



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

APRIL 21, 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, Brett Wright and Zachory Huish.

CITY STAFF PRESENT: Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Kyle Ireland, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; Stephanie Allred, Deputy Recorder; 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; Michele Graves, Library Director; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Melissa Yates, Purchasing Agent.

CITY STAFF PRESENT ELECTRONICALLY: City Manager Ben Reeves, Deputy City Manager Steve Mumford, Director of Legislative and Strategic Services Evan Berrett, and Director of Administrative Services Kimberly Ruesch.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:02 PM.

Mayor Gray announced that item 1.A. would be discussed following item 1.D.

1. DISCUSSION AND INFORMATION ITEMS

- 1.B. DISCUSSION – Quarterly Financial Report – Management Analyst Terrene Dela Peña

[The recording of the discussion can be found online here at 00:02:39.](#)

Management Analyst Terrence Dela Peña presented an overview of the Quarterly Financial Report, which included updates on the the City budget status, as well as the General Fund and Enterprise Fund and responded to questions from the City Council.

- 1.C. DISCUSSION – Trails at Hidden Valley Subdivision Concept Plan (formerly “Lower Hidden Valley” Subdivision) – Community Development Director Brandon Larsen

[The recording of the discussion can be found online here at 00:11:20.](#)

Community Development Director Brandon Larsen provided a brief background on the item.

Lynsi Neve presented a comparative analysis of the proposed 2025 Master Development Agreement (MDA) amended plan and the proposed 2026 MDA amended plan, highlighting key differences between the two. Ms. Neve responded to questions from the City Council and requested feedback.

- 1.D. DISCUSSION – Brandon Park Rezone – Planner Steven Lehmitz

[The recording of the discussion can be found online here at 00:55:00.](#)

Planner Steven Lehmitz presented the item and responded to questions from the City Council.

- 1.A. DISCUSSION – DAI Self-Storage & RV Parking - Joe Salisbury

[The recording of the discussion can be found online here at 01:02:16.](#)

Joe Salisbury introduced the proposal for DAI Self-Storage & RV Parking, outlining the need for additional storage units and RV parking in the area for residents and subcontractors. Mr. Salsbury also explained the location and design of the building and responded to questions from the City Council.

2. CITY MANAGER INFORMATION ITEMS

[The recording of the discussion can be found online here at 01:26:27.](#)

City Manager Ben Reeves provided information and updates to the City Council.

3. AGENDA REVIEW

- 12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Establishing Special Revenue Funds Titled the Community Development Block Grant (CDBG) Fund, Recreation, Arts, and Parks (RAP) Tax Fund and Community Development Fund, and Public Art Fund.

[The recording of the discussion can be found online here at 01:26:37.](#)

Director of Administrative Services Kimberly Ruesch provided clarification on the item and provided additional information regarding special revenue funds.

- 12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property – Fleet Vehicles.

[The recording of the discussion can be found online here at 01:33:51.](#)

Facilities Director Jeff Weber responded to questions from the City Council.

Director of Administrative Services Kimberly Ruesch requested that the City Council consider an amendment to the City Code regarding surplus property.

- 12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the EMC Work Authorization GMP 1, Membrane Filtration System (MFS) Equipment Procurement with MGC Contractors, Inc. for the WWTF 6.0 MGD Expansion Project.

[The recording of the discussion can be found online here at 01:46:50.](#)

Assistant Public Works Director Mack Straw presented the item, explained the bid process, and noted that two manufactures met the specifications. Mr. Straw stated the contract was awarded based on their review and responded to questions from the City Council.

Design team member and professional engineer Russell Sprague of MGC Contractors Inc. provided additional details on the membrane bioreactors, including their benefits for water quality and future reuse, and responded to questions from the City Council.

- 13.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430, designated as “Significant Real Property” Pursuant to EMMC 3.30.060 and 3.30.070.

[The recording of the discussion can be found online here at 01:51:00.](#)

Assistant City Manager Fionnuala Kofoed provided clarification regarding Parcel #46:536:0430 in relation to the proposed Land Disposal.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright 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
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The Work Session was adjourned at 5:54 PM.

[The recording of the motion can be found online here at 01:54:03.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:08 PM.

[The recording of the discussion can be found online here at 01:57:43.](#)

6. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

Councilmember Clark provided updates regarding upcoming events.

7.A. RECOGNITION - Graduates of Eagle Mountain Academy Spring 2026

[The recording of the discussion can be found online here at 02:00:07.](#)

The graduates of the Eagle Mountain Academy Spring 2026 class were recognized for completing the program. Those recognized included: Tony Angelo, Chris Dery, Paige Flinton, Fatima Geronimo, Nick Hansen, Chris Lindaas, Melanie Lindaaas, Jeremy Mallett, Colten McEwan, Cassy Raimer and Melinda Tanner.

8. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:18 PM.

The following individuals spoke during the Public Comment period:

- City Recorder Lacie Messerly stated that an email had been received from Christopher Turner requesting the rejection and modification of the Trails at Hidden Valley Concept Plan, and noted that a copy of the public comment would be provided to the City Council.
- David Spencer, a candidate for county commissioner, provided an introduction and emphasized the importance of a county commissioner working collaboratively with cities.

Mayor Gray closed the public comment period at 7:22 PM.

[The recording of the discussion can be found online here at 02:07:58.](#)

9. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:12:31.](#)

Mayor Gray stated that item 10.A. would be removed from the consent agenda and would return to a at a later date.

CONSENT AGENDA

10. CHANGE ORDERS

- 10.A. CHANGE ORDER – Belle Street Booster Power Conduit Replacement and SCADA – Change Order #2 and #3

11. MINUTES

11.A. April 7, 2026 Minutes – Regular City Council Meeting

11.B. April 14, 2026 Minutes – Budget Work Session

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Establishing Special Revenue Funds Titled the Community Development Block Grant (CDBG) Fund, Recreation, Arts, and Parks (RAP) Tax Fund and Community Development Fund, and Public Art Fund.

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus property – Fleet Vehicles.

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the EMC Work Authorization GMP 1, Membrane Filtration System (MFS) Equipment Procurement with MGC Contractors, Inc. for the WWTF 6.0 MGD Expansion Project.

12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the 2025 Municipal Wastewater Planning Program Annual Report.

MOTION: *Councilmember Wright moved to approve the Consent Agenda, with Item 10.A. removed and tabled. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 02:26:30.](#)

SCHEDULED ITEMS

13. RESOLUTION/PUBLIC HEARINGS

13.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430,

designated as “Significant Real Property” Pursuant to EMMC 3.30.060 and 3.30.070.

[The recording of the discussion can be found online here at 02:27:45.](#)

City Recorder Lacie Messerly provided an update and background for the item.

Applicant Chelsea Lindsay provided a brief presentation to the City Council including the history and current conditions of the trail in question and emphasized the need for maintenance and beautification. Ms. Lindsay also noted inconsistent policy implementation, expressed interest in purchasing property from the City, and responded to questions from the City Council

Assistant Public Works Director Zac Hilton explained the need for a utility easement to maintain drainage infrastructure in the area and responded to questions from the City Council.

Applicant Chad Vidinhar requested clarification regarding significant and insignificant property and utility easements and expressed a desire to purchase property from the city and improve its appearance.

Mayor Gray opened the Public Hearing period at 8:13 PM.

The following individuals spoke during the public hearing period:

Jessie Southworth – spoke in favor of the land disposal.

Mayor Gray closed the Public Hearing at 8:15 PM.

MOTION: *Councilmember Wood moved to table a Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430, designated as “Significant Real Property” Pursuant to EMMC 3.30.060 and 3.30.070 and directed the applicant to work with neighboring property owners, the City Attorney, and the Recorder’s Office to identify a better solution. Councilmember Clark seconded the motion.*

Councilmember Wood withdrew the motion.

MOTION: *Councilmember Wright moved to deny a Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430, designated as “Significant Real Property” Pursuant to*

EMMC 3.30.060 and 3.30.070. Councilmember Whiting seconded the motion.

Melissa Clark	No
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	No
Brett Wright	Yes

The motion passed with a 3:2 vote.

[The recording of the motion can be found online here at 03:10:37.](#)

14. ORDINANCE/PUBLIC HEARINGS

- 14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.72.040 HVAC Screening for Multi-Family Buildings.

[The recording of the discussion can be found online here at 03:24:34.](#)

Senior Planner Robert Hobbs presented the item, explained the need for more specific standards, reviewed the updates and referenced the Planning Commission’s recommendations. Mr. Hobbs responded to questions from the City Council, which provided direction moving forward.

Mayor Gray opened the Public Hearing period at 8:45 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:45 PM.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code section 17.72.040 Screening for Multi-Family Buildings, with direction to revise provisions related to heat pumps and screening standards, review spacing requirements to ensure proper airflow, incorporate the Planning Commission’s redline revisions, and return the item as a consent agenda item. Councilmember Clark seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 03:34:53.](#)

15. ORDINANCES

15.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60 and 17.10 regarding Fencing

[The recording of the discussion can be found online here at 03:36:47.](#)

Planner Mickie Mills provided an overview of the item and highlighted updates made to the proposed code amendment as previously requested by the City Council. Ms. Mills expressed concerns regarding the addition of pre-weathered steel as an approved material type for residential perimeter fencing and responded to questions from the City Council.

Applicant and resident Katie Elliott provided clarification, explained the reason for application, and responded to questions from the City Council.

MOTION:

Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code section 17.60 and 17.10 Regarding Fencing with the following amendments being made:

- 1. Require Corten (weathering) steel to be a minimum of 1/8 inch thick and add this requirement to Section 17.60.120; and*
- 2. Prohibit corrugated material of any type under Section 17.60.120(1)(C); and*
- 3. Remove the annual sealing requirement; and*
- 4. Require a drip edge where steel panels are in close proximity to concrete; and*
- 5. Require verification during the permitting process that the steel meets chapter requirements.*

Councilmember Whiting seconded the motion.

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	No
Brett Wright	Yes

The motion passed with a 4:1 vote.

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

16. LEGISLATIVE ITEMS

16.A. UPDATE – Legislative Priorities List

No discussion.

17. 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 04:07:32.](#)

18. COMMUNICATION ITEMS

18.A. Financial Report

18.B. Upcoming Agenda Items

No discussion.

19. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 9:20 PM.
Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 04:10:05.](#)

The meeting was adjourned at 9:20PM.

Approved by the City Council on May 5, 2026.

Lacie A. Messerly

Lacie A. Messerly
City Recorder

