

AMENDED AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

April 5, 2011

Work Session 4:00 p.m. - Policy Session at 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

*** This meeting may be held telephonically to allow a member of the City Council to participate ***

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

1. PRESENTATION – New Library Online Learning Resource/Michele Graves.
2. PRESENTATION – icount.com/Jason Bingham.
3. REPORT AND DISCUSSION – Land Disposal, Pioneer Addition Residents’ Request.
4. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
5. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.
6. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

7. CALL TO ORDER
8. PLEDGE OF ALLEGIANCE
9. INFORMATION ITEMS/UPCOMING EVENTS
10. 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.)*
11. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
12. APPOINTMENT
 - A. Library Board – Debora Boyd (3-year term expiring December 2013)

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 789-6610.**

CONSENT AGENDA

13. MINUTES
 - A. March 1, 2011—Regular City Council Meeting
14. FINAL PLAT
 - A. Sage Valley Plat B, Phase 2, 1 Lot Subdivision

SCHEDULED ITEMS

Public Hearing

15. ORDINANCE – Consideration and Approval of an Ordinance of the City Council of Eagle Mountain, Utah, Amending the General Plan.

BACKGROUND: *(Presented by Steve Mumford)* The proposed General Plan amendment is to change the Future Land Use designation from Mixed Use Residential to Industrial for the Talon Cove properties, totaling approximately 160 acres, located north of SR73 in the northeast corner of the City (property #580330296, #580330217, and #580330295).

Public Hearing

16. ORDINANCE – Consideration and Approval of an Ordinance of the City Council of Eagle Mountain, Utah, Rezoning Property from Residential to Industrial.

BACKGROUND: *(Presented by Steve Mumford)* The proposal is to rezone the approximately 160-acre Talon Cove properties from Residential (according to the Talon Cove Master Development Plan) to Industrial, located north of SR73 in the northeast corner of the City (property #580330296, #580330217, and #580330295).

17. MOTION – Consideration and Approval of Gas Pipeline Easements for Kern River.

BACKGROUND: *(Presented by John Hendrickson)* Kern River Gas Transmission Company currently has two 36” high-pressure gas lines that run through Eagle Mountain City. The gas lines run from the gas fields in Wyoming to a terminus in Southern California. Kern River has determined that as development in Eagle Mountain has come closer to their pipeline, a new pipeline through City Center needs to be installed with a pipeline that can more safely withstand the higher pressures needed to increase the gas volume. The City owns certain lands where the additional easement will be needed to accomplish the pipeline replacement and therefore Kern River has negotiated an easement with the City for that area.

18. AGREEMENT – Consideration and Approval of an Assignment and Bill of Sale to Purchase a Kern River Gas Pipeline.

BACKGROUND: *(Presented by John Hendrickson)* The City approached Kern River a couple of years ago about the prospect of purchasing an abandoned 36”, 1200 PSI gas line that begins about 50 yards south of Highway 73 and runs to the center of Hidden Valley. This will provide the City with the right-of-way and pipe sleeve for a 30” water line from the new Central Utah Water Project’s water reservoir just north of Highway 73 to the area where several Eagle Mountain City water tanks are located.

19. AGREEMENT – Consideration and Approval of a Ground Lease and Purchase Option Agreement between Eagle Mountain City as Landlord and Star West Eagle Mountain Properties, LLC as Tenant for the Eagle Mountain City Incubator Program.

BACKGROUND: *(Presented by Jerry Kinghorn)* This Agreement provides a Lease-Purchase option to Star West Eagle Mountain Properties (DirectCom) to acquire the six (6) acre storage site from the City in exchange for the 8-year Business Incubator Development Program office and services lease.

20. AGREEMENT – Consideration and Approval of a Business Incubator Development Program Office and Service Lease.

BACKGROUND: *(Presented by Jerry Kinghorn)* In the Office and Services Lease Agreement, the City will lease space for its Business Incubator Development Program from Star West Eagle Mountain Properties. The City will lease a total of 3269 sq. ft. of floor area in POD CDNG of the building. The services furnished include: reception service, centralized copying, internet access services, janitorial service, interior cubicles, and all utilities.

21. AGREEMENT – Consideration and Approval of an Amendment to the Ranches Golf Course Operation Management and Lease Agreement with Vanguard Golf Management Group, L.C.

