

# Eagle Mountain City Council Agendas 2002

## *Dates of City Council Meetings:*

- January 2, 2002
- January 7, 2002
- January 15, 2002
- January 29, 2002
- February 5, 2002
- February 19, 2002
- February 26, 2002
- February 28, 2002
- March 5, 2002
- March 19, 2002
- March 20, 2002
- April 2, 2002
- April 16, 2002
- May 7, 2002
- May 14, 2002
- May 21, 2002
- May 22, 2002
- June 4, 2002
- June 18, 2002
- July 2, 2002
- July 16, 2002
- August 6, 2002
- August 20, 2002
- September 3, 2002
- September 17, 2002
- October 1, 2002
- October 15, 2002
- October 23, 2002
- October 30, 2002
- November 13, 2002
- November 19, 2002
- December 3, 2002
- December 10, 2002
- December 17, 2002

# AGENDA

## EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING

Wednesday, January 2, 2002

Policy Session 6:30 p.m.

Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mtn, Utah 84043

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### POLICY SESSION – 6:30 TO 8:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (December 4, 2001 & December 18, 2001)
4. General Discussion/Questions/Announcements
5. Appointments
6. Public Notices
7. Public Comment
8. Public Hearing Proposed *Airport Planning Commission Ordinance*
  - a. Open Public Hearing (7:10 pm)
  - b. Public Comment
  - c. Closed Public Hearing
9. Consideration and Approval of an Ordinance Establishing an Airport Planning District, Establishing a Planning Commission; Zoning Regulations and Other Matters for an Airport District
10. Telecommunications Draft Study Results and authorization to negotiate sale.
11. Consideration and Approval of a Guaranty given by the City of Hildale, Utah and Eagle Mountain City, Utah to act as Guarantors for Intermountain Municipal Gas Agency's (IMGA) performance of the Questline Access Agreement dated August 1, 2001.
12. Consideration and Adoption of an Ordinance Adopting Required Building and Residential Codes and a Schedule of Fees and Charges for Issuance of Permits.
13. Warrant Register
14. Other Business
15. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
16. Motion to Reconvene in to Open Session
17. Any Actions from the Closed Executive Session
18. Adjournment

IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

THE UNDERSIGNED, DULY APPOINTED RECORDER, OR DEPUTY RECORDER DOES HEREBY CERTIFY THAT THE ABOVE NOTICE AND AGENDA WAS POSTED IN THREE PUBLIC PLACES WITHIN EAGLE MOUNTAIN CITY LIMITS ON THIS 28<sup>TH</sup> DAY OF DECEMBER, 2001. THESE PUBLIC PLACES BEING 1) INSIDE BULLETIN BOARD AT THE CITY OFFICES, 1680 E. HERITAGE DR., EAGLE MOUNTAIN, UTAH; 2) OUTSIDE BULLETIN BOARD AT THE CITY OFFICES, EAGLE MOUNTAIN, UTAH 3) BULLETIN BOARD AT THE MORCO EXPRESS GROCERY STORE, CITY CENTER

JANET B. VALENTINE, CMC  
RECORDER/DEPUTY RECORDER

AGENDA  
EAGLE MOUNTAIN  
SPECIAL CITY COUNCIL MEETING

**Monday, January 7, 2002**

**Oath of Office 12:00 Noon**

**Policy Session 12:30 P.M.**

**Eagle Mountain Community Center  
1668 East Heritage Drive, Eagle Mtn, Utah 84043**

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**OATH OF OFFICE – 12:00 NOON**

**POLICY SESSION – 12:30 P.M.**

1. Roll Call
2. Pledge of Allegiance
3. Appointments to Boards/Commissions
4. City Council Assignments
5. Other Business
6. Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

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RECORDER/DEPUTY RECORDER

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**Tuesday, January 15, 2002**

**Work Session at 3:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 3:00 to 6:30 p.m.**

1. Continuation of Transition Seminar
  - a. "Public Safety" presented by Sergeant Jo Murphy (3:00 pm)
  - b. "Bonds & Borrowing" presented by Laura Lewis (3:30 pm)
  - c. "Fire Department" presented by Fire Chief Robert DeKorver (5:00 pm)
2. Items as Outlined on the Policy Session
3. Other Business
4. Adjourn Work Session at 6:30 p.m.

**Commented [JN1]:** Add words: "Continuation of"

**INTERMISSION**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Prayer by Invitation of the Mayor
3. Pledge of Allegiance
4. Approval of Minutes (SCC Mtg.-January 2, 2002 & SCC Mtg- January 7, 2002)
5. General Discussion/Questions/Announcements
6. Appointments
  - a. Mayor Pro Tem
  - b. Reconfirmation Dates of Planning Commissioner's Terms of Office
7. Public Notices
8. Public Comment
9. Presentation of Committee to the City Council Regarding Establishing Communication Districts
10. Continuation of Public Hearing - Proposed *Airport Planning Commission Ordinance*
  - a. Reconvene Public Hearing (7:15 pm)
  - b. Public Comment
  - c. Closed Public Hearing
11. Consideration and Approval of an Ordinance Establishing an Airport Planning District, Establishing a Planning Commission; Zoning Regulations and Other Matters for an Airport District
12. Proposal to amend the Airport Advisory Board
  - a. Consideration and Approval of an Ordinance Amending the Airport Advisory Board
  - b. Appointments – Airport Advisory Board
13. Notice of Award to American Landscape for the project – "Meadow Ranch Trails and Parks Landscape Development (SID 2000-1)"
14. Notice of Award to Bratt, Inc. for the project – "Red Hawk Ranch Landscape Development (SID 2000-1)"
15. Notice of Award to Sowby and Berg for the project – "Porter's Crossing Extension"
16. Notice of Award to Peterson Company for the project – "138 Transmission Line Equipment Purchase of Ten (10) Polymer Post Insulators"
17. Notice of Award to Stoddard Steed for the project – "UP&L Interconnection Substation"
18. Consideration of Approval for awarding the construction of the Street Monument at Eagle Mtn Blvd and Sweetwater Road
19. Discussion of Eagle Mountain City Sign Requirements
20. Consideration to Approve Changing Approval Process for Partial Payment Requests
21. Consideration to Approve Changing Approval Process for Bond Releases
22. Motion to approve Consent Agenda items as follows:

**Commented [JN2]:** I haven't received anything on this – Do you know what it is about?

- a. Warrant Register
- b. Contract Change Orders
  - i. 4<sup>th</sup> Generating Unit (CO No. 3), Simpson Power Products LTD
  - ii. North Substation (CO No. 4), RME
  - iii. Road Repair & Overlay of Ranches & Pony Express Parkway (CO No. 5), Valley Asphalt
  - iv. Meadow Ranch Park West (CO No. 2), Nuszer Kopatz
  - v. Red Hawk Ranch Park (CO No. 1), Nuszer Kopatz
- c. Partial Payment Requests
  - i. Road Repair & Overlay of Ranches & Pony Express Parkways (PP No. 8), Valley Asphalt
  - ii. Paul Evans Trailway (SID 2000-1) (PP No. 5), Nuszer Kopatz
- d. Final Payment Requests
  - i. 138 kV Current Transformers, Trench Limited
  - ii. NSA Water Line, Tycon, Inc.
  - iii. Red Hawk Ranch Park (SID 2000-1), Nuszer Kopatz
  - iv. Meadow Ranch Park West (SID 2000-1), Nuszer Kopatz
  - v. Pony Express Parkway East (SID 2000-1), Nuszer Kopatz
  - vi. 138kV Steel Poles and Anchor Bolt Cages, Valmont Industries, Inc
- 23. Other Business
- 24. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
- 25. Motion to Reconvene in to Open Session
- 26. Any Actions from the Closed Executive Session
- 27. Adjournment

IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

**CERTIFICATE OF POSTING**

THE UNDERSIGNED, DULY APPOINTED RECORDER, OR DEPUTY RECORDER DOES HEREBY CERTIFY THAT THE ABOVE NOTICE AND AGENDA WAS POSTED IN THREE PUBLIC PLACES WITHIN EAGLE MOUNTAIN CITY LIMITS ON THIS 11<sup>TH</sup> DAY OF JANUARY, 2002. THESE PUBLIC PLACES BEING 1) INSIDE BULLETIN BOARD AT THE CITY OFFICES, 1680 E. HERITAGE DR., EAGLE MOUNTAIN, UTAH; 2) OUTSIDE BULLETIN BOARD AT THE CITY OFFICES, EAGLE MOUNTAIN, UTAH 3) BULLETIN BOARD AT THE MORCO EXPRESS GROCERY STORE, CITY CENTER

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CITY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**Tuesday, January 29, 2002**

**Work Session at 5:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 5:00 p.m. to 6:00 p.m.**

1. Discussion of an Ordinance Establishing an Airport Planning District, Establishing a Planning Commission; Zoning Regulations and Other Matters for an Airport District
2. Boards & Committees “Goals Report to the City Council”
3. Presentation to the City Council on the Youth Council/Carolina Herrin, Sheila Curtis and Milton McLelland
4. Presentation to the City Council on the Payson Power Project
5. Discussion of Changing the Planning Commission Structure
6. Items as Outlined on the Policy Session
7. Other Business
8. Adjourn Work Session at 6:00 p.m.

### **CLOSED EXECUTIVE SESSION – No Action or Minutes Taken – 6:00 p.m. to 7:00 p.m.**

1. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues (professional qualifications), potential litigation and/or public safety/security
2. Motion to Adjourn the Closed Executive Session.

## INTERMISSION

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Prayer by Invitation of the Mayor
3. Pledge of Allegiance
4. Approval of Minutes (January 15, 2002)
5. General Discussion/Questions/Announcements
6. Appointments
7. Public Notices
8. Public Comment
9. Consideration and Approval to Hire a Financial Director for Eagle Mountain City
10. Consideration and Approval to Change the Days the City Offices are Open to the Public from Monday – Thursday, 7:30 a.m. to 5:30 p.m. To – Monday – Friday, 7:30 a.m. to 5:30 p.m.
11. Consideration and Approval of an Ordinance Establishing an Airport Planning District, Establishing a Planning Commission; Zoning Regulations and Other Matters for an Airport District
12. Notice of Award to Sowby and Berg for the Project – “Porter’s Crossing Extension”
13. Discussion of Eagle Mountain City Sign Requirements
14. Consideration and Approval of a Resolution Authorizing the Execution and Delivery of the Payson Power Project Power Sales Contract with Utah Municipal Power Systems and Related Matters

15. Consideration to Approve a Home Energy Assistance Target (HEAT) Program Agreement between the State of Utah, Dept. of Community and Economic Development, Division of Community Development and Eagle Mountain City
16. Snow Removal
  - a. Consideration to Approve Contract for Snow Removal Services for Eagle Mountain City (If not approved go to b)
  - b. Consideration To Approve the Purchase of Snow Removal Equipment for Eagle Mountain City
17. Motion to approve **Consent Agenda items** as follows:
  - a. Warrant Register
  - b. Final Payment Requests
    - i. North Substation - 2000 Gas and Electric Revenue Bond, Even Grade Construction, LLC
    - ii. North Substation – 2000 Gas and Electric Revenue Bond, Sunbelt Transformer, Inc.
18. City Council's Ratification for Partial Payment Requests
  - a. Partial Payment Requests
    - i. Fire Station (PP No. 1), Bonneville Builders, LC
    - ii. 12.5 kV Underground Distribution Tie Circuit (PP No. 4), Caribou Construction, Inc.
19. Other Business
20. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
21. Motion to Reconvene in to Open Session
22. Any Actions from the Closed Executive Session
23. Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

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JANET B. VALENTINE, CMC  
CITY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**Tuesday, February 5, 2002**

**Work Session at 5:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 5:00 to 6:30 p.m.**

1. Review of the Airpark Planning District Map
2. Discussion on Leasing Eagle Mountain City Public Open Space
3. Discussion regarding amending the Tree Ordinance
4. Discussion regarding amending the Sign Ordinance
5. Discussion on Eagle Mountain City Providing Health Insurance for the City Council
6. Discussion regarding the Eagle Mountain City Web Site
7. Items as Outlined on the Policy Session
8. CLOSED EXECUTIVE SESSION
  - a. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues (professional qualifications), potential litigation and/or public safety/security
  - b. Motion to Adjourn the Closed Executive Session and go back in to the Work Session
9. Other Business
10. Presentation on Evans Ranch Annexation
11. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Prayer by invitation of the Mayor
3. Pledge of Allegiance
4. Approval of Minutes (January 29, 2002)
5. General Discussion/Questions/Announcements
6. Appointments
  - a. Finance Director
7. Public Notices
8. Public Comment
9. Eagle Mountain Properties (EMP) Jake Garn Airport Presentation
10. Consideration and Approval of an Ordinance Establishing an Airport Planning District, Establishing a Planning Commission; Zoning Regulations and Other Matters for an Airport District
11. Eagle Mountain City Youth Council
  - a. Consideration and Approval of an Ordinance Creating a Youth Council, Advisory Board, and Providing for the Organization of the Eagle Mountain City Youth Council
  - b. Appointments - Youth Council Board of Advisors
12. Consideration and Approval to Amend Cedar Trail Villages Trails Plan
13. Consideration and Approval of a Fire Service Mutual Aid Agreement between Eagle Mountain City and the Town of Cedar Fort



14. Consideration and Approval of an Ordinance Amending and Re-enacting the Development Code of Eagle Mountain City, Utah and Providing for a Five (5) Member Planning Commission
15. Notice of Bid Awards
  - a. Notice of Award to American Civil Contractors for the project "Pony Express Parkway East Landscape (SID 2000-1)
  - b. Notice of Award to American Landscape for the project "Paul Evans Trailway Landscaping Development" (SID 2000-1)
16. Final Bond Release Approval
  - a. Ash Point, Salisbury Homes
17. Other Business
18. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
19. Motion to Reconvene in to Open Session
20. Any Actions from the Closed Executive Session
21. Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

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RECORDER/DEPUTY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**Tuesday, February 19, 2002**

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

Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mtn, Utah 84043

### **CLOSED EXECUTIVE SESSION – No Action or Minutes Taken – 4:00 p.m.** **(Agenda Memo)**

1. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues (professional qualifications), potential litigation and/or public safety/security
2. Motion to Adjourn the Closed Executive Session and go in to Work Session

### **WORK SESSION - No Action or Minutes Taken –** **Immediately following the Closed Executive Session**

1. Discussion of the Pre-Application Review for Sky Ranch Master Development Plan (formerly known as the Hindley Master Development Plan) (Sky Ranch 1) (Sky Ranch 2)
2. Discussion regarding Enforcement of Design Guidelines in the Eagle Mountain City Development Code
3. Discussion regarding Draft Sign Ordinance
4. Items as Outlines on the Policy Session
5. Other Business
6. Department Reports
  - a. Administration/Personnel/All City Departments/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board – **Diane Jacob**
  - c. Public Works Dept. (Water, Wastewater, Natural Gas, Electric) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Planning Commission/Community Arts Board – **Brigham Morgan**
  - f. Telecommunications Board/Pony Express Days/Recreation/Neighborhood Watch/Youth Sports – **Linn Strouse**
7. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (February 5, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Finance Director
  - b. Council Assignments
6. Public Notices
7. Public Comment
8. Consideration and Approval of a business plan for Eagle Mountain City's official web page

- (Web Page 1) (Web Page 2)
9. Evans Ranch Annexation Master Development Plan
  10. Final Plat Approvals (Includes Development Agreement and CCR's)
    - a. Eagle Point Plat I, Patterson Construction (SW KW Staff Reports) (Dev Agree) (CCR)
    - b. Eagle Point Plat J, Patterson Construction (SW KW Staff Reports) (Dev Agree) (CCR)
  11. Consideration and Approval of an Excavation Permit Ordinance Establishing Requirements for Excavation on Public Property and Rights-of-Way, Requiring Permits for Excavation and Defining Standards, Requirements and Other Related Matters in Connection with Excavation on Public Property
  12. Eagle Mountain City Youth Council
    - a. Consideration and Approval of an Ordinance Creating a Youth Council Advisory Board and Providing for the Organization of the Eagle Mountain City Youth Council
    - b. Appointments - Youth Council Board of Advisors
  13. Airport Planning District Commission
    - a. Consideration and Approval of Ordinance No. O 03-2001 Establishing an Airport Planning District, Establishing a Planning Commission; Zoning Regulations and Other Matters for an Airport District
    - b. Appointments – Airport Planning Commission
  14. Consideration of award of the Land Application Contract
  15. Consideration and Approval of a Contract between Eagle Mountain City and Lewis, Young, Robertson & Burningham regarding an Impact Fee Study for Eagle Mountain City
  16. Telecommunications Dept. running a promotion on their DSL product from March 15<sup>th</sup> to May 15<sup>th</sup>, 2002
  17. Consideration and Approval of the purchase of a vehicle for the Fire Department to replace the Ford Explorer
  18. Notice of Award to General Electric Canada, Inc. for the SCADA RTU Unit - \$24,955.00
  19. Motion to approve **Consent Agenda items** as follows:
    - a. Warrant Register
    - b. Amendment to Declaration & Termination of Declaration of Covenants, Conditions and Restrictions for Lot #1 in Ruby Valley Subdivision
    - c. Final Payment
      - i. 138 kV Transmission Line, NGK-Locke, Inc.
  20. City Council's Ratification for Partial Payments & Partial Bond Releases:
    - a. Partial Bond Releases
      - i. Rush Valley, Plat A, Sundance Homes
  21. Other Business
  22. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
  23. Motion to Reconvene in to Open Session
  24. Any Actions from the Closed Executive Session
  25. Adjournment

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**JANET B. VALENTINE, CMC**  
CITY RECORDER

**CITY OF SARATOGA SPRINGS &  
EAGLE MOUNTAIN CITY  
JOINT CITY COUNCILS MEETING**

Tuesday, February 26, 2002

Meeting held at the City of Saratoga Springs City Office  
2015 S. Redwood Road, Saratoga Springs, Utah 84043

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**AGENDA**

**Meeting Commencing at 6:00 P.M.**

- Call to Order.
- Roll Call.
- Invocation / Reverence.
- Pledge of Allegiance.
- Introduction of Elected Officials and City Employees.

**REVIEW AND DISCUSSION OF MUTUAL ISSUES**

1. Annexation Policies and Shared Boundaries.
2. Long-Range Transportation Master Plans and Traffic Circulation.
  - a. East-West Corridors
  - b. Legacy Highway Routes
3. Public Safety.
4. Sanitary Sewer Services.
5. Questions/discussion of any other issues.
6. Adjournment. **(8:00 p.m.)**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Alyson Alger at 766-9793 at least one day prior to the meeting.

**AGENDA**  
**EAGLE MOUNTAIN SPECIAL CITY COUNCIL**  
**AND PLANNING COMMISSION**  
**JOINT WORK SESSION MEETING**  
**Thursday, February 28, 2002 - Work Session at 6:00 p.m**  
**Best Western Inn, 195 South 850 East, Lehi, Utah 84042, Utah 84043**

The City Council and Planning Commission of Eagle Mountain will hold a joint session on February 28, 2002 at 6:00 p.m. which will be held at the Best Western Inn, 195 South 850 East, Lehi, Utah. They will discuss proposed amendments to the Eagle Mountain City General Plan and Land Development Code.

1. Called to Order
2. Discussion of proposed General Plan and Land Development Code Amendments
3. Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

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JANET B. VALENTINE, CMC  
RECORDER/DEPUTY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**Tuesday, March 5, 2002**

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

Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Presentation on Community Emergency Response Training (CERT) by Sheila Curtis (30 min. presentation)
2. Drainage Issues in the Meadow Ranch Subdivision
3. Jessica Grow Slope Easement
4. Discuss advertising policy for mailers in Utility Bills
5. Items as Outlined on the Policy Session
6. Other Business
7. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (February 19, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Council Assignment
  - b. Planning Commission
  - c. Airport District Planning Commission
  - d. Airport Advisory Board
6. Public Notices
7. Public Comment
8. Consideration to Approve Removal of the Telecommunications Section from the Eagle Mountain Consolidated Fee Schedule
9. Consideration to Approve the Telecommunications Department to begin the public noticing process for the proposed Telecommunications Fee Schedule
10. Consideration and Approval of a business plan for Eagle Mountain City's Official Website
11. Consideration and Approval for Transworld Systems, Inc. to handle the collection of delinquent utility accounts for Eagle Mountain City
12. Consideration and Approval of an Agreement for a Off-line Medical Director for Eagle Mountain City Fire Department
13. Consideration and Approval of the purchase of a vehicle for the Fire Department
14. Drainage Issues in the Meadow Ranch Subdivision
15. Notice of Award for the project "Saddlerock 2 MG Reservoir – 2002"

16. Motion to approve Consent Agenda items as follows:
  - a. Warrant Register
  - b. Contract Change Orders
    - i. Area No. 2 Landscaping for 2000-1 SID (CO No. 1), Golden Landscaping
17. City Council's Ratification for Partial Payment Requests:
  - a. Partial Payment Requests
    - i. Ranches & Pony Express Parkway Landscaping – Area 2 (PP No. 3), Golden Landscaping
    - ii. Ranches & Pony Express Overlay (PP No. 9), Valley Asphalt
18. Other Business
19. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
20. Motion to Reconvene in to Open Session
21. Any Actions from the Closed Executive Session
22. Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

**CERTIFICATE OF POSTING**

THE UNDERSIGNED, DULY APPOINTED RECORDER, OR DEPUTY RECORDER DOES HEREBY CERTIFY THAT THE ABOVE NOTICE AND AGENDA WAS POSTED IN THREE PUBLIC PLACES WITHIN EAGLE MOUNTAIN CITY LIMITS ON THIS 1<sup>ST</sup> DAY OF MARCH, 2002. THESE PUBLIC PLACES BEING 1) INSIDE BULLETIN BOARD AT THE CITY OFFICES, 1680 E. HERITAGE DR., EAGLE MOUNTAIN, UTAH; 2) OUTSIDE BULLETIN BOARD AT THE CITY OFFICES, EAGLE MOUNTAIN, UTAH 3) INSIDE BULLETIN BOARD AT THE EAGLE MOUNTAIN CITY LIBRARY, 1680 E. HERITAGE DRIVE, EAGLE MOUNTAIN, UTAH

JANET B. VALENTINE, CMC  
RECORDER/DEPUTY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**Tuesday, March 19, 2002**

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

Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Discussion on land deeded to the City
2. Discussion regarding a Justice Court
3. Discussion regarding Billing Information in the Eagle Mountain City Consolidated Fee Schedule
4. Items as Outlines on the Policy Session
5. Other Business
6. Department Reports
  - a. Administration/Personnel/All City Departments/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport District Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Water, Wastewater, Natural Gas, Electric) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Planning Commission/Community Arts Board – **Brigham Morgan**
  - f. Telecommunications Board/Pony Express Days/Recreation/Neighborhood Watch/Youth Sports – **Linn Strouse**
7. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (February 26, 2002-Joint Mtg with Saratoga Springs) (February 28, 2002-Joint Work Session with EM Planning Commission) (March 5, 2002- CC Mtg)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Council Assignment
  - b. Planning Commission
  - c. Airport District Planning Commission
  - d. Airport Advisory Board
6. Public Notices
7. Public Comment
8. Consideration to Approve a Resolution Amending the Eagle Mountain City Consolidated Fee Schedule
9. Consideration to Approve a Business Plan for the Eagle Mountain City's Official Website
10. Consideration to Authorize the Use of General Fund-Fire Department Funds designated for the Lease Purchase of a Fire Engine for the Outright Purchase of a Fire Engine for Eagle Mountain City
11. Consideration to Approve Eagle Point Condominiums, Plat A Extension of Approval
12. Consideration to Adopt a City Vehicle Policy



13. Motion to approve Consent Agenda items as follows:
  - a. Warrant Register
  - b. Final Payment Requests
    - i. Meadow Ranch Park Equipment, Ranches, LC
    - ii. Red Hawk Ranch Park Equipment, Ranches, LC
14. Other Business
15. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
16. Motion to Reconvene in to Open Session
17. Any Actions from the Closed Executive Session
18. Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

**CERTIFICATE OF POSTING**

THE UNDERSIGNED, DULY APPOINTED RECORDER, OR DEPUTY RECORDER DOES HEREBY CERTIFY THAT THE ABOVE NOTICE AND AGENDA WAS POSTED IN THREE PUBLIC PLACES WITHIN EAGLE MOUNTAIN CITY LIMITS ON THIS 15<sup>TH</sup> DAY OF MARCH, 2002. THESE PUBLIC PLACES BEING 1) INSIDE BULLETIN BOARD AT THE CITY OFFICES, 1680 E. HERITAGE DR., EAGLE MOUNTAIN, UTAH; 2) OUTSIDE BULLETIN BOARD AT THE CITY OFFICES, EAGLE MOUNTAIN, UTAH; 3) PRAIRIE GATE OFFICE BUILDING, 3688 E. CAMPUS DR., EAGLE MOUNTAIN, UTAH; & 4) EAGLE MOUNTAIN LIBRARY, 1680 E. HERITAGE DR., EAGLE MOUNTAIN, UTAH.

