No
Mayor Gray	Yes

The motion passed with a 3:2 vote.

The Council vote resulted in a tie. Mayor Gray cast the tie-breaking vote, and the Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment was tabled.

[The recording of the motion can be found online here at 03:15:01.](#)

16. MOTIONS

16.A. MOTION - Appointment of City Councilmember as Mayor Pro Tempore

MOTION: *Councilmember Wood moved to appoint Melissa Clark as Mayor Pro Tempore. Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:16:04.](#)

17. LEGISLATIVE ITEMS

18.A. UPDATE – Legislative Priorities List

John Magness provided legislative updates.

[The recording of the discussion can be found online here at 03:17:35.](#)

18. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

Mayor Gray and the City Councilmembers offered comments and reports on committees to which they are assigned as liaisons.

[The recording of the discussion can be found online here at 03:21:02.](#)

19. COMMUNICATION ITEMS

20.A. COMMUNICATION ITEM

20. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 8:27 PM. Councilmember Whiting seconded the motion.*

Yes
Yes
Yes
Yes
Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 03:28:13.](#)

The meeting was adjourned at 8:27PM.

Approved by the City Council on January 20, 2026.

Lacie Messerly
Lacie Messerly
Interim City Recorder