BACKGROUND: *(Presented by Jerry Kinghorn)* This Agreement deletes the six-acre storage site which is the subject of the Ground Lease and Purchase Option Agreement from the Golf Course Management Agreement with Vanguard Golf.

22. AGREEMENT – Consideration and Approval of Participant Agreement Forms for the Eagle Mountain City Business Incubator Program.

BACKGROUND: *(Presented by Jerry Kinghorn)* Two form Participation Agreements are proposed. One Participation Agreement is for office space, which will include an exhibit tailored for each participant showing the exclusive space allocated to the participant and the sliding scale lease rate. The second Participant Agreement is for off-site Business Incubator Development Services consisting primarily of a complimentary membership in the Lehi Chamber of Commerce and other mentoring services.

23. RESOLUTION – Consideration and Adoption of a Resolution of the City Council of Eagle Mountain, Utah, Approving an Interlocal Agreement between Eagle Mountain City, Lehi City, Lone Peak Public Safety District, and the City of Saratoga Springs to form the Utah County Metro Fire Agency.

BACKGROUND: *(Presented by Chief Rand Andrus)* Cities in Northern Utah County created this proposed interlocal agreement to assist in promoting the health, safety and welfare of their respective communities. The goal is to share collective capabilities such as obtaining better pricing for purchasing of equipment, improved training and assisting each community during emergencies.

24. MOTION – Consideration and Award of Contact to Matrix Design Group, Inc., for a Joint Land Use Study.

BACKGROUND: *(Presented by Fionnuala Kofoed)* Eagle Mountain City received a grant from the Department of Economic Adjustment for a Joint Land Use Study (JLUS) involving Camp Williams and land use authorities bordering and near Camp Williams. Eagle Mountain City, along with the City of Saratoga Springs, Lehi City, Bluffdale City, Herriman City, Utah County, Riverton, Salt Lake County, Camp Williams and the Utah National Guard, as stakeholders, entered into an Interlocal Agreement in a cooperative planning effort leading to the eventual implementation of master plans, ordinances, and other methods to guide growth and development compatible with the mission of Camp Williams. Eagle Mountain City will contract with Matrix Inc., as the consultant for the Joint Land Use Study.

25. BID AWARD – Consideration and Award of Bid to Kilgore Paving for the City Center Walking Trails Completion Project.

BACKGROUND: *(Presented by Chris Trusty)* This project will complete sections of walking trails in the City Center. A portion of trail will be constructed along Sweetwater Road from the Eagle Point subdivision to Overland Trails and from Ira Hodges Scenic Parkway to Majors Street. Also included in the project is the completion of a section of trail along Shadow Drive in Eagle Point and a connectivity of the trail through the park in Eagle Park. The completion of these trails will facilitate children walking to the new elementary school in Overland Trails.

26. BID AWARD – Consideration and Award of Bid to Geneva Rock Products, Inc., for the Ranches Parkway Pulverize and Overlay Project.

BACKGROUND: *(Presented by Chris Trusty)* This project is part of the City's ongoing road maintenance program. A section of Ranches Parkway between Pony Express Parkway and Golden Eagle Road will be pulverized and overlaid. A portion of this road, immediately south of Pony Express is to be removed and replaced. In conjunction with this project, the project includes the replacement of the sidewalks on the corners of the intersection of Ranches Parkway and Pony Express Parkway. Also included in this project was a section on Porter's Crossing in the southbound lane south of Smith Ranch Road to be pulverized and overlaid, and a left turn lane on Pony Express Parkway onto SilverLake Parkway.

27. MOTION – Consideration and Approval of a Motion to Accept the Recommendation of the Economic Development Board to Admit the Following Companies as Participants/Tenants in the Eagle Mountain City Business Incubator Development (BID) Program: SymBiotechs, Impact Elevated, Hoffman Consulting and Hiveit, LLC.

BACKGROUND – The Economic Development Board has accepted applications from companies interested in participating in the Business Incubator Development program. The companies chosen to participate in the program will be offered the opportunity to lease office space for up to three years at discounted rates and receive services, networking and training.

28. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.
29. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
30. COMMUNICATION ITEMS
A. Upcoming Agenda Items

B. Financial Report

31. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this 31th day of **March, 2011**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this 31th day of **March, 2011**, the above agenda notice was posted to the Utah State public notice website at <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder