



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

AUGUST 18, 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: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Carson Stapley, Information Systems Manager; Evan Berrett, Director of Legislative and Strategic Services; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Kyle Ireland, Communications Manager; Sariah Farmer, Digital Communications Specialist; 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; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief; and Erik Knutzen, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Director of Administrative Services; Michele Graves, Library Director; and Intern Ethan Jacobsen

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:01 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Pony Express Business Park.

[The recording of the discussion can be found online here at 00:00:19.](#)

Planner Steven Lehmitz presented the item, shared the applicant's project proposal, and requested City Council feedback regarding a development agreement. Applicant JD Heiner provided clarification and context regarding the project proposal and responded to questions from the City Council.

City Engineer Vince Hogge responded to City Council questions regarding the subject property.

1.B. DISCUSSION – Archery Overlay Zone.

[The recording of the discussion can be found online here at 00:17:30.](#)

Intern Ethan Jacobsen presented background information on the item and a proposed code amendment to establish a framework for allowing archery ranges within the City. Mr. Jacobson responded to questions and requested feedback from the City Council.

1.C DISCUSSION – City Staffing Analysis.

[The recording of the discussion can be found online here at 00:26:27.](#)

Intern Adison Cragun introduced herself and presented the item, including an overview of the groups from whom data would be collected, the areas of investigation, survey question options for each area, and the organization's objectives for the survey data. Ms. Cragun responded to questions and requested feedback from the City Council.

1.D. DISCUSSION – Proposed Policy Regarding Property Tax Funding for the Sheriff's Office.

[The recording of the discussion can be found online here at 00:43:26.](#)

Director of Legislative and Strategic Services Evan Berrett presented the background of the item and the purpose of the proposed draft code regarding Property Tax Funding, which would require property tax revenues to be used for public safety purposes only. Mr. Berrett outlined potential challenges with the proposed code and presented an alternative approach involving an Ordinance to approve a new Financial Policy. He responded to questions and requested feedback from the City Council.

2. CITY MANAGER INFORMATION ITEMS

[The recording of the discussion can be found online here at 01:10:43.](#)

City Manager Ben Reeves provided updates to the City Council.

3. AGENDA REVIEW

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Awarding the Bid for EMC 6.0 MGD Wastewater Treatment Facility Expansion – GMP-2 Oxidation Ditch and Miscellaneous Site Improvements to MGC Contractors, Inc. and Approving the Contract.

[The recording of the discussion can be found online here at 01:16:43.](#)

Councilmember Wood suggested removing the item from the Consent Agenda and adding it to the Policy Session so residents could better understand the need for the item and its associated cost.

City Recorder Lacie Messerly requested a brief pause to reset Civic Plus.

Mayor Gray announced that the meeting resumed at 5:25 PM.

- 12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Accepting the Eagle Mountain City Fiscal Year 2025 Audited Financial Statements.

[The recording of the discussion can be found online here at 01:19:40.](#)

Ron Stewart of Gilbert & Stewart provided an overview of the auditing process and financial statements and responded to questions from the City Council.

Administrative Services Director Kimberly Ruesch provided clarification regarding the submitted Deposit and Investment Report.

- 12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.20.040 (Preliminary Plats) regarding Street Names.
- 12.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.25.040, Final Plats.

[The recording of the discussion can be found online here at 01:31:24.](#)

Community Development Director Brandon Larsen provided clarification regarding items 12.A. and 12.B. and responded to questions from the City Council.

- 13.C. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Adopting the Fiscal Year 2026-2027 Annual Budget Totaling \$363,992.973.

[The recording of the discussion can be found online here at 01:35:02.](#)

Administrative Services Director Kimberly Ruesch responded to questions from the City Council regarding the proposed Annual Budget.

City Manager Ben Reeves provided additional clarification regarding the budget and sources of funds.

4. 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
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 01:48:11.](#)

The Work Session was adjourned at 5:54 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Due to technical difficulties Mayor Gray called the meeting to order at 7:20 PM.

[The recording of the discussion can be found online here at 01:49:06.](#)

6. PLEDGE OF ALLEGIANCE

Resident Elbamaria Perez led the Pledge of Allegiance.

City Manager Ben Reeves provided city events and updates.

Assistant to the City Manager Natilie Winterton shared information regarding the upcoming Citizen's Academy.

[The recording of the discussion can be found online here at 01:49:59.](#)

7. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:27 PM.

The following individuals spoke during the Public Comment period:

- George Reid – Expressed frustration regarding speeding on Ira Hodges and the lack of action taken. Requested additional stop signs to help slow traffic and provide residents with a safer way to exit their driveways.
- Joy Rasmussen – Spoke in opposition to additional data centers and requested that the City Council stop approving additional data center developments.
- Tiffany Walden – Requested that Eagle Mountain establish their own police department.

Mayor Gray suspended the general public comment period, leaving it open for additional comments later in the meeting.

[The recording of the discussion can be found online here at 01:53:06.](#)

8. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:03:00.](#)

CONSENT AGENDA

Mayor Gray announced that Item 11.A. would be removed from the Consent Agenda and discussed during the Scheduled Items.