JANET B. VALENTINE, CMC

**AGENDA**  
**EAGLE MOUNTAIN SPECIAL CITY COUNCIL**  
**AND PLANNING COMMISSION**  
**JOINT WORK SESSION MEETING**  
**Wednesday, March 20, 2002 - Work Session at 6:00 p.m**  
**Best Western Inn, 195 South 850 East, Lehi, Utah 84042, Utah 84043**

**WORK SESSION - NO ACTION TAKEN**

1.      Called to Order
  
2.      Discussion of proposed General Plan and Land Development Code  
         Amendments
  
3.      Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

**CERTIFICATE OF POSTING**

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JANET B. VALENTINE, CMC

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**April 2, 2002**

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

Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Discussion regarding Woodside Homes Master Development Plan
2. Discussion on reconsideration of vote on Planning Commission Liaison
3. Discussion regarding amending the Eagle Mountain City Consolidated Fee Schedule
4. Discussion over water for open spaces
5. Discussion of Rock Creek Condominiums Concept Plan
6. Report on Alleyways
7. Items as Outlined on the Policy Session
8. Other Business
9. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (March 19, 2002-CC Mtg) (March 20, 2002-Joint Work Session with the EM Planning Commission)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Airport District Planning Commission
  - b. Telecommunications Board
6. Public Notices
7. Public Comment
8. Reconsideration of vote on Planning Commission Liaison
9. Decision regarding Parcel of Land (Serial No. 59:006:0048; 2.52 acres) that was deed to the City
10. Recreation Sports Council
  - a. Consideration and Approval of an Ordinance creating the Eagle Mountain City Recreation Sports Council
  - b. Appointment of a Recreation Sports Council Chair
11. Consideration to Approve Eagle Point Condominiums, Plat A Extension of Approval
12. Consideration to Approve Maintenance Facility Site for Golf Course, Site Plan Review
13. Consideration to Approve a Resolution Amending the Eagle Mountain City Consolidated Fee Schedule to Clarify Certain Collection Procedures, Building Permit and Planning Review and Processing Fees
14. Consideration to Adopt a City Vehicle Policy for the Administrative Offices
15. Motion to approve Consent Agenda items as follows:

- a. Warrant Register
  - b. Contract Change Orders
    - i. Road Repair & Overlay of Ranches & Pony Express Parkway (CO No. 6), Valley Asphalt
    - ii. Pony Express Parkway Extension-Design SID 2000-1 (CO No. 1), FJ Clark & Associates
16. City Council's Ratification for Partial Payments:
  - a. Road Repair & Overlay of Ranches and Pony Express Parkways (PP No. 10), Valley Asphalt
  - b. North Substation – 2000 Gas & Electric Revenue Bond (PP No. 8), RME
  - c. Porter's Crossing Roadway Extension – SID 2000-1 (PP No. 1), Sowby & Berg Consultants
  - d. Pony Express Parkway Extension-Design SID 2000-1 (PP No. 1), FJ Clark & Associates
  - e. Fire Station (PP No. 2), Bonneville Builders, L.C.
17. Other Business
18. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
19. Motion to Reconvene in to Open Session
20. Any Actions from the Closed Executive Session
21. Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

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**CERTIFICATE OF POSTING**

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JANET B. VALENTINE, CMC

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**  
**April 16, 2002**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**  
Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 4:00 p.m. to 6:30 p.m.**

1. Consent Agenda
2. Discussion Regarding Employee Health Insurance Premium Increases for FY 2002-2003
3. Discussion Regarding Converting Public Property to Private Property
4. Discussion Regarding Water for Open Spaces in the Ranches Development
5. Discussion Regarding the Ranches Master Development Plan Amendment (Carlton Amendment)
6. Discussion Regarding Orientation of Garages on Alley Ways
7. Discussion on Saddleback, Plat A & B Bonding, Warranty and Drainage Issues
8. Items as Outlined on the Policy Session
9. Other Business
10. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Telecommunications Board – **Linn Strouse**
11. Adjourn Work Session at 6:30 p.m.

**INTERMISSION**

**Prayer by Invitation of the Mayor**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (April 2, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Deputy Recorder
  - b. Sports Recreation Board
6. Public Notices
7. Public Comment
8. Interviews for the Eagle Mountain City Manager Position
9. Motion to recess in to a Closed Executive Session for the Purpose of Discussing Personnel Issues.
10. Motion to Reconvene in to Open Session
11. Appointment of Eagle Mountain City Manager
12. Final Plat Approval
  - a. Smith Ranch Church Final Plat
13. Consideration to Approve a Maintenance Facility Site for Golf Course, Site Plan Review
14. Consideration to Approve the Ranches Design Guidelines Amendment

15. Consideration to Terminate Access to the Howard Ault Property
16. Engineer's Report on Substantial Completions & R-Pot Compliance for the Following Subdivisions: Rockwell Village; Crittenden Corner; Castle Rock; Saddleback Plats A, B & C; Saddleback-Offsite Storm Water; Diamond Springs Plats A & B; and Sundance Subdivisions
17. Consideration to Approve an Ordinance Creating the Redevelopment Agency of Eagle Mountain City
18. Motion to approve **Consent Agenda items** as follows:
  - a. Warrant Register
  - b. Contract Change Order
    - i. Interconnection Substation (CO No. 1), Caribou Construction
    - ii. Eagle Mountain City Land Application Project (CO No. 1), Arrow Engineering
19. City Council's Ratification for Partial Bond Releases & Partial Payments:
  - a. Partial Payments
    - i. Red Hawk Ranch Landscape Development – SID 2000-1 (PP No. 1), Bratt Landscape
    - ii. Saddlerock 2MG Reservoir SID 2000-1 (PP No. 1), Gerber Construction, Inc.
    - iii. Eagle Mountain City Land Application Project (PP No. 1), Arrow Engineering
20. Other Business
21. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
22. Motion to Reconvene in to Open Session
23. Any Actions from the Closed Executive Session
24. Adjournment

**IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, PERSONS NEEDING AUXILIARY COMMUNICATIVE AIDS AND SERVICES FOR THESE MEETINGS SHOULD CONTACT JANET VALENTINE (801) 789-5988, GIVING AT LEAST 48 HOURS ADVANCE NOTICE.**

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

**CERTIFICATE OF POSTING**

THE UNDERSIGNED, DULY APPOINTED RECORDER, OR DEPUTY RECORDER DOES HEREBY CERTIFY THAT THE ABOVE NOTICE AND AGENDA WAS POSTED IN THREE PUBLIC PLACES WITHIN EAGLE MOUNTAIN CITY LIMITS ON THIS **12<sup>TH</sup>** DAY OF **APRIL**, 2002. THESE PUBLIC PLACES BEING 1) INSIDE BULLETIN BOARD AT THE CITY OFFICES, 1680 E. HERITAGE DR., EAGLE MOUNTAIN, UTAH; 2) OUTSIDE BULLETIN BOARD AT THE CITY OFFICES, EAGLE MOUNTAIN, UTAH; 3) PRAIRIE GATE OFFICE BUILDING, 3688 E. CAMPUS DR., EAGLE MOUNTAIN, UTAH; & 4) EAGLE MOUNTAIN LIBRARY, 1680 E. HERITAGE DR., EAGLE MOUNTAIN, UTAH.

JANET B. VALENTINE, CMC

REVISED AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING  
May 7, 2002

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 4:00 p.m. to 6:30 p.m.**

1. Consent Agenda
2. Items as Outlined on the Policy Session
3. Other Business
  - a. Discussion on Funding for City Cleanup (Debris on Sidewalks)
4. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Telecommunications Board – **Linn Strouse**
5. Adjourn Work Session at 6:30 p.m.

INTERMISSION

**6 : 5 0 P . M . – R I B B O N C U T T I N G C E R E M O N Y F O R  
N E W C I T Y C O U N C I L C H A M B E R S**

**Prayer by Invitation of the Mayor**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (April 16, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
6. Public Notices
7. Public Comment
8. Open Public Hearing (*the Ranches Master Development Plan - Zoning Change - Increase in Densities in Prairie Gate Ranch & Lake Mountain Ranch*)
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Consideration to Approve Amending the Ranches Master Development Plan to increase the densities within the following areas:
    - i. Prairie Gate Ranch (Ranch 1, Neighborhood 4)
    - ii. Prairie Gate Ranch (Ranch 1, Neighborhood 18)
    - iii. Prairie Gate Ranch (Ranch 1, Neighborhood 19)
    - iv. Prairie Gate Ranch (Ranch 1, Neighborhood 22)
    - v. Prairie Gate Ranch (Ranch 1, Neighborhood 25)
    - vi. Lake Mountain Ranch (Ranch 7, Neighborhood 7)
    - vii. Lake Mountain Ranch (Ranch 7, Neighborhood 3)
9. Consideration to Approve Archery Golf at the Ranches

10. Consideration of Tasco Engineering Settlement Agreement Debarment Provision
11. Consideration to Rescind Patterson Subdivision Improvement Default Sanctions
12. Consideration to Approve an Ordinance Amending Neighborhood and Community Design Standards (to clarify the orientation of garages on alley ways)
13. Consideration to Amend Meadow Ranch, Phases 1, 2 & 3 Covenants, Conditions & Restrictions
14. Consideration of Cost Sharing for Increase in Health Premiums
15. Motion to approve **Consent Agenda items** as follows:
  - a. Warrant Register
  - b. Contract Change Orders
    - i. Interconnection Substation (CO No. 1), Caribou Construction
    - ii. Eagle Mountain City Land Application Project (CO No. 1), Arrow Engineering
    - iii. Red Hawk Park Landscape Development SID 2000-1 (CO No. 1), Bratt Landscape
    - iv. Red Hawk Park Landscape Development SID 2000-1 (CO No. 2), Bratt Landscape
    - v. NSA Fire Station (CO No. 1), Bonneville Builders
    - vi. Pony Express East Landscape Development (CO No. 1), American Landscape
    - vii. Pony Express East Landscape Development (CO No. 2), American Landscape
16. City Council's Ratification for Partial Bond Releases & Partial Payments:
  - a. Partial Bond Releases
    - i. Chimney Rock, Plat A (Release No. 7), Ranches, LC
    - ii. Meadow Ranch, Plat 4 Reduced Bond (Release No. 2), Ranches, LC
    - iii. Ruby Valley, Plat B Revised (Release No. 2), Ranches, LC
    - iv. Ranches Parkway Offsites (Release No. 1), Ranches, LC
  - b. Partial Payments
    - i. Red Hawk Park Landscape Development SID 2000-1 (PP No. 2), Bratt Landscaping
    - ii. Red Hawk Park Landscaping Project SID 2000-1 (PP No. 1), Nuszer Kopatz
    - iii. Meadow Ranch Trails SID 2000-1 (PP No. 1), American Landscape
    - iv. Meadow Ranch Trails SID 2000-1 (PP No. 1), Nuszer Kopatz
    - v. Pony Express Park East SID 2000-1 (PP No. 1), American Landscape
    - vi. Pony Express Park East SID 2000-1 (PP No. 1), Nuszer Kopatz
    - vii. Paul Evans Trailway SID 2000-1 (PP No. 1), American Landscape
    - viii. Paul Evans Trailway SID 2000-1 (PP No. 1), Nuszer Kopatz
    - ix. Porter's Crossing Roadway Extension Design (PP No. 2), Sowby & Berg Consultants
17. Other Business
  - a. Award of Bid for the Eagle Mountain City Web Page
18. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
19. Motion to Reconvene in to Open Session
20. Any Actions from the Closed Executive Session
21. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 3<sup>RD</sup> day of MAY, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 3<sup>RD</sup> day of MAY, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER



# REVISED AGENDA EAGLE MOUNTAIN CITY COUNCIL MEETING

**May 7, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

## **WORK SESSION - No Action or Minutes Taken – 4:00 p.m. to 6:30 p.m.**

1. Consent Agenda
2. Items as Outlined on the Policy Session
3. Other Business
  - a. Discussion on Funding for City Cleanup (Debris on Sidewalks)
4. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Telecommunications Board – **Linn Strouse**
5. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

**6 : 5 0 P . M . – R I B B O N C U T T I N G C E R E M O N Y F O R  
N E W C I T Y C O U N C I L C H A M B E R S**

**Prayer by Invitation of the Mayor**

## **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (April 16, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
6. Public Notices
7. Public Comment
8. Open Public Hearing (*the Ranches Master Development Plan - Zoning Change - Increase in Densities in Prairie Gate Ranch & Lake Mountain Ranch*)
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Consideration to Approve Amending the Ranches Master Development Plan to increase the densities within the following areas:
    - i. Prairie Gate Ranch (Ranch 1, Neighborhood 4)
    - ii. Prairie Gate Ranch (Ranch 1, Neighborhood 18)
    - iii. Prairie Gate Ranch (Ranch 1, Neighborhood 19)
    - iv. Prairie Gate Ranch (Ranch 1, Neighborhood 22)
    - v. Prairie Gate Ranch (Ranch 1, Neighborhood 25)
    - vi. Lake Mountain Ranch (Ranch 7, Neighborhood 7)
    - vii. Lake Mountain Ranch (Ranch 7, Neighborhood 3)
9. Consideration to Approve Archery Golf at the Ranches

