



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**FEBRUARY 17, 2026, 4:00 PM**

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. INTRODUCTION - Communications Manager, Kyle Ireland  
*(anticipated time 10 minutes)*
- 1.B. CONCEPT PLAN - Overland Village 2, Phase B - Senior Planner David Stroud  
*(anticipated time 15 minutes)*
- 1.C. DISCUSSION - Drive Through Location and Aesthetic Requirements - Community Development Director, Brandon Larsen  
*(anticipated time 10 minutes)*
- 1.D. DISCUSSION - Community Development Block Grant (CDBG) - Affordable Housing Coordinator, Kiara Polee  
*(anticipated time 20 minutes)*

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

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

#### **3. CITY MANAGER INFORMATION ITEMS**

This is an opportunity for the City Manager to provide information to the City Council.

#### **4. 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; 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.

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

#### **5. CALL TO ORDER**

#### **6. PLEDGE OF ALLEGIANCE**

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

**8. INTRODUCTION/RECOGNITION**

8.A. INTRODUCTION - Utah County Sheriff's Office

8.B. INTRODUCTION - Unified Fire Authority

**9. 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.)

**10. CITY COUNCIL/MAYOR ITEMS**

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

**CONSENT AGENDA**

**11. BOND RELEASES**

11.A. Harmony Phase A, Plat 16 - Into Warranty

11.B. Ranches Crossing Plat A - Into Warranty

**12. MINUTES**

12.A. July 1, 2025 Minutes - City Council Meeting

12.B. January 29, 2026 Minutes - Annual Visioning Retreat, Day One

12.C. January 30, 2026 Minutes - Annual Visioning Retreat, Day Two

12.D. February 3, 2026 Minutes - City Council Meeting

**13. RESOLUTIONS**

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Hemmco Consulting to Provide Lobbying Services.

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for the 4MG Scarlet Ridge Water Tank, as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

**SCHEDULED ITEMS**

**14. OVERLAND MASTER DEVELOPMENT AGREEMENT**

14.A. DISCUSSION ITEM ONLY/NO ACTION TAKEN - Fifth Amendment to the Amended and Restated Overland Master Development Agreement.

**15. RESOLUTIONS/PUBLIC HEARING**

15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2025-2026 Annual Budget.

BACKGROUND: *(Presented by Director of Administrative Services, Kimberly Ruesch)* The proposed budget amendment includes changes to the General Fund,

## 16. **RESOLUTIONS**

16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More Than \$220,000,000 Aggregate Principal Amount of Water and Sewer Revenue Bonds, Series 2026; Fixing the Maximum Aggregate Principal Amount of the Bonds; The Maximum Number of Years Over Which the Bonds May Mature, the Maximum Interest Rate Which the Bonds May Bear, and the Maximum Discount From Par at Which the Bonds May be Sold; Providing for the Publication of a Notice of Public Hearing and Bonds to be Issued; Providing for the Running of a Contest Period; Authorizing the Execution by the City of a General and Supplemental Indenture of Trust, and Other Documents Necessary for the Issuance of the Series 2026 Bonds; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transaction Contemplated by this Resolution; and Related Matters.

BACKGROUND: *(Presented by Director of Administrative Services, Kimberly Ruesch)* The proposed Resolution authorizes Eagle Mountain City to issue and sell up to \$220,000,000 in Water and Sewer Revenue Bonds, Series 2026, to finance water and sewer system improvements. The Resolution establishes key bond parameters, including the maximum principal amount, maturity period, interest rate, and allowable discount; provides for required public notice and hearing procedures; authorizes related legal documents; and approves all necessary actions to complete the bond issuance.

## 17. **ORDINANCES/PUBLIC HEARINGS**

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 15.95 and Adopting the Eagle Mountain City Wildland Urban Interface Area Map.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* The proposed amendment would adopt the Wildland Urban Interface Area Map, which identifies areas with "Very High and Extreme" wildfire exposure based on the "Smoothed Structure Exposure Score". This adoption ensures compliance with House Bill 48. The proposed map shows where the 2006 Utah Wildland Urban Interface Code would be applicable within Eagle Mountain City, as per EMMC 15.95.

## 18. **ORDINANCES**

18.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing Chapter 2.30 (Parks and Recreation Advisory Board), Chapter 2.40 (Recreation Sports Board), Chapter 2.55 (Cemetery Board), Chapter 2.60 (Military and Veterans Advisory Board), and Chapter 2.70 (Economic Development Board) and Enacting Chapter 2.80 of the Eagle Mountain Municipal Code to Establish a Community Services Board.

BACKGROUND: *(Presented by Assistant to the City Manager, Natalie Winterton)* The proposed ordinance establishes a Community Services Board to replace the existing Parks and Recreation Advisory Board, Recreation Sports Board, Cemetery Board, and Military and Veterans Advisory Board, consolidating their functions into a single advisory body. The new board would also serve as the City's RAP Tax Advisory Committee. In conjunction with this restructuring, the ordinance repeals Chapters 2.30, 2.40, 2.55, 2.60, and 2.70 of the Eagle Mountain Municipal Code, eliminating outdated

advisory boards as part of the City's effort to realign its organizational structure with current operations and priorities and to update the Municipal Code to reflect current practice.

**19. LEGISLATIVE ITEMS**

19.A. UPDATE - Legislative Priorities List

**20. 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.

**21. COMMUNICATION ITEMS**

21.A. Financial Report

21.B. Upcoming Agenda Items

**22. DISCUSSION ITEM ONLY/NO ACTION TAKEN - ANNUAL BUDGET 2026-2027**

**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 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 801-789-6611. 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 12 day of February, 2026, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.eaglemountain.gov](http://www.eaglemountain.gov), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Lacie Messerly  
City Recorder