9. BOND RELEASES

9.A. The Towns at Brylee Farms Phase B, Plat 4 – Into Warranty

10. MINUTES

10.A. July 30, 2026 Minutes – Transportation Interlocal Meeting

10.B. August 4, 2026 Minutes – Regular City Council Meeting

10.C. August 6, 2026 Minutes – Council Meeting – Truth-in-Taxation

10.D. August 10, 2026 Minutes – Council Meeting – Special Session

11. RESOLUTIONS

11.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Awarding the Bid for EMC 6.0 MGD Wastewater Treatment Facility Expansion – GMP-2 Oxidation Ditch and Miscellaneous Site Improvements to MGC Contractors, Inc. and Approving the Contract.

11.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Accepting the Eagle Mountain City Fiscal Year 2025 Audited Financial Statements.

MOTION: *Councilmember Wood moved to approve the Consent Agenda with the following amendments:*

- *Remove Item 11.A. and add it to the Scheduled Items; and*
- *Update Item 10.A. to include context of the discussion.*

Councilmember Clark seconded the motion.

MOTION: *Councilmember Wood amended the motion to approve the Consent Agenda with the following amendments:*

- *Remove Item 11.A. and add it to the Scheduled Items; and*
- *Update Item 10.A. to include context of the discussion; and*
- *Update Item 10.B. “Youth City Council Motions,” to reflect the term until the next Youth Council election.*

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 02:35:54.](#)

SCHEDULED ITEMS

11.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Awarding the Bid for EMC 6.0 MGD Wastewater Treatment Facility Expansion – GMP-2 Oxidation Ditch and Miscellaneous Site Improvements to MGC Contractors, Inc. and Approving the Contract.

[The recording of the discussion can be found online here at 02:37:07.](#)

Assistant Public Works Director Mack Straw introduced the item. Russel Sprague, Project Manager with Advanced Engineering (AE2S, LLC), presented the item and bid award, including a presentation on the need to expand the wastewater treatment facility due to increasing demand and available capacity. Mr. Sprague also provided an overview of the wastewater treatment process, and the associated cost breakdown.

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah, Awarding the Bid for EMC 6.0 MGD Wastewater Treatment Facility Expansion – GMP-2 Oxidation Ditch and Miscellaneous Site Improvements to MGC Contractors, Inc and Approving the Contract. 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 02:50:17.](#)

Councilmember Wright suggested that item 13.A. be considered before Item 12.A. Mayor Gray announced that item 13.A. would be considered next

13. TRUTH-IN_TAXATION

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Repealing a Property Tax Increase Above the Certified Tax Rate for Fiscal Year 2026-2027.

[The recording of the discussion can be found online here at 02:51:31.](#)

Mayor Gray opened it up for City Council discussion regarding the item.

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Repealing a Property Tax Increase Above the Certified Tax Rate for Fiscal Year 2026-2027. Councilmember Clark 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 02:53:06.](#)

13.B. RESOLUTION – A Resolution of Eagle Mountain City Utah, Approving a Property Tax Increase Above the Certified Tax Rate for Fiscal Year 2026-2027.

[The recording of the discussion can be found online here at 02:53:44.](#)

The City Council provided comments and discussed the proposed property tax increase.

Mayor Gray reopened the public comment at 8:34 pm.

The following individuals spoke during the public comment period regarding the proposed property tax increase: Anthony Wood, Ashley Erskine, Jen Hackett, Steve Porretta, Natalie De Chermont, Lora Albrecht, Melissa Bradley, Joel Buss, Adam Bradley, Gary Fewkes, Garrett Haueter, Patrick Buchanan, Tony Castillo, Betty Peralta, David Higgins, Donna Burnham, Michael Thompson, Duncan Searcy, Kristin Meyer, Jeff Ruth, Traci Porretta, Melanie Castillo, Wade S., Charlotte Ducos, Dale Benson, Lizette Arimendi, Dele Benson, and Daniel Laub.

City Recorder Lacie Messerly stated public comments regarding the proposed tax increase were also received from Kourtney Ramirez, Olivia Lund, Mary Copton, Emily Buss, John J., Jason Clint, Carissa Ferris.

Comments included concerns about the financial impact on residents, the use of tax revenues, the need for transparency regarding the City's financial decisions, and support for funding additional deputies and public safety.

[The recording of the discussion can be found online here at 03:03:12.](#)

Mayor Gray closed the public comment period at 9:55 PM.

Mayor Gray and the City Council responded to the public comments that were provided.

MOTION: *Councilmember Clark moved to approve a Resolution of Eagle Mountain City, Utah, Approving a Property Tax Increase Above the Certified Tax Rate for Fiscal Year 2026-2027 of 0.000900 this rate exceeds the certified tax rate of 0.000530 and will result in an increase in the City's ad valorem property tax budgeted revenue of approximately \$2,132,876*

or 69.81%, above the City's property tax budgeted revenue for the prior year, exclusive of new growth. 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 05:12:55.](#)

13.C. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Adopting the Fiscal Year 2026-2027 Annual Budget Totaling \$363,992,973.