10. Consideration of Tasco Engineering Settlement Agreement Debarment Provision
11. Consideration to Rescind Patterson Subdivision Improvement Default Sanctions
12. Consideration to Approve an Ordinance Amending Neighborhood and Community Design Standards (to clarify the orientation of garages on alley ways)
13. Consideration to Amend Meadow Ranch, Phases 1, 2 & 3 Covenants, Conditions & Restrictions
14. Consideration of Cost Sharing for Increase in Health Premiums
15. Motion to approve **Consent Agenda items** as follows:
  - a. Warrant Register
  - b. Contract Change Orders
    - i. Interconnection Substation (CO No. 1), Caribou Construction
    - ii. Eagle Mountain City Land Application Project (CO No. 1), Arrow Engineering
    - iii. Red Hawk Park Landscape Development SID 2000-1 (CO No. 1), Bratt Landscape
    - iv. Red Hawk Park Landscape Development SID 2000-1 (CO No. 2), Bratt Landscape
    - v. NSA Fire Station (CO No. 1), Bonneville Builders
    - vi. Pony Express East Landscape Development (CO No. 1), American Landscape
    - vii. Pony Express East Landscape Development (CO No. 2), American Landscape
16. City Council's Ratification for Partial Bond Releases & Partial Payments:
  - a. Partial Bond Releases
    - i. Chimney Rock, Plat A (Release No. 7), Ranches, LC
    - ii. Meadow Ranch, Plat 4 Reduced Bond (Release No. 2), Ranches, LC
    - iii. Ruby Valley, Plat B Revised (Release No. 2), Ranches, LC
    - iv. Ranches Parkway Offsites (Release No. 1), Ranches, LC
  - b. Partial Payments
    - i. Red Hawk Park Landscape Development SID 2000-1 (PP No. 2), Bratt Landscaping
    - ii. Red Hawk Park Landscaping Project SID 2000-1 (PP No. 1), Nuszer Kopatz
    - iii. Meadow Ranch Trails SID 2000-1 (PP No. 1), American Landscape
    - iv. Meadow Ranch Trails SID 2000-1 (PP No. 1), Nuszer Kopatz
    - v. Pony Express Park East SID 2000-1 (PP No. 1), American Landscape
    - vi. Pony Express Park East SID 2000-1 (PP No. 1), Nuszer Kopatz
    - vii. Paul Evans Trailway SID 2000-1 (PP No. 1), American Landscape
    - viii. Paul Evans Trailway SID 2000-1 (PP No. 1), Nuszer Kopatz
    - ix. Porter's Crossing Roadway Extension Design (PP No. 2), Sowby & Berg Consultants
17. Other Business
  - a. Award of Bid for the Eagle Mountain City Web Page
18. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
19. Motion to Reconvene in to Open Session
20. Any Actions from the Closed Executive Session
21. Adjournment

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#### CERTIFICATE OF POSTING

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JANET B. VALENTINE, CMC  
CITY RECORDER

**AGENDA**  
**EAGLE MOUNTAIN CITY SPECIAL COUNCIL MEETING**  
**May 14, 2002**

**Policy Session at 7:30 p.m.**

Eagle Mountain City Conference Room, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**POLICY SESSION – 7:30 to 8:00 PM**

1. Roll Call
2. Pledge of Allegiance
3. Consideration to Approve Amending The Ranches Master Development Plan to Increase the Densities Within the Following Areas:
  - a. Prairie Gate Ranch (Ranch 1, Neighborhood 4)
  - b. Prairie Gate Ranch (Ranch 1, Neighborhood 18)
  - c. Prairie Gate Ranch (Ranch 1, Neighborhood 19)
  - d. Prairie Gate Ranch (Ranch 1, Neighborhood 22)
  - e. Prairie Gate Ranch (Ranch 1, Neighborhood 25)
  - f. Lake Mountain Ranch (Ranch 7, Neighborhood 7)
  - g. Lake Mountain Ranch (Ranch 7, Neighborhood 3)
4. Consideration to Authorize that All Developable Projects Must Be Assessable by the SID.
5. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

**CERTIFICATE OF POSTING**

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 13 day of MAY, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 13 day of MAY, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

\_\_\_\_\_  
DEPUTY RECORDER

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING  
May 21, 2002

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Consent Agenda
2. Evans Ranch Annexation Agreement (*30 minute discussion*)
3. Items as Outlined on the Policy Session
4. Other Business
5. Adjourn Work Session at 6:30 p.m.

INTERMISSION

**Prayer by Invitation of the Mayor**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (May 7, 2002, and May 14, 2002)
4. General Discussion/Questions/Announcements
5. Appointment
  - a. Community Arts Board
6. Public Notices
7. Public Comment
8. Public Hearing (*Amending Mt. Airey, Plat A Subdivision to increase the size of lots 28-31 & add three new lots adjacent to lot 31*)
  - a. Open Public Hearing
  - b. Public Comment
  - c. Close Public Hearing
9. Consideration to Approve Mt. Airey, Plat A Subdivision Plat Amendment
10. Consideration to Approve a Resolution Amending Resolution No. 27-00, and Re-enacting Standards for the Consideration of Requests to Extend Development Approval
11. Jake Garn Airport, Phase 1 - Extension of Development Approval
12. Sage Park - Extension of Master Development Plan Approval
13. Meadow Ranch, Phase 4 – Amendments to Covenants, Conditions & Restrictions (CC&R's)
14. Meadow Ranch, Phase 4 – Street Lights
15. Kiowa Valley Subdivision (Ranch 7, Neighborhood 4) - Final Plat Approval
16. Site Plan Approvals:
  - a. K & J Pizzeria Site Plan Approval
  - b. Main Street Market, Extension of Site Plan Approval
17. Motion to approve Consent Agenda items as follows:

- a. Warrant Register
  - b. Contract Change Orders
    - i. Red Hawk Ranch Park Landscaping Project SID 2000-1 (CO No. 2), Nuszer Kopatz
    - ii. Red Hawk Ranch Park Landscaping Project SID 2000-1 (CO No. 3), Nuszer Kopatz
    - iii. Pony Express Park East SID 2000-1 (CO No. 1), Nuszer Kopatz
    - iv. Pony Express Park East SID 2000-1 (CO No. 2), Nuszer Kopatz
    - v. Paul Evans Trailway SID 2000-1 (CO No. 1), Nuszer Kopatz
    - vi. Paul Evans Trailway SID 2000-1 (CO No. 2), Nuszer Kopatz
    - vii. Meadow Ranch Trails (CO No. 3), Nuszer Kopatz
    - viii. Meadow Ranch Trails (CO No. 4), Nuszer Kopatz
    - ix. Pony Express Park East SID 2000-1 (CO No. 3), American Landscape
    - x. Paul Evans Trailway SID 2000-1 (CO No. 1), American Landscape
    - xi. Paul Evans Trailway SID 2000-1 (CO No. 2), American Landscape
    - xii. Paul Evans Trailway SID 2000-1 (CO No. 3), American Landscape
    - xiii. Meadow Ranch Trails (CO No. 1), American Landscape
    - xiv. 138 kV Transmission Line (CO No. 1), Par Electric
  - c. Final Bond Release
    - i. Three Crossings, Plat A
  - d. Final Payment
    - i. Ranches & Pony Express Landscaping, Area No. 1 Landscaping Design, Nuszer Kopatz
18. City Council's Ratification for Partial Bond Releases & Partial Payments:
- a. Partial Payments
    - i. NSA Fire Station (PP No. 3), Bonneville Builders
    - ii. Saddlerock 2MG Reservoir SID 2000-1 (PP No. 2), Gerber Construction, Inc.
    - iii. Land Application Project (PP No. 2), Arrow Engineering
    - iv. Meadow Ranch Trails SID 2000-1 (PP No. 2), American Landscape
    - v. Pony Express Parkway East SID 2000-1 (PP No. 2), American Landscape
    - vi. Paul Evans Trailway SID 2000-1 (PP No. 2), American Landscape
    - vii. Red Hawk Ranch Park SID 2000-1 (PP No. 7), Nuszer Kopatz
    - viii. Paul Evans Trailway SID 2000-1 (PP No. 7), Nuszer Kopatz
    - ix. Pony Express Parkway East SID 2000-1 (PP No. 7), Nuszer Kopatz
    - x. Meadow Ranch Trails SID 2000-1 (PP No. 5), Nuszer Kopatz
    - xi. 138 kV Transmission Line (PP No. 1), Par Electric
    - xii. UP L Interconnect Substation (PP No. 1), Caribou Construction
  - b. Partial Bond Release
    - i. Friday's Station (BR No. 1), Wells Fargo
19. Notice of Award to HE Davis for the project "Porter's Crossing Parkway Extension & Golden Eagle Roadway Extension"
20. Commercial Meter Rates and Multi-family Units – Sewer & Water Rates
21. Other Business
22. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
23. Motion to Reconvene in to Open Session
24. Any Actions from the Closed Executive Session
25. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 17<sup>th</sup> day of MAY, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 17<sup>th</sup> day of MAY, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

**AGENDA**  
**EAGLE MOUNTAIN SPECIAL CITY COUNCIL**  
**AND PLANNING COMMISSION**  
**JOINT WORK SESSION MEETING**  
**Wednesday, May 22, 2002 - Work Session at 6:00 p.m**  
Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

WORK SESSION - NO ACTION TAKEN

1.     Called to Order
  
2.     Discussion of proposed General Plan and Land Development Code  
          Amendments
  
3.     Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine, City Recorder (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

**CERTIFICATE OF POSTING**

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 21<sup>st</sup> day of MAY, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 21<sup>st</sup> day of MAY, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**  
**June 4, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 4:00 p.m. to 6:30 p.m.**

1. Consent Agenda
2. Discussion Regarding the Eagle Mountain Development Code
3. Discussion on Expirations of Conditional Use Permits & Temporary Site Plans
4. Other Business
5. Adjourn Work Session at 6:30 p.m.

**INTERMISSION**

**Prayer by Invitation of the Mayor**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (May 14, 2002, May 21, 2002 & May 22, 2002 - Joint Work Session)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Council Assignment – Brigham Morgan as Liaison to the Telecommunications Board
6. Public Notices
7. Public Comment
8. Presentation of a Tentative Budget for Fiscal Year July 1 2002 to June 30, 2003
9. Approve Budget FY July 1, 2002 to June 2003 for a Public Hearing on June 18, 2002
10. Consideration to Approve a Resolution Amending Resolution No. 27-00, and Re-enacting Standards for the Consideration of Requests to Extend Development Approval
11. Consideration to Approve a Resolution of the City Council of Eagle Mountain City, Utah Defining Criteria for Evaluating Requests to Convert Public Open Space to Private Use
12. Consideration to Approve a Development Agreement for Kiowa Valley Subdivision
13. Autumn Ridge, Phase 1 – Final Plat Approval
14. Friday's Station, Plat B – Final Plat Approval
15. Mt. Airey, Plat A Amendment Approval
16. Ranches Golf Course Clubhouse – Site Plan Approval
17. Consideration to Approve a Resolution Amending the Eagle Mountain City Consolidated Fee Schedule regarding Commercial Meter Rates and Multi-family Units Water & Sewer Rates
18. Consideration and Approval of an Agreement between Eagle Mountain City; Kern River Gas Transmission Company; Patterson Construction, Inc.; & Eagle Point Properties L.L.P. to clarify issues with respect to Kern River's proposed easement & its affect on individual lots within Patterson's Eagle Point Subdivision, Plats D, E, G and H.
19. Consideration and Approval of a Service Agreement Under PacifiCorp's FERC Electric Tariff Third Revised Volume No. 12 (Market Based Power Sales Tariff)
20. Consideration and Approval of Amendment No. 4 to the Revised Supplemental Distribution Interconnection Agreement with PacifiCorp
21. Consideration and Approval of Settlement Agreement for Power Easements with Collins Brothers Oil Company and Union Pacific Railroad
22. Consideration to have Epic Engineering update the 1999 wastewater treatment criteria analysis
23. Consideration to amend Eagle Mountain Properties Developer's Capital Facility Funding Requirements

24. Consideration to approve Aaron Allred's Independent Secondary Water System
25. Consideration to Award the Bid for the Project "Landscape Architectural Services – Eagle Mountain Power Line Trail"
26. Motion to approve **Consent Agenda items** as follows:
  - a. Warrant Register
  - b. Change Orders
    - i. UP & L Interconnect Substation (CO No. 1), Stoddard Steel
    - ii. 138 kV Transmission Line (CO No. 3), Par Electric
  - c. Final Payment
    - i. Porter's Crossing Roadway Extension SID 2000-1 (Final Payment), Sowby & Berg Consultants
27. City Council's Ratification for Partial Payments:
  - a. Partial Payments
    - i. UP & L Interconnect Substation, 2000 Gas & Electric Revenue Bond (PP No. 1), Stoddard Steel
    - ii. UP & L Interconnect Substation (PP No. 2), Caribou Construction
28. Other Business
29. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
30. Motion to Reconvene in to Open Session
31. Any Actions from the Closed Executive Session
32. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 1<sup>st</sup> day of June, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 1<sup>st</sup> day of June, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER



## AGENDA EAGLE MOUNTAIN CITY COUNCIL MEETING

**June 18, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Consent Agenda
2. Discussion on FY Budget for July 1, 2002 to June 30, 2003
3. Discussion regarding “Special Events Ordinance
4. Proposed Special Improvement District (SID) for the South Service Area; Mike Wren, Eagle Mountain Properties
5. Discussion on Impact Fee Study
6. Discussion on Eagle Mountain City Development Code
7. Discussion on Eagle Mountain City General Plan
8. Items as Outlined on the Policy Session
9. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board/Telecommunications Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Youth Council – **Linn Strouse**
10. Other Business
11. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

**Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (June 4, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
6. Public Notices
7. Public Comment
8. Public Hearing: ***FY Budget for July 1, 2002 to June 30, 2003***
  - a. Open Public Hearing (***7:10 p.m.***)
  - b. Receive Public Comment
  - c. Close Public Hearing
9. Consideration and Approval of an Ordinance Adopting the Eagle Mountain Budget for the Fiscal Year July 1, 2002 to June 30, 2003
10. Consideration and Approval of a Resolution Setting Property Tax Rate in Eagle Mountain for Fiscal Year July 1, 2002 to June 30, 2003

