



## EAGLE MOUNTAIN CITY COUNCIL MEETING – AMENDED AGENDA

JUNE 2, 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. DISCUSSION - Employee Procedure Manual Updates (City Issued Cell Phones) - Human Resources Manager, Angela Valenzuela  
*(anticipated time 10 minutes)*
- 1.B. DISCUSSION - Employee Procedure Manual Updates (5.40 Credit Cards and Removal of Appendix A) - Director of Administrative Services, Kimberly Ruesch  
*(anticipated time 10 minutes)*
- 1.C. DISCUSSION - Scenic Mountain Area Rezoning of 223 Properties - Senior Planner, Rob Hobbs  
*(anticipated time 10 minutes)*

#### 2. CITY MANAGER INFORMATION ITEMS

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

#### 3. AGENDA REVIEW

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

#### 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. **RECOGNITION/CERTIFICATION**

8.A. RECOGNITION - Graduates of the 2026 Teen CERT Internship Program

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. Market Place at Town Center Phase 3 - Out of Warranty

12. **MINUTES**

12.A. May 19, 2026 Minutes - Regular City Council Meeting

12.B. May 26, 2026 Minutes - Budget Work Session

13. **RESOLUTIONS**

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the Mayor to Sign a Municipal Recreation Grant Application.

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Service Contract with Building Code Solutions (BCS) for Third-Party Building Permit and Plan Review and Inspection Services.

13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Community Services Board Rules and Regulations.

14. **ORDINANCES**

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Reenacting Subsection 8.15.080(G) of the Eagle Mountain Municipal Code Regarding Construction Work During Restricted Hours.

14.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Franchise Agreement with Forged Fiber 37, LLC, a Subsidiary of AT&T.

## SCHEDULED ITEMS

### 15. RESOLUTIONS/PUBLIC HEARING

15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #45:326:0109, Designated as "Significant Real Property" Pursuant to Eagle Mountain Municipal Code 3.30.060 and 3.30.070.

BACKGROUND: *(Presented by City Recorder Lacie A. Messerly)* This item is a request to dispose of a portion of Utah County Parcel #45:326:0109 designated as "Significant Real Property" in accordance with EMMC 3.30.060 and 3.30.070. The application, submitted by Casey Hansen pertains to 0.01 acre of property located at Landing at Eagle Mountain, Phase 3.

### 16. RESOLUTIONS

16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Pledge of any Portion of the City's Sales and Use Taxes to the Proposed Issuance of the Redevelopment Agency's Sales Tax and Tax Increment Revenue Bonds, Series 2026 (the "Bonds") and Authorizing the Execution of Related Pledge and Bond Documents Thereto and all other Actions Required to Pledge Sales and Use Taxes to the Bonds.

BACKGROUND: *(Presented by Director of Administrative Services, Kimberly Ruesch)* This resolution authorizes the City to pledge a portion of its sales and use tax revenue toward the Redevelopment Agency's Series 2026 bonds to finance these infrastructure improvements. The project involves a proposed 50-acre retail development anchored by Smith's Marketplace and Lowe's Home Improvement, using CRA and TIF financing to help fund nearby roadway improvements, including Old Airport Road, Lake Mountain Corridor, and Pony Express Parkway. The City Council previously directed Staff on May 19, 2026, to move forward with financing options to support favorable bond terms.

### 17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Approving the Horizon Master Development Plan.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Caden Hazard for Master Development Plan and for Preliminary Plat Approval for 110 single-family detached residential lots with open space all on/for approximately 109 acres of property located in Section 30, T5S, R1W, on the north side of Pony Express Parkway and Lone Tree Parkway (County Assessor Parcels/Serial # 58:040:0378) addressed as 2434 E. Pony Express Parkway in Eagle Mountain City; application set identified as the: "Horizon" project.

## 18. DISCUSSION OF PROPOSED FY26-27 BUDGET/NO ACTION TAKEN

### 18.A. INFORMATION - Proposed Property Tax Impact Schedule

BACKGROUND: *(Presented by Mayor Jared Gray)* As part of the Truth in Taxation process and in accordance with State requirements, the Mayor will read the Property Tax Impact Schedule during the meeting when the proposed budget is discussed. Members of the public will have an opportunity to appear and be heard regarding the proposed tax increase. The City Council will hold a public hearing regarding the proposed property tax increase on August 6, 2026 at 6:00 p.m. Members of the public will have an opportunity to appear and be heard regarding the proposed tax increase. For more information please go to: <https://eaglemountain.gov/truth-in-taxation-property-tax/>.

### 18.B. FISCAL YEAR 2026-2027 BUDGET DISCUSSION

BACKGROUND: The purpose of this item is for the City Council to review, discuss, and ask questions about the tentative budget. Discussion only, and no action will be taken. The tentative budget can be found online: <https://city-eagle-mountain-ut-cleardoc.cleargov.com/22130/845077/d>. It includes a proposed property tax increase to support public safety. The Truth in Taxation public hearing is scheduled for Thursday, August 6, 2026, at 6:00PM. The final budget for fiscal year 2026-2027 will be adopted on August 18, 2026.

An Interim Budget will be adopted on June 16, 2026, and be in effect for the period beginning on July 1, 2026, and ending after August 18, 2026, upon the City Council's adoption of the final budget. A Public Hearing to accept public comment on the Interim Budget will be held at 7:00PM on Tuesday, June 16, 2026.

## 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. Upcoming Agenda Items

## 22. 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 amended agenda notice was posted on this 29 day of May, 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 A. Messerly  
City Recorder