[The recording of the discussion can be found online here at 05:15:11.](#)

Administrative Services Director Kimberly Ruesch presented an overview of the budget process, including the tax process, reviewed the fund types, transfers and cost allocations, and capital projects; and responded to questions from the City Council.

The City Council discussed the proposed budget and areas where the budget could be adjusted.

Mayor Gray opened the Public Hearing period at 11:29 PM.

The following individuals spoke during the public hearing period:

- Charles Peterson – Not in attendance. Submitted a letter to Recorder's Office requesting an itemized accounting prior to final budget adoption.
- Joy Rasmussen – Spoke in opposition to the property tax, citing financial burden it places on families, and questioned tax breaks provided to data centers.
- Jason Rasmussen – Requested greater transparency and clarification regarding the partnership with the data centers and how they could alleviate the burdens on residents.
- Michael Thompson – Requested that the Council require builders to help cover the cost of infrastructure.

- Duncan Searcy – Requested that the City Council pause the study for a new City Hall and opposed construction of a new City Hall.

[The recording of the discussion can be found online here at 05:57:36.](#)

Mayor Gray closed the Public Hearing at 11:37 PM.

City Council responded to the public comments received.

MOTION: *Councilmember Wood moved to set a time of 12:30 AM to complete the City Council meeting. Councilmember Wright 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 06:16:50.](#)

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah, Adopting the Fiscal Year 2026-2027 Annual Budget, with the adjustment reflected by the new certified rate. Councilmember Clark seconded the motion.*

City Attorney Marcus Draper requested clarification regarding the motion.

MOTION: *Councilmember Wood amended the motion to approve a Resolution of Eagle Mountain City, Utah, Adopting the Fiscal Year 2026-2027 Annual Budget, with amendments: to remove \$1 million for the rodeo grounds and \$2.5 million for land acquisition, with the remaining amount funded from the reserve. Councilmember Clark seconded the motion.*

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 06:17:46.](#)

Mayor Gray announced that item 12.A. would be discussed next.

12. ORDINANCES/PUBLIC HEARINGS

- 12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.20.040 (Preliminary Plats) regarding Street Names.

[The recording of the discussion can be found online here at 06:20:15.](#)

Community Development Director Brandon Larsen provided an overview of the proposed code amendment regarding preliminary and final plats and responded to questions from the City Council.

Mayor Gray opened the Public Hearing period at 11:55 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 11:55 PM.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.20.040 Preliminary Plats regarding Street Names. Councilmember Whiting 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 06:24:31.](#)

- 12.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.25.040, Final Plats.

Mayor Gray opened the Public Hearing period at 11:57 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 11:57 PM.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.25.040 Final Plats. Councilmember Whiting 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 06:25:17.](#)

Mayor Gray announced that the next item would be 14.A.

14. MID-VALLEY COMMUNITY REINVESTMENT PROJECT AREA

14.A.RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes collected from Property within the Mid-Valley Community Reinvestment Project Area.

[The recording of the discussion can be found online here at 06:26:14.](#)

Director of Legislative and Strategic Services Evan Berrett provided an overview of items 14.A., 14.B., and 14.C., including options for the use of collected funds and the associated benefits.

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Mid-Valley Community Reinvestment Project Area. Councilmember Huish seconded the motion.*

City Attorney Marcus Draper noted that there was a typo in the agenda and clarified that “property tax” should be changed to “sales tax.”

MOTION: *Councilmember Wright amended the motion to approve a Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Sales Taxes Collected from Property within the Mid-Valley Community Reinvestment Project Area. 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 06:33:29.](#)

- 14.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Mid-Valley CRA Participation Agreement between Eagle Mountain City, the Redevelopment Agency of Eagle Mountain City, and Terra Smith’s Eagle Mountain.

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Approving the Mid-Valley CRA Participation Agreement between Eagle Mountain City, the Redevelopment Agency of Eagle Mountain City, and Terra Smith’s Eagle Mountain LLC. 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 06:34:53.](#)

- 14.C. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Mid - Valley Community Reinvestment Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain City, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute.

MOTION: *Councilmember Wright moved to adopt the Mid-Valley Community Reinvestment Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain City, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute contingent on approval of the Redevelopment Agency. 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 06:35:58.](#)

14.D. ORDINANCE – An Ordinance of Eagle Mountain, Utah, Approving the 5th Amendment to the Amended and Restated Overland Master Development Agreement.

[The recording of the discussion can be found online here at 06:36:34.](#)

City Attorney Marcus Draper highlighted the updates to the development agreement.

MOTION: *Councilmember Wright moved to approve the Fifth Amendment to the Amended and Restated Overland Master Development Agreement. Councilmember Clark 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 06:37:30.](#)

15. LEGISLATIVE ITEMS

19.A. UPDATE – Legislative Priorities List

Item was not discussed.

16. 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 06:38:10.](#)

17. COMMUNICATION ITEMS

18. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 12:11 PM.
Councilmember Whiting 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 06:40:12.](#)

The meeting was adjourned at 12:11 AM.

Approved by the City Council on September 1, 2026.

Lacie A. Messerly
Lacie A. Messerly
City Recorder