11. Public Hearing: *Consideration to Grant the Evans Ranch Redle, Inc. Annexation, Carson Parcel Rezoning, and Master Plan Zoning*
  - a. Open Public Hearing
  - b. Public Comment
  - c. Close Public Hearing
  - d. Consideration and Approval of an Ordinance Annexing An Area of Approximately 482.715 Acres Commonly Known as the Evans Ranch Annexation Parcel to Eagle Mountain City, Utah (Previously Known as Redle, Inc. Annexation) and approving Master Development Plan
  - e. Notice of Boundary Change Pursuant to Utah Code, ANN. §10-1-116
  - f. Articles of Amendment to the Articles of Incorporation for Town of Eagle Mountain, Utah
  - g. Approval of Master Development Plan and Amendment
12. Public Hearing: *Consideration to Grant the Ranches IV Carlton Annexation and Master Plan Zoning*
  - a. Open Public Hearing
  - b. Public Comment
  - c. Close Public Hearing
  - d. Consideration and Approval of an Ordinance Annexing An Area of Approximately 71.6519 Acres Commonly Known as the Ranches IV Annexation Parcel to Eagle Mountain City, Utah (Sometimes Known as the Carlton Annexation) and approving Master Development Plan
  - e. Notice of Boundary Change Pursuant to Utah Code, ANN. §10-1-116
  - f. Articles of Amendment to the Articles of Incorporation for Town of Eagle Mountain, Utah
  - g. Approval of Master Development Plan and Agreement
13. Consideration to Approve a Development Agreement for Friday's Station, Plat B
14. Site Plan Review – Cedar Pass Ranch 5 Church Site (formerly known as Smith Ranch Church)
15. Consideration to Approve the Ranches, LC Maintenance of Parks & Open Space
16. Consideration to Approve a Resolution Amending the Eagle Mountain Consolidated Fee Schedule
17. Consideration to Ratify Approval of the Mutual Netting/Settlement Agreement with PacifiCorp
18. Consideration to Approve a Confidentiality & Exclusivity Agreement with Direct Communications, Inc.
19. Motion to approve **Consent Agenda items** as follows:
  - a. Warrant Register
  - b. Contract Change Orders
    - i. UP & L Interconnect Substation (CO No. 1), Stoddard Steel
    - ii. 138 kV Transmission Line (CO No. 3), Par Electric
    - iii. NSA Fire Station Offsite Utility Project (CO No. 1), Arrow Engineering/Willy B. Miller
  - c. Final Payments
    - i. Porter's Crossing Roadway Extension SID 2000-1 (Final Payment), Sowby & Berg Consultants
    - ii. Red Hawk Ranch Park SID 2000-1 (Final Payment), Nuszer Kopatz
    - iii. Meadow Ranch Trails SID 2000-1 (Final Payment), Nuszer Kopatz
  - d. Final Bond Releases
    - i. Porter's Crossing, Plat A, Sundance Homes
    - ii. Porter's Crossing, Plat B, Sundance Homes
    - iii. Porter's Crossing, Plat C, Sundance Homes
    - iv. Three Crossings, Plat B, Sundance Homes
20. City Council's Ratification for Partial Bond Releases & Partial Payments:
  - a. Partial Bond Releases
    - i. Smith Ranch Road, Plat B (Release No. 1), Sundance Homes
  - b. Partial Payments
    - i. UP & L Interconnect Substation, 2000 Gas & Electric Revenue Bond (PP No. 1), Stoddard Steel
    - ii. Meadow Ranch Trails SID 2000-1 (PP No. 3), American Landscape
    - iii. Paul Evans Trailway SID 2000-1 (PP No. 3), American Landscape
    - iv. Pony Express Park East SID 2000-1 (PP No. 3), American Landscape
    - v. Paul Evans Trailway SID 2000-1 (PP No. 8), Nuszer Kopatz
    - vi. Pony Express Parkway East SID 2000-1 (PP No. 8), Nuszer Kopatz
    - vii. Fire Station (PP No. 4), Bonneville Builders, L.C.
    - viii. UP & L Interconnect Substation (PP No. 2), Caribou Construction

- ix. Fire Station Utility (PP No. 1), Arrow Engineering/Willy B. Miller
  - x. Red Hawk Park Landscape Development SID 2000-1 (PP No. 3), Bratt Landscape
  - xi. Saddlerock 2MG Reservoir SID 2000-1 (PP No. 3), Gerber Construction, Inc.
- 21. Other Business
  - 22. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
  - 23. Motion to Reconvene in to Open Session
  - 24. Any Actions from the Closed Executive Session
  - 25. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5988, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 14<sup>th</sup> day of JUNE, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 14<sup>th</sup> day of JUNE, 2002 was sent by facsimile or email to New Utah Lehi Free Press & Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING  
July 2, 2002

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 4:00 p.m. to 6:30 p.m.**

1. Consent Agenda
2. Discussion on Economic Analysis, Lewis, Young, Robertson & Burningham
3. Discussion on a City Welcome Committee, Council Member Linn Strouse
4. Discussion on Fencing around City Water Tanks
5. Discussion on an Ordinance to Repeal & Re-enact Ordinance No. O 13-2001, an Ordinance Regulating Large Public Assemblies
6. Discussion on the Eagle Mountain City Budget Fiscal Year 2002-2003
7. Discussion on changes to the Eagle Mountain City Policies & Procedures Manual
8. Items as Outlined on the Policy Session
9. Other Business
10. Adjourn Work Session at 6:30 p.m.

INTERMISSION

**Prayer by Invitation of the Mayor**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (June 18, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Planning Commission
6. Public Notices
7. Public Comment
8. Public Hearing: *General Plan for Eagle Mountain City*
  - a. Open Public Hearing (7:10 p.m. or as soon thereafter as may be heard)
  - b. Receive Public Comment
  - c. Close Public Hearing
9. Public Hearing: *Development Code (Land Development Regulations)*
  - a. Open Public Hearing (Directly following Public Hearing on the General Plan)
  - b. Receive Public Comment
  - c. Close Public Hearing
10. Consideration to Approve Memorandum of Understanding Among Utah National Guard & Camp W.G. Williams & Eagle Mountain City (regarding a Two-inch Water Service Hookup from Tickville Gulch to Eagle Mountain)
11. Consideration to Approve the Site Plan Review for the Town Center East Commercial Building #1
12. Consideration to Approve a Resolution Amending the Eagle Mountain City Policies and Procedures Manual
13. Consideration to Approve a Resolution Adopting an Eagle Mountain City Employee's Manual
14. Consideration to Approve a Resolution Amending the Eagle Mountain City Consolidated Fee Schedule (For the purpose of implementing fees for ambulance service)
15. Consideration to Approve Secondary Access for Ghost Rider II a Utah County Development
16. Motion to approve Consent Agenda items as follows:

- a. Warrant Register
- b. Change Orders
  - i. Pony Express East Landscape Development SID 2000-1 (CO No. 4), American Landscape
- c. Final Payment
  - i. Porter's Crossing Roadway Extension SID 2000-1 (Final Payment), Sowby & Berg Consultants
  - ii. Red Hawk Ranch Park (Final Payment), Bratt, Inc.
- d. Partial Payments
  - i. 138 kV Transmission Line (PP No. 3), Par Electric Contractors
  - ii. Ranches & Pony Express Landscaping Improvements SID 2000-1, Area No. 1 (PP No. 5), Golden Landscaping
  - iii. Ranches & Pony Express Landscaping Improvements SID 2000-1, Area No. 3 (PP No. 3), Golden Landscaping
17. Other Business
  - a. Consideration to Approve a Name for the Eagle Mountain Substation
  - b. Consideration to Approve a Name for the Eagle Mountain Switch Yard
18. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
19. Motion to Reconvene in to Open Session
20. Any Actions from the Closed Executive Session
21. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 28<sup>th</sup> day of June, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 28<sup>th</sup> day of June, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**  
**July 16, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Consent Agenda
2. Report on status of Impact Fees Decision
3. Discussion on sick and vacation leave for Eagle Mountain City Employees
4. Discussion on forming a committee to address the petition submitted to the City Council at the 2-July 2002 City Council Meeting
5. Items as Outlined on the Policy Session
6. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board/Telecommunications Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Youth Council – **Linn Strouse**
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

**INTERMISSION**

**Prayer by Invitation of the Mayor**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (July 2, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
6. Public Notices
7. Public Comment
8. Public Hearing: *Economic Analysis of proposed impact fees and approved Capital Facilities Plan and Proposed Impact Fee Ordinance*

**PUBLIC HEARING HAS BEEN CANCELLED – WILL BE RESCHEDULED AT A LATER DATE**

9. Consideration to Approve a Resolution Amending and Adopting the Eagle Mountain City Policies and Procedures Manual
10. Consideration to Approve a Resolution Defining the Duties of the Eagle Mountain City Employees
11. Consideration to Approve a Resolution Amending the Eagle Mountain City Consolidated Fee Schedule (to provide for certain fees for the operation of the City Library & to clarify the basis for monthly charges for sewer use)

12. Consideration and Enactment of an Ordinance Setting Mandatory Watering Hours Restrictions
13. Notice of Award for the project "Pony Express Parkway Extension"
14. Consideration to Approve a Name for the Eagle Mountain Public Works Building
15. Consideration to Approve a Name for the Eagle Mountain Wastewater Treatment Plant
16. Motion to approve Consent Agenda items as follows:
  - a. Warrant Register
  - b. Contract Change Order
    - i. Pony Express Parkway East Landscaping Development SID 2000-1 (CO No. 3), Nuszer Kopatz
  - c. Final Payments
    - i. Pony Express Parkway East SID 2000-1 (Final Payment), Nuszer Kopatz
    - ii. Red Hawk Park Landscape Development SID 2000-1 (Final Payment), Bratt Landscape
  - d. Partial Bond Release
    - i. Friday's Station, Plat A (Release No. 2), Wells Fargo Bank
  - e. Partial Payments
    - i. Paul Evans Trailway SID 2000-1 (PP No. 9), Nuszer Kopatz
    - ii. Paul Evans Trailway SID 2000-1 (PP No. 4), American Landscape
    - iii. Pony Express Park East SID 2000-1 (PP No. 4), American Landscape
    - iv. Saddlerock 2MG Reservoir SID 2000-1 (PP No. 4), Gerber Construction, Inc.
    - v. Pony Express Parkway Extension-Design SID 2000-1 (PP No. 1), FJ Clark & Associates
    - vi. Ranches & Pony Express Parkway Landscaping-Area 1 SID 2000-1 (PP No. 5), Golden Landscaping
    - vii. Ranches & Pony Express Parkway Landscaping-Area 2 SID 2000-1 (PP No. 3), Golden Landscaping
    - viii. Ranches & Pony Express Parkway Landscaping-Area 3 SID 2000-1 (PP No. 3), Golden Landscaping
17. Other Business
18. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
19. Motion to Reconvene in to Open Session
20. Any Actions from the Closed Executive Session
  - a. Appointment of Eagle Mountain City Public Works Director
21. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5988, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 12<sup>th</sup> day of July, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 12<sup>th</sup> day of July, 2002 was sent by facsimile or email to New Utah Lehi Free Press & Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**August 6, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 p.m. to 6:30 p.m.**

1. Consent Agenda
2. Discussion regarding Utility Analysis
3. Discussion on reduction of fees & requirements for the recording of Eagle Point, Plats E, G, H and Eagle Point Condominiums, Phase 1, Patterson Construction
4. Presentation on Engineering Evaluation of Cedar Pass Ranch Existing Roadways, Korey Walker
5. Discussion concerning the nominees for the proposed formation of the Elected Officials Compensation Committee
6. Items as Outlined on the Policy Session
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

### **CLOSED EXECUTIVE SESSION -**

1. Motion to convene in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
2. Motion to adjourn Closed Executive Session

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (July 16, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Public Works Director
6. Public Notices
7. Public Comment
8. Consideration to Approve a Temporary Working Space Agreement with Kern River Gas Transmission Company
9. Consideration and Approval of a Wire Transfer Agreement with the Bank of American Fork
10. Consideration and Approval of an Ordinance Establishing the Requirements for Public Notice of, & Conduct of, a Binding Referendum Election of Registered Voters Concerning Approval of the Sale of any City-Owned Utility
11. Consideration and Approval of an Ordinance Amending Chapter 13, Section 9 of the Eagle Mountain City Development Code Concerning Master Development Plan Requirements



12. Consideration to Approve a Resolution Amending and Adopting the Eagle Mountain City Policies and Procedures Manual
13. Consideration to Approve a Resolution Defining the Duties of the Eagle Mountain City Employees
14. Consideration to Approve a Resolution Amending the Eagle Mountain Consolidated Fee Schedule (for the purpose of additional impact fees for Timpanogos Special Service District for the use of wastewater treatment facilities)
15. Motion to approve **Consent Agenda items** as follows:
  - a. Warrant Register
  - b. Change Order
    - i. Meadow Ranch Trails (CO No. 2), American Landscape
  - c. Final Payments
    - i. Red Hawk Park Landscape Development SID 2000-1 (Final Payment), Bratt Landscape
    - ii. Meadow Ranch Trails SID 2000-1 (Final Payment), American Landscape
    - iii. UP&L Interconnect Substation (Final Payment), Clark Control Systems
  - d. Partial Payments
    - i. Ranches & Pony Express Parkway Landscaping-Area 1 SID 2000-1 (PP No. 5), Golden Landscaping
    - ii. Ranches & Pony Express Parkway Landscaping-Area 2 SID 2000-1 (PP No. 3), Golden Landscaping
    - iii. Ranches & Pony Express Parkway Landscaping-Area 3 SID 2000-1 (PP No. 3), Golden Landscaping
    - iv. Fire Station (PP No. 5), Bonneville Builder, L.C.
  - e. Partial Bond Releases
    - i. Friday's Station, Plat A (Release No. 2), Wells Fargo Bank
    - ii. Friday's Station, Plat A (Release No. 3), Wells Fargo Bank
  - f. Final Bond Release
    - i. Chimney Rock, Plat A (Final Bond Release), Ranches, LC
16. Other Business
17. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
18. Motion to Reconvene in to Open Session
19. Any Actions from the Closed Executive Session
20. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 2<sup>nd</sup> day of August, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 2<sup>nd</sup> day of August, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

## REVISED AGENDA EAGLE MOUNTAIN CITY COUNCIL MEETING

**August 20, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Discussion regarding proposal to purchase Eagle Mountain Telecommunications by Direct Communications (4:00 p.m.)
2. Consent Agenda
3. Discussion on Wastewater Capital Facilities Plan (South Service Area)
4. Discussion on Water & Sewer Rate Analysis
5. Items as Outlined on the Policy Session
6. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board/Telecommunications Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Youth Council – **Linn Strouse**
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (August 6, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Appointment of Mark Sovine to serve as Eagle Mountain City's Representative to UAMPS
  - b. Appointment of Mark Sovine to serve as Eagle Mountain City's Representative to IMGA
  - c. Ratify Appointment of Mark Sovine to serve as Eagle Mountain City's Representative to TSSD
6. Public Notices
7. Public Comment
8. Consideration to Approve a Development Agreement with the Church of Jesus Christ of Latter Day Saints for the Smith Ranch Road Church
9. Consideration to Approve a Development Agreement including CC&R's with Homeland Holding Corp. for Autumn Ridge Phase 1
10. Consideration to Amend Subdivision Bonding Requirements:
  - a. Requirement of widening of Eagle Mountain Blvd
  - b. Requirement of offsite utilities
  - c. Inspection fees (amend to have any excess costs reimbursed back to the developer)

11. Ratify purchase of a trailer for the City's Public Works Department
12. Ratify purchase of a copy machine for the City's Main Office
13. Motion to approve **Consent Agenda items** as follows:
  - a. Check Register
  - b. Partial Payments
    - i. UP&L Interconnect Substation (PP No. 3), Caribou Construction
    - ii. Fire Station Utility (PP No. 2), Arrow Engineering
    - iii. 138 Transmission Line (PP No. 2), Par Electric Contractors
  - c. Final Payment
    - i. Fire Station Utility (Final Payment), Arrow Engineering
  - d. Partial Bond Release
    - i. Friday's Station (Release No. 4), Wells Fargo
14. Other Business
  - a. Consideration to Approve Water & Sewer Rates
15. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
16. Motion to Reconvene in to Open Session
17. Any Actions from the Closed Executive Session
18. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5994, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 16<sup>th</sup> day of August, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 16<sup>th</sup> day of August, 2002 was sent by facsimile or email to New Utah Lehi Free Press & Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**August 20, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Discussion regarding proposal to purchase Eagle Mountain Telecommunications by Direct Communications (4:00 p.m.)
2. Consent Agenda
3. Discussion on Wastewater Capital Facilities Plan (South Service Area)
4. Discussion on Water & Sewer Rate Analysis
5. Items as Outlined on the Policy Session
6. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board/Telecommunications Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Youth Council – **Linn Strouse**
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (August 6, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Appointment of Mark Sovine to serve as Eagle Mountain City's Representative to UAMPS
  - b. Appointment of Mark Sovine to serve as Eagle Mountain City's Representative to IMGA
  - c. Ratify Appointment of Mark Sovine to serve as Eagle Mountain City's Representative to TSSD
6. Public Notices
7. Public Comment
8. Consideration to Approve a Development Agreement with the Church of Jesus Christ of Latter Day Saints for the Smith Ranch Road Church
9. Consideration to Approve a Development Agreement including CC&R's with Homeland Holding Corp. for Autumn Ridge Phase 1
10. Consideration to Amend Subdivision Bonding Requirements:
  - a. Requirement of widening of Eagle Mountain Blvd
  - b. Requirement of offsite utilities
  - c. Inspection fees (amend to have any excess costs reimbursed back to the developer)

11. Ratify purchase of a trailer for the City's Public Works Department
12. Ratify purchase of a copy machine for the City's Main Office
13. Motion to approve **Consent Agenda items** as follows:
  - a. Check Register
  - b. Partial Payments
    - i. UP&L Interconnect Substation (PP No. 3), Caribou Construction
    - ii. Fire Station Utility (PP No. 2), Arrow Engineering
    - iii. 138 Transmission Line (PP No. 2), Par Electric Contractors
  - c. Final Payment
    - i. Fire Station Utility (Final Payment), Arrow Engineering
  - d. Partial Bond Release
    - i. Friday's Station (Release No. 4), Wells Fargo
14. Other Business
15. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
16. Motion to Reconvene in to Open Session
17. Any Actions from the Closed Executive Session
18. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5994, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 16<sup>th</sup> day of August, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 16<sup>th</sup> day of August, 2002 was sent by facsimile or email to New Utah Lehi Free Press & Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

**AGENDA**  
**EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING**  
**September 3, 2002**

**Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

Prayer by Invitation of the Mayor

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (August 20, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
6. Public Notices
  - a. There will be a hose cutting ceremony on Saturday, September 14, 2002 at 10:00 a.m. for the Eagle Mountain City Fire Station No. 2
7. Public Comment
8. Presentation to the Eagle Mountain Fire Department by the Muscular Dystrophy Association
9. Public Hearing: *(Amend Capital Facilities Plan & Adopt Economic Analysis Plan & Impact Fee Ordinance)*
  - a. Open Public Hearing *(7:10 p.m. or as soon thereafter as may be heard)*
  - b. Receive Public Comment
  - c. Close Public Hearing
10. Consideration and Approval of an Ordinance of Eagle Mountain City, Utah Adopting an Impact Fee Analysis and Amending and Enacting an Ordinance Requiring the Payment of Impact Fees for Certain Public Facilities
11. Consideration and Approval of an Ordinance of Eagle Mountain City, Utah Amending the Requirements for Final Plat Submittals
12. Consideration to Rescind Resolution No. R 03-2002, a Resolution Enacting Standards for the consideration of requests to Extend Development Approvals and Approval of an Ordinance Amending Chapter 3, Section 11 of the Development Code of Eagle Mountain City
13. Consideration to Approve a Development Agreement between Eagle Mountain City, Utah and Patterson Construction, Inc. for the Extension of the Development Approval for Eagle Point Condominiums Phase 1
14. Final Plat Approvals: *(Includes Approval of the Development Agreements & CC&R's)*
  - a. Eagle Point, Plat I, Patterson Construction
  - b. Eagle Point, Plat J, Patterson Construction
  - c. Cedar Trail Villages, Phase II-A, Salisbury Development, LLC
  - d. Rock Creek Condominiums, Sundance Homes
  - e. Willow Springs, Phases 3 & 4, Summit Development
15. Consideration to Approve Counteroffer and Addendum from Direct Communications for the purchase of the Eagle Mountain City Telecommunications System
16. Consideration to Approve a Resolution Amending the Eagle Mountain Consolidated Fee Schedule (to clarify the basis for monthly charges for sewer & water use)
17. Presentation on Recognition Resolution for outstanding citizens, Chris Hillman City Administrator
18. Report on proposed property for a cemetery in Eagle Mountain City, Council Member Brigham Morgan

19. Motion to approve Consent Agenda items as follows:
  - a. Check Register
  - b. Partial Payments
    - i. 138 Transmission Line (PP No. 4), Par Electric Contractors
    - ii. Saddlerock 2MG Reservoir-2002 (PP No. ), Gerber Construction
    - iii. Pony Express Park East SID 2000-1 (PP No. 5), American Landscape
    - iv. Paul Evans Trailway SID 2000-1 (PP No. 5), American Landscape
  - c. Partial Bond Release
    - i. Cold Springs, Phase 1 (PB Release No. 1), Hamlet Homes
20. Other Business
  - a. Proclamation proclaiming August 17 to September 17, 2002 "Utah Fire Fighter/Muscular Dystrophy Month".
21. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
22. Motion to Reconvene in to Open Session
23. Any Actions from the Closed Executive Session
24. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 30<sup>th</sup> day of August, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 30<sup>th</sup> day of August, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

## AGENDA EAGLE MOUNTAIN CITY COUNCIL MEETING

**September 17, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Presentation by Ann Smith with Babb Technologies, Inc. on a proposed Recreational Facility for Eagle Mountain City (15 to 20 minutes)
2. Consent Agenda
3. Discussion on Contracting and Purchasing Policy for Eagle Mountain City
4. Discussion on Eagle Mountain City Marketing Strategies
5. Items as Outlined on the Policy Session
6. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board/Telecommunications Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Youth Council – **Linn Strouse**
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (September 3, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Economic Development Board
6. Public Notices
7. Public Comment
8. Public Hearing: *(Amend the Eagle Mountain City 2002-2003 Fiscal Year Budget)*
  - a. Open Public Hearing *(7:10 p.m. or as soon thereafter as may be heard)*
  - b. Receive Public Comment
  - c. Close Public Hearing
9. Consideration and Approval of an Ordinance of Eagle Mountain City, Utah Amending the 2002-2002 Fiscal Year Budget
10. Consideration and Approval of Wholesale Purchase of Natural Gas for the Eagle Mountain City Power System
11. Consideration of Public Works Board Recommendation Regarding the South Service Area Wastewater Treatment Plant
12. Ratify Approval of a one (1) year Contract for Cellular Phone Service between Nextel Communications and Eagle Mountain City



13. Concept Plan Review:
  - a. Eagle Village Living Center, Isaac Construction, Inc.
14. Final Plat Approvals:
  - a. Eagle Point, Plat I, Patterson Construction
  - b. Eagle Point, Plat J, Patterson Construction
  - c. Willow Springs Phase 3 - Development Agreement & CC&R's (Final Plat previously approved)
  - d. Willow Springs Phase 4 - Development Agreement & CC&R's (Final Plat previously approved)
15. Consideration and Approval of a Resolution for a Referendum Election in the City on the question of whether or not to sell the Telecommunications System
16. Consideration and Approval of an Ordinance of Eagle Mountain City, Utah Amending Chapter 3, Section 11 of the Development Code of Eagle Mountain City
17. Consideration to Approve the Application for the Federal Surplus Property Program
18. Consideration to Approve a Resolution Amending the Eagle Mountain Consolidated Fee Schedule (to clarify the basis for monthly water use fees & construction water service)
19. Motion to approve **Consent Agenda items** as follows:
  - a. Check Register
  - b. Contract Change Orders
    - i. UP&L Interconnect Substation (CO No. 3), Caribou Construction
    - ii. North Substation (CO No. 5), RME
  - c. Partial Payments
    - i. 138 Transmission Line (PP No. 4), Par Electric Contractors
    - ii. Saddlerock 2MG Reservoir-2002 (PP No. ), Gerber Construction
    - iii. Pony Express Park East SID 2000-1 (PP No. 5), American Landscape
    - iv. Paul Evans Trailway SID 2000-1 (PP No. 5), American Landscape
    - v. Porters Crossing and Golden Eagle Roadway Extension (PP No. 1), HE Davis
  - d. Partial Bond Release
    - i. Cold Springs, Phase 1 (PB Release No. 1), Hamlet Homes
  - e. Final Bond Release
    - i. Friday Station Plat A, Wells Fargo Bank
  - f. Final Payments:
    - i. North Substation, RME
    - ii. Installation of New VFD for Well No. 1, ID Electric
20. Consideration to Approve Aaron Allred's Secondary Water System
21. Other Business
22. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
23. Motion to Reconvene in to Open Session
24. Any Actions from the Closed Executive Session
25. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 13<sup>th</sup> day of September, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 13<sup>th</sup> day of September, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING  
October 1, 2002

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 4:00 p.m. to 6:30 p.m.**

1. Consent Agenda
2. Discussion on Eagle Mountain City Marketing Strategies
3. Items as Outlined on the Policy Session
4. Other Business
5. Adjourn Work Session at 6:30 p.m.

INTERMISSION

**Prayer by Invitation of the Mayor**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (September 17, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
6. Public Notices
7. Public Comment
8. Public Hearing: *(City Proposal to Amend its Capital Facilities Plan, Amend the Economic Analysis for Impact Fees and Increase Impact Fees for Certain Public Facilities)*
  - a. Open Public Hearing *(7:10 p.m. or as soon thereafter as may be heard)*
  - b. Receive Public Comment
  - c. Close Public Hearing
9. Consideration and Approval of an Ordinance of Eagle Mountain City, Utah Adopting an Impact Fee Analysis and Amending and Enacting an Ordinance Requiring the Payment of Impact Fees for Certain Public Facilities
10. Resolution recognizing Carolina Herrin as October's Citizen of the Month
11. Re-consideration to Approve an Ordinance of Eagle Mountain City, Utah Amending Chapter 3, Section 11 of the Development Code of Eagle Mountain City (concerning eliminating the extension requirements for approved subdivisions)
12. Consideration and Approval of an Ordinance of Eagle Mountain City, Utah Repealing Section 9.1.5 of the Development Code of Eagle Mountain City (concerning the planting of street trees)
13. Final Plat Approvals:
  - a. O Fallon's Bluff, Plat A (includes Development Agreement & CC&R's), Mortgage Investment Trust of Utah
  - b. Lone Tree, Plat A (includes Development Agreement & CC&R's), KHM Lone Tree, LC

14. Motion to approve **Consent Agenda items** as follows:
  - a. Check Register
  - b. Change Orders
    - i. Porters Crossing and Golden Eagle Roadway Extension (CO No. 1), H.E. Davis
    - ii. Ranches & Pony Express Parkway Landscaping Area No. 1 2000-1 SID (CO No. 2), Golden Landscaping
    - iii. Ranches & Pony Express Parkway Landscaping Area No. 2 2000-1 SID (CO No.2 ), Golden Landscaping
  - c. Final Payments
    - i. Fire Station (Final Payment), Bonneville Builders
    - ii. Ranches & Pony Express Parkway Landscaping Area No. 3 2000-1 SID (Final Payment), Golden Landscaping
    - iii. Porters Crossing and Golden Eagle Roadway Extension PRV Station (Final Payment), Mitchell Excavation
  - d. Partial Payments
    - i. Land Application Project (PP No. 3), Arrow Engineering
    - ii. Porters Crossing and Golden Eagle Roadway Extension (PP No. 2), H.E. Davis
    - iii. Ranches & Pony Express Parkway Landscaping Area No. 1 2000-1 SID (PP No. 6), Golden Landscaping
    - iv. Ranches & Pony Express Parkway Landscaping Area No. 2 2000-1 SID (PP No. 4 ), Golden Landscaping
15. Other Business
16. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
17. Motion to Reconvene in to Open Session
18. Any Actions from the Closed Executive Session
19. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 27<sup>th</sup> day of September, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 27<sup>th</sup> day of September, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**October 15, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Consent Agenda
2. Discussion regarding Special Improvement District 2002-1
3. Discussion on Contracting & Purchasing Policy for Eagle Mountain City
4. Discussion regarding Waiver or Reduction of Certain Impact Fees to Offer Incentives to New Businesses
5. Items as Outlined on the Policy Session
6. **CLOSED EXECUTIVE SESSION**
  - a. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
  - b. Motion to Reconvene in to Work Session
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (October 1, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Election Judges for the Referendum Election on Nov. 5, 2002
  - b. Airport Advisory Board
  - c. Airport District Planning Commission
  - d. Public Works Board
6. Acknowledge Assignment of Mindi Barker as Assistant to the Chair of the Economic Development Board to oversee New Resident Contact Program
7. Public Notices
8. Public Comment
9. Resolution recognizing Carolina Herrin as October's Citizen of the Month
10. Consideration For Adoption Of A Resolution Declaring The Intention Of The City Council Of Eagle Mountain City, Utah County, Utah To Construct Improvements Within Eagle Mountain City Consisting Of Road Improvements, Water Improvements, Wastewater Improvements, Park Improvements And All Other Miscellaneous Work Necessary To Complete The Improvements In A Proper Workmanlike Manner; To Create Eagle Mountain City Special Improvement District No. 2002-1 (The "District"); To Pay The Cost And Expenses Of Said Improvements By Special Assessments To Be Levied Against The Property Benefited By Such Improvements; To Provide Notice Of Intention To Authorize Such Improvements And To Fix A Time And Place For Protests Against Such Improvements Or The Creation Of The District; To Declare Its Official Intent To Reimburse Itself For Expenditures Paid By It Prior To The Sale Of Bonds; To Declare Its Intention To Fund A Reserve Fund In Lieu Of A Guaranty Fund; And Related Matters.
11. Consideration to Approve a Resolution Amending the Eagle Mountain City Consolidated Fee Schedule (to provide for certain fees for Home Construction Water Use)
12. Notice of Award for the project "Installation of High Pressure Gas Regulation Stations"
13. Consideration to Select and Approve a Winning Entry in the Eagle Mountain City Flag Contest.

14. Motion to approve **Consent Agenda items** as follows:
  - a. Check Register
  - b. Contract Change Orders
    - i. Paul Evans Trailway (CO No. 4), American Landscape
    - ii. Paul Evans Trailway (CO No. 5), American Landscape
    - iii. Pony Express Parkway East (CO No. 5), American Landscape
    - iv. Ranches and Pony Express Parkway Landscaping, Area 3 (CO No. 1), Golden Landscaping
  - c. Final Payments
    - i. Ranches & Pony Express Parkway Landscaping Area 3 SID 2000-1 (Final Payment), Golden Landscaping (*tabled at the Oct. 1, 2002 CC Mtg*)
    - ii. UP & L Interconnect Substation (Final Payment), Caribou Construction, Inc.
    - iii. Pony Express Parkway Extension SID 2001 (Final Payment), Hegerhorst Power
  - d. Final Bond Releases
    - i. Cold Springs Phase 1
  - e. Partial Payments
    - i. Ranches and Pony Express Parkway Landscaping Area 1 SID 2000-1 (PP No. 6), Golden Landscaping
    - ii. Ranches & Pony Express Parkway Landscaping Area 1 SID 2000-1 (PP No. 7), Golden Landscaping
    - iii. Porters Crossing Roadway Extension (PP No. 3), HE Davis
    - iv. Paul Evans Trailway (PP No. 6), American Landscape
    - v. Pony Express Parkway East (PP No. 6), American Landscape
    - vi. Pony Express Parkway Extension (PP No. 1), HE Davis
15. Other Business
16. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
17. Motion to Reconvene in to Open Session
18. Any Actions from the Closed Executive Session
19. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5988, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 11<sup>th</sup> day of October, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 11<sup>th</sup> day of October, 2002 was sent by facsimile or email to New Utah Lehi Free Press & Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

AGENDA  
EAGLE MOUNTAIN CITY SPECIAL COUNCIL MEETING

**October 23, 2002**

**Policy Session at 6:00 p.m.**

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

MEETING HAS BEEN CANCELLED

**POLICY SESSION – 6:00 to 6:30 PM**

1. Roll Call
2. Pledge of Allegiance
3. Consideration For Adoption Of A Resolution Declaring The Intention Of The City Council Of Eagle Mountain City, Utah County, Utah To Construct Improvements Within Eagle Mountain City Consisting Of Road Improvements, Water Improvements, Wastewater Improvements, Park Improvements And All Other Miscellaneous Work Necessary To Complete The Improvements In A Proper Workmanlike Manner; To Create Eagle Mountain City Special Improvement District No. 2002-1 (The “District”); To Pay The Cost And Expenses Of Said Improvements By Special Assessments To Be Levied Against The Property Benefited By Such Improvements; To Provide Notice Of Intention To Authorize Such Improvements And To Fix A Time And Place For Protests Against Such Improvements Or The Creation Of The District; To Declare Its Official Intent To Reimburse Itself For Expenditures Paid By It Prior To The Sale Of Bonds; To Declare Its Intention To Fund A Reserve Fund In Lieu Of A Guaranty Fund; And Related Matters.
4. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

**CERTIFICATE OF POSTING**

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 22<sup>nd</sup> day of OCTOBER, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 22<sup>nd</sup> day of OCTOBER, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

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CITY RECORDER

## REVISED AGENDA EAGLE MOUNTAIN CITY SPECIAL COUNCIL MEETING

**October 30, 2002**

**Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Consideration For Adoption Of A Resolution Declaring The Intention Of The City Council Of Eagle Mountain City, Utah County, Utah To Construct Improvements Within Eagle Mountain City Consisting Of Road Improvements, Water Improvements, Wastewater Improvements, Park Improvements And All Other Miscellaneous Work Necessary To Complete The Improvements In A Proper Workmanlike Manner; To Create Eagle Mountain City Special Improvement District No. 2002-1 (The “District”); To Pay The Cost And Expenses Of Said Improvements By Special Assessments To Be Levied Against The Property Benefited By Such Improvements; To Provide Notice Of Intention To Authorize Such Improvements And To Fix A Time And Place For Protests Against Such Improvements Or The Creation Of The District; To Declare Its Official Intent To Reimburse Itself For Expenditures Paid By It Prior To The Sale Of Bonds; To Declare Its Intention To Fund A Reserve Fund In Lieu Of A Guaranty Fund; And Related Matters.
4. Consideration to Approve a Temporary Working Space Agreement with Kern River Gas Transmission Company.
5. Road Repair and Overlay of Ranches & Pony Express Parkways (Final Payment), Valley Asphalt
6. Evans Ranch Concept Plan (Master Development Plan – Subdivision Plan)
7. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

### **CERTIFICATE OF POSTING**

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 29<sup>th</sup> day of OCTOBER, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 29<sup>th</sup> day of OCTOBER, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

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CITY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY SPECIAL COUNCIL MEETING

**October 30, 2002**

**Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Evans Ranch Concept Plan (Master Development Plan – Subdivision Plan)
4. Consideration For Adoption Of A Resolution Declaring The Intention Of The City Council Of Eagle Mountain City, Utah County, Utah To Construct Improvements Within Eagle Mountain City Consisting Of Road Improvements, Water Improvements, Wastewater Improvements, Park Improvements And All Other Miscellaneous Work Necessary To Complete The Improvements In A Proper Workmanlike Manner; To Create Eagle Mountain City Special Improvement District No. 2002-1 (The “District”); To Pay The Cost And Expenses Of Said Improvements By Special Assessments To Be Levied Against The Property Benefited By Such Improvements; To Provide Notice Of Intention To Authorize Such Improvements And To Fix A Time And Place For Protests Against Such Improvements Or The Creation Of The District; To Declare Its Official Intent To Reimburse Itself For Expenditures Paid By It Prior To The Sale Of Bonds; To Declare Its Intention To Fund A Reserve Fund In Lieu Of A Guaranty Fund; And Related Matters.
5. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-2888, giving at least 48 hours advance notice.

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

### **CERTIFICATE OF POSTING**

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 25<sup>th</sup> day of OCTOBER, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 25<sup>th</sup> day of OCTOBER, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

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CITY RECORDER



# AGENDA

## NOTICE OF SPECIAL MEETING

### CANVASS OF REFERENCUM ELECTION RETURNS

**The City Council of Eagle Mountain, Utah will hold a Special City Council Meeting on Wednesday, November 13, 2002 at 6:45 p.m. at the Eagle Mountain City Council Chambers 1680 East Heritage Drive, Eagle Mountain, Utah to consider the following matter:**

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#### **POLICY SESSION:**

1. Roll Call
2. Pledge of Allegiance
3. Canvass of Referendum Election held on Tuesday, November 5, 2002

#### *Proposition on Ballot:*

*“Shall the Eagle Mountain City Telecommunications Utility, including the attached fire station building and parking area, be sold to Direct Communications, Inc. based on an appraised value of \$6,699,000.00 subject to final valuation, but in no event for a single payment price less than \$6,300,000.00.”*

4. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valenti (801) 789-5988, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### **CERTIFICATE OF POSTING**

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 12<sup>th</sup> day of November, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 12<sup>th</sup> day of November, 2002 was sent by facsimile or email to New Utah Lehi Free Press & Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

## AGENDA EAGLE MOUNTAIN CITY COUNCIL MEETING

**November 19, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Consent Agenda
2. A presentation on Gas, Electric, Water & Sewer Projects by Korey Walker, City Engineer (20 minutes)
3. Discussion on Contracting & Purchasing Policy for Eagle Mountain City
4. Items as Outlined on the Policy Session
5. Discussion on the Eagle Mountain Properties Master Development Plan
6. Other Business
7. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

**Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (October 15, 2002, October 30, 2002 SCC Mtg. & November 13, 2002 SCC Mtg)
4. General Discussion/Questions/Announcements
  - a. Proclamation “Feed America Thursday, November 21, 2002”
5. Appointments
6. Public Notices
7. Public Comment
8. Public Hearing: *Telecommunications Rate Changes*
  - a. Open Public Hearing (7:10 p.m. or as soon thereafter as may be heard)
  - b. Receive Public Comment
  - c. Close Public Hearing
9. Consideration to Approve a Resolution for Telecommunication Rate Changes proposed in the Telecommunications Consolidated Fee Schedule
10. Public Hearing: *Rezoning a 20-acre parcel from Agricultural to Town Core Residential (Parcel located No. of Kiowa Valley, West of proposed Freemont Springs Subdivision and So. of Porter’s Crossing)*
  - a. Open Public Hearing (following Public Hearing on Telecom Rate Changes. or as soon thereafter as may be heard)
  - b. Receive Public Comment
  - b. Close Public Hearing
11. Consideration to Approve an Ordinance Rezoning a 20-acre parcel located No. of Kiowa Valley, West of proposed Freemont Springs Subdivision and So. of Porter’s Crossing, from Agricultural to Town Core Residential
12. Final Plat Approval:
  - a. Cold Springs, Phase 2 Final Plat (Included Development Agreement and CC&R’s)

13. Consideration to Enact an Ordinance Annexing an Area of Approximately 482.715 Acres Commonly Known as the Evans Ranch Annexation Parcel to Eagle Mountain City, Utah (Previously Known as Redle, Inc. Annexation) and approving Master Development Plan
  - a. Notice of Boundary Change Pursuant to Utah Code, ANN. §10-1-116
  - b. Articles of Amendment to the Articles of Incorporation for Town of Eagle Mountain, Utah
14. Consideration to Enact an Ordinance Annexing an Area of Approximately 68.1658 Acres Commonly Known as the Ranches IV Annexation Parcel to Eagle Mountain City, Utah (Sometimes Known as the Carlton Annexation) and approving Master Development Plan
  - a. Notice of Boundary Change Pursuant to Utah Code, ANN. §10-1-116
  - b. Articles of Amendment to the Articles of Incorporation for Town of Eagle Mountain, Utah
15. Consider proposed Cedar Fort Annexation and approve filing annexation protest with Utah County Boundary Commission
16. Consideration and Approval of an Agreement between Utah Retirement Systems/Public Employees Health Program and Eagle Mountain City for Employee Group Benefits for Fiscal Year July 1, 2002 to June 30, 2002.
17. Consideration and Approval of an Ordinance Enacting a Contract and Purchase Policy for Eagle Mountain City
18. Consideration and Approval of a Law Enforcement Contract with Utah County Sheriff's Department to Provide One Additional Sheriff's Deputy for the City
19. Consideration to Approve a Name for the Red Hawk Ranch Park
20. Consideration to Approve a Resolution Amending the Eagle Mountain City Consolidated Fee Schedule (to provide costs for water hydrant meter rentals)
21. Ratify Approval of the Kern River Facilities Agreement
22. Consideration to approve an Amendment to City Employee's Manual to add a policy outlining a minimum dress code
23. Motion to approve **Consent Agenda items** as follows:
  - a. Check Register
  - b. Contract Change Orders
    - i. Ranches & Pony Express Parkway Landscaping SID 2001-1, Area 3 (CO No. 2), Golden Landscaping
    - ii. Road Repair & Overlay of Ranches & Pony Express Parkway (CO No. 7), Valley Asphalt
    - iii. Porter's Crossing Roadway Extension (CO No. 2), H.E. Davis
    - iv. Pony Express Parkway Extension (CO No. 1), H.E. Davis
    - v. 138 kV Transmission Line (CO No. 5), Par Electric
  - c. Final Payments
    - i. Ranches & Pony Express Parkway Landscaping SID 2001-1, Area 3 (Final Payment), Golden Landscaping
    - ii. 138 kV Transmission Line (Final Payment), Par Electric
  - d. Partial Payments
    - i. Grant Smith Trailway Design SID 2001-1 (PP No. 1), EA Lyman
    - ii. Paul Evans Trailway SID 2000-1 (PP No. 7), American Landscape
    - iii. Pony Express Parkway East SID 2000-1 (PP No. 7), American Landscape
24. Other Business
25. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
26. Motion to Reconvene in to Open Session
27. Any Actions from the Closed Executive Session
28. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5994, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 15<sup>th</sup> day of November, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 15<sup>th</sup> day of November, 2002 was sent by facsimile or email to New Utah Lehi Free Press & Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING  
December 3, 2002

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

**WORK SESSION - No Action or Minutes Taken – 4:00 p.m. to 6:30 p.m.**

1. Consent Agenda
2. Discussion on Contracting & Purchasing Policy for Eagle Mountain City
3. Discussion on the Eagle Mountain Properties Master Development Plan
4. Discussion regarding the Eagle Mountain City Telecommunications Board
5. Discussion regarding the Eagle Mountain City Parks and Recreation Facilities Plan
6. Items as Outlined on the Policy Session
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

INTERMISSION

**Prayer by Invitation of the Mayor**

**POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (November 19, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
6. Public Notices
7. Public Comment
8. Consideration and approval of an Ordinance Enacting a Contract and Purchase Policy for Eagle Mountain City
9. Consideration to approve the purchase of two (2) 12 ft. enclosed trailers for the Public Works Department
10. Consideration to approve the purchase of storage containers for the Public Works Department
11. Ratify purchase of playground equipment for the Eagle Point Subdivision Plats A & C Park
12. Ratify approval of the Kern River Firm Transportation Service Agreement
13. Consideration to approve an agreement with the Ranches, LC for the exchange of water
14. Motion to approve Consent Agenda items as follows:
  - a. Check Register
  - b. Change Order
    - i. Pony Express East Landscape Development (CO No. 6), American Landscape
  - c. Final Payment
    - i. SSA Regional Storm Drain Pond Inlet Reconstruction (Final Payment), Arrow Engineering
    - ii. WWTP Construction Water Delivery Tower (Final Payment), Arrow Engineering
  - d. Partial Payments
    - i. Pony Express Parkway Extension (PP No. 2), H.E. Davis
    - ii. Porters Crossing & Golden Eagle Roadway Ext (PP No. 4), H.E. Davis

15. Other Business
16. Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
17. Motion to Reconvene in to Open Session
18. Any Actions from the Closed Executive Session
19. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5994, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 20<sup>th</sup> day of NOVEMBER 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 20<sup>th</sup> day of NOVEMBER, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER

# AGENDA

## EAGLE MOUNTAIN CITY SPECIAL COUNCIL MEETING

**Tuesday, December 10, 2002**

**Policy Session at 5:30 p.m.**

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **POLICY SESSION – 5:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Consideration to Amend the Special Improvement 98-1 Bond Agreement
4. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5994, giving at least 48 hours advance notice.

**THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS**

### **CERTIFICATE OF POSTING**

The undersigned, duly appointed recorder, or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 6<sup>th</sup> day of DECEMBER, 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 6<sup>th</sup> day of DECEMBER, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

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CITY RECORDER

# FINAL REVISION – AGENDA EAGLE MOUNTAIN CITY COUNCIL MEETING

**December 17, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

## **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Consent Agenda
2. Discussion on Commercial Development Incentives
3. Report of Boundary Commission Finding & Land Owner's Meeting regarding the Cedar Fort Town proposed Annexation
4. Items as Outlined on the Policy Session
5. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board/Telecommunications Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Youth Council – **Linn Strouse**
6. Other Business
7. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

### **Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (Dec. 3, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Telecommunications Board
  - b. Planning Commission
  - c. Pony Express Days Chairman
6. Public Notices:
  - a. Public Hearing is scheduled for January 7, 2003 on the proposed rezoning of certain areas within the Ranches Master Development Plan
7. Public Comment
8. Eagle Mountain City Citizen of the Month for December 2002
9. Eagle Mountain City Flag Contest
10. Consideration and Approval of Eagle Mountain City Council Meeting Schedule for the year 2003
11. Presentation on Telecommunication Rates for Residential and Business Lines,  
Diane Bradshaw, Telecommunications Administrator
12. Public Comment regarding Telecommunication Residential Rates

13. Public Hearing: *Telecommunications Fee Schedule to add rates for Business Lines*
  - a. Open Public Hearing (7:10 p.m. or as soon thereafter as may be heard)
  - b. Receive Public Comment
  - c. Close Public Hearing
14. Consideration to Approve a Resolution Amending the Eagle Mountain City Telecommunications Fee Schedule
15. Protest Hearing: *Creation of the Eagle Mountain City Special Improvement District No. 2002-1*
  - a. Open Protest Hearing: (7:20 p.m. or as soon thereafter as may be heard)
  - b. Receive Public Protests
  - c. Close Protest Hearing
16. Consideration for Adoption of a Resolution to Create the Eagle Mountain City, Utah Special Improvement District No. 2002-1 described in the Notice of Intention concerning the district and authorizing the City Officials to proceed to make improvements as set forth in the Notice of Intention to create the district; and related matters.
17. Final Plat Approvals:
  - a. Kiowa Valley, Plat B (Final Plat Only)
  - b. Freemont Springs, Plats A, B, C & D (Includes approval of Development Agreement & CC&R's)
18. Consideration to Approve a Settlement Agreement between the Ranches, LC, the Ranches Master Homeowners Association and Eagle Mountain City
19. Consideration to Approve a Resolution Implementing Authority to Conduct Electronic Meetings and Providing Procedures for Participation in Electronic Meetings of the City Council
20. Motion to approve **Consent Agenda items** as follows:
  - a. Check Register
  - b. Final Bond Release
    - a. Mountain View, Phase 2 (Final Bond Release), Sunrise Building Company
  - c. Partial Payment
    - i. Pony Express Parkway Extension (PP No. 3), H.E. Davis
21. Other Business
22. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
23. Motion to Reconvene in to Open Session
24. Any Actions from the Closed Executive Session
25. Adjournment

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THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

#### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 16<sup>th</sup> day of DECEMBER 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 13<sup>th</sup> day of DECEMBER, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET VALENTINE AND DEANNA WHITNEY  
CITY RECORDER DEPUTY RECORDER



# AGENDA

## EAGLE MOUNTAIN CITY COUNCIL MEETING

**December 17, 2002**

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

### **WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.**

1. Consent Agenda
2. Discussion on Commercial Development Incentives
3. Report of Boundary Commission Finding & Land Owner's Meeting regarding the Cedar Fort Town proposed Annexation
4. Items as Outlined on the Policy Session
5. Department Reports
  - a. Administration/City Departments/Personnel/Newsletter – **Mayor Kelvin Bailey**
  - b. Airport Advisory Board/Airport District Planning Commission/Planning Commission – **Diane Jacob**
  - c. Public Works Dept. (Electric, Natural Gas, Wastewater & Water) - **Greg Kehl**
  - d. Economic Development Board/Library Board – **Mark Madsen**
  - e. Community Arts Board/Telecommunications Board – **Brigham Morgan**
  - f. Pony Express Days/Neighborhood Watch/Sports Recreation Board/Youth Council – **Linn Strouse**
6. Other Business
7. Adjourn Work Session at 6:30 p.m.

## INTERMISSION

**Prayer by Invitation of the Mayor**

### **POLICY SESSION – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes (Dec. 3, 2002)
4. General Discussion/Questions/Announcements
5. Appointments
  - a. Telecommunications Board
  - b. Planning Commission
6. Public Notices:
  - a. Public Hearing is scheduled for January 7, 2003 on the proposed rezoning of certain areas within the Ranches Master Development Plan
7. Public Comment
8. Eagle Mountain City Citizen of the Month for December 2002
9. Eagle Mountain City Flag Contest
10. Consideration and Approval of Eagle Mountain City Council Meeting Schedule for the year 2003
11. Presentation on Telecommunication Rates for Residential and Business Lines, Diane Bradshaw, Telecommunications Administrator
12. Public Comment regarding Telecommunication Residential Rates
13. Public Hearing: *Telecommunications Fee Schedule to add rates for Business Lines*
  - a. Open Public Hearing (7:10 p.m. or as soon thereafter as may be heard)
  - b. Receive Public Comment
  - c. Close Public Hearing

14. Consideration to Approve a Resolution Amending the Eagle Mountain City Telecommunications Fee Schedule
15. Protest Hearing: *Creation of the Eagle Mountain City Special Improvement District No. 2002-1*
  - a. Open Protest Hearing: (7:20 p.m. or as soon thereafter as may be heard)
  - b. Receive Public Protests
  - c. Close Protest Hearing
16. Consideration for Adoption of a Resolution to Create the Eagle Mountain City, Utah Special Improvement District No. 2002-1 described in the Notice of Intention concerning the district and authorizing the City Officials to proceed to make improvements as set forth in the Notice of Intention to create the district; and related matters.
17. Final Plat Approvals:
  - a. Kiowa Valley, Plat B (Final Plat Only)
  - b. Freemont Springs, Plats A, B & C (Includes approval of Development Agreement & CC&R's)
18. Consideration to Approve a Settlement Agreement between the Ranches, LC, the Ranches Master Homeowners Association and Eagle Mountain City
19. Consideration to Approve a Resolution Implementing Authority to Conduct Electronic Meetings and Providing Procedures for Participation in Electronic Meetings of the City Council
20. Motion to approve **Consent Agenda items** as follows:
  - a. Check Register
  - b. Final Bond Release
    - a. Mountain View, Phase 2 (Final Bond Release), Sunrise Building Company
  - c. Partial Payment
    - i. Pony Express Parkway Extension (PP No. 3), H.E. Davis
21. Other Business
22. Motion to recess into a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security
23. Motion to Reconvene in to Open Session
24. Any Actions from the Closed Executive Session
25. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Janet Valentine (801) 789-5994, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

### CERTIFICATE OF POSTING

The undersigned, duly appointed recorder or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 13<sup>th</sup> day of DECEMBER 2002. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 13<sup>th</sup> day of DECEMBER, 2002 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

JANET B. VALENTINE, CMC  
CITY RECORDER