

Eagle Mountain City Council Minutes 2015, Part 1

Dates of City Council Meetings:

- January 6, 2015
- January 20, 2015
- January 27, 2015
- February 3, 2015
- February 17, 2015
- March 3, 2015
- March 17, 2015

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

January 6, 2015

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

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

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland and Tom Westmoreland. Richard Steinkopf participated by telephone.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Adam Ferre, Energy Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Utah County Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:09 p.m.

1. **CITY ADMINISTRATOR INFORMATION ITEMS** – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

None.

2. **AGENDA REVIEW** – The City Council will review items on the Consent Agenda and Policy Session Agenda.

Before the agenda review, Mayor Pengra noted that, at last month's special City Council meeting, funds were approved to fight the proposed relocation of the State Prison to Eagle Mountain. At tonight's meeting, a plan was to be proposed for spending that money. Since then, he and the Council have decided that the City shouldn't need a lobbyist when it has a full-time Mayor to advocate for its interests. If a lobbyist appears to be necessary in the future, a specific plan will be brought before the Council.

He and City staff have a meeting tomorrow with The Louis Berger Group and Epic Engineering to try and reconcile the difference between their estimates for the infrastructure costs and the City's estimates, based on their data. He and staff will make a presentation to the Prison Relocation Committee and invite them to visit the site. Mayor Pengra has consulted with outside legal counsel to get preliminary information on what legal defenses the City would have and what strategy the City might be able to use. It was only information gathering at this stage, not retaining counsel.

10. FY 2014 Audit Report

Ron Stewart of Gilbert & Stewart, the City's Auditor, reviewed the fiscal year 2014 audit.

Mr. Gilbert read the opinions section of the audit report and stated that it represents the best auditing opinion a city can receive. The City has received a Government Finance Officers' Association Distinguished Budget Award for each of the last four years, which requires reporting above the State's requirements.

12. Harmony Preliminary Plat

Planning Director Steve Mumford presented the changes in the development agreement since the last time it was presented to Council.

Housing style definitions now match those in the Municipal Code.

The applicant would not agree to a redefinition of “single row” to include more variety in lot size and fewer small lots. He maintains that “single row” means three lots in a row.

Councilmember Burnham asked for more specific language: “No more than three homes in a row of the same elevation or color shall be located along a single row of homes.”

Councilmember Bradley suggested amending the City’s architectural standards to specifically indicate that style and color of adjacent homes need to be different.

The applicant agreed to install 22’ of driveway from the property line (the sidewalk) to the home.

Transitioning and landscaping will be reviewed at the site plan level. Densities for the multi-family areas are shown in the master development plan. The City’s intent is that densities go from multi-family condos to townhomes to single-family homes.

The applicant agreed to comply with the drainage standards in the Municipal Code at the time of final plat and/or building permit submittal.

Councilmember Ireland felt that the parks should be designed so that they can work as detention basins and still work as practice fields for children’s teams.

In discussion, the applicant stated that the project will have a homeowners’ association (HOA), but no language concerning the HOA was added to the agreement.

In a previous meeting, the Council asked for more architectural standards, but the applicant didn’t agree to that or to add plat approval expirations or minimum performance standards.

The Council had also asked for additional parks large enough for team sports use, but the applicant didn’t agree. He has complied with the parks and open space standards in the 1997 Development Code. While the applicant supports the preservation of the Pony Express Trail, he did not agree to improve the open space along the Pony Express Trail, because the standards have already been met.

Mayor Pengra pointed out that the City has no comprehensive plan for the Pony Express Trail. The general intent is to have fairly natural landscaping along the Trail so that it doesn’t lose its historical appearance.

Councilmember Ireland felt that the City should create a comprehensive plan for the Trail.

Mayor Pengra suggested that a plan be considered in the next budget process.

Councilmember Ireland said he contacted Mike Wren, the applicant's representative, yesterday about the plans for the HOA. He wanted to clarify the HOA's responsibilities. Mr. Wren provided a written description as follows:

"The Harmony development, including the commercial and multi-family areas, will be part of the Harmony Homeowners' Association (HOA). All of the parks and public spaces, identified as Parcels A through W on the Harmony preliminary plat, will be dedicated to Eagle Mountain City with the respective final plats. All trail corridors and certain other spaces (M through W) will be maintained by the HOA, which will have rights of access for that maintenance. All of the parks and open space areas are to be maintained by Eagle Mountain City."

Mr. Wren clarified that all of the open spaces, including the trails between the lots, will be owned by the City. The HOA will have rights of access to the areas it will maintain. Parcels M through W will be maintained by the HOA.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

MOTION: *Councilmember Burnham moved to adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:05 p.m.

POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Steve Mumford, Planning Director; Linda Peterson, Public Information Director.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:07 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Christmas Tree Disposal** – The City offers free Christmas tree disposal. Leave live Christmas trees, stripped of all decorations, on your curb (not in the gutter) now through January 16 and we will pick it up as soon as possible and dispose of it for you.
- **Utilities Mapping** – FYI, employees of Rocky Mountain Power and Questar Gas are going to be in neighborhoods doing mapping and checking meters and the gas system in preparation for the utility sale. This will include coming onto residential property. Employees should be in marked vehicles and uniforms and have ID. This process will take approximately a couple of months.
- **Women’s Volleyball** – The City Parks and Recreation Department is offering registration for Women’s 6 on 6 Volleyball through January 19. Single players looking for a team may also sign up via a link on the Recreation page of the City website.
- **City Offices Closed** – The City offices and library will be closed Monday, January 19 for the Martin Luther King Jr. holiday.

7. **PUBLIC COMMENTS** – Time has been set aside for the public to express their ideas, concerns and comments.

Marianne Smith wished the Mayor and Council happy new year and asked for the latest information on the prison relocation.

Mayor Pengra stated that the Prison Relocation Commission has reduced the sites being considered to three, one of which is Eagle Mountain. The City Council passed a resolution at a special meeting last month, providing \$50,000 from the budget for a lobbyist. Since then, the Mayor and Council have decided that the Mayor will be able to present the City’s position as well as a lobbyist. He will continue to have meetings with the Commission to reconcile their assumptions about the site and their relocation cost figures with the City’s. If it becomes clear that the Commission understands the City’s position and moves ahead anyway, it may be time to hire a lobbyist.

Mrs. Smith asked if there are any upcoming meetings scheduled and if would help to have residents attend meetings. Mayor Pengra said that when a meeting is scheduled, he’ll let residents know. He feels that resident involvement is important to the process.

Drew Curley, president of the Cold Springs HOA, let the Mayor and Council know that several sub-HOAs are suing The Ranches HOA for failure to provide services to residents. He encouraged the Council and Planning Commission to carefully consider what an HOA really provides when new subdivisions are proposed.

Charles Carlile was at the December 22nd Prison Relocation Commission meeting. He’s very angry at the State government and is concerned about the negative effects on the City. He’s angry about Sen. Mark Madsen not representing his constituents. Senator Madsen is legal counsel for John Walden, the landowner who offered his land for the prison relocation.

8. **CITY COUNCIL/MAYOR’S ITEMS** – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf was happy to be at the meeting after his absence. He advised everyone to avoid breaking a hip.

Councilmember Burnham

Councilmember Burnham thanked the Mayor and the residents for their efforts to oppose the prison being relocated to Eagle Mountain. She also asked residents not to be disrespectful of the cemetery. It's not meant for recreation like four-wheeling. She also asked residents to call the Sheriff's Office non-emergency dispatch number if they see people using the cemetery for recreation.

Councilmember Ireland

Councilmember Ireland expressed his appreciation to Finance Director Paul Jerome and his staff for their hard work on the budget audit.

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone to the meeting and looked forward to a good new year.

Councilmember Bradley

Councilmember Bradley welcomed Councilmember Steinkopf back to attending meetings after his injury. He encouraged residents to be involved in the State Legislature's session. He also asked them to be involved in the City budget process, which will begin shortly.

Mayor Pengra

Mayor Pengra said he was putting together a State of the City report, which will be completed by the end of this month.

CONSENT AGENDA

9. MINUTES

A. December 2, 2014 – Regular City Council Meeting

10. FY 2014 AUDIT – Acceptance of the FY 2014 Financial Audit

11. BOND RELEASE – Into Warranty

A. SilverLake, Plat 8

B. Valley View North, Plat A-5

MOTION: *Councilmember Ireland moved to approve the Consent Agenda. Councilmember Steinkopf seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

Mr. Jerome thanked his staff for all the work they put into the audit process, and thanked the City's auditors for their efforts.

SCHEDULED ITEM

12. AGREEMENT – Consideration of a Development Agreement for the Harmony Preliminary Plat.

This item was presented by Steve Mumford, Planning Director. The Harmony preliminary plat is a 772-acre project located southwest of the Overland Trails subdivision and west of Pony Express

Parkway. The project contains 2,535 single-family lots, 92 acres of future multi-family housing, 27 acres of commercial land, six churches, a junior high school site, and various parks. This plat was approved by the Planning Commission on March 25, 2014. One of the conditions was that a development agreement be approved by the City Council. It was presented to the City Council at the December 2, 2014 meeting. The Council denied the application and requested that the developer and staff work out issues with the project.

The Planning Department has been working with the applicant since that meeting. About half of the issues have been resolved. The others will remain as the applicant requested. Mr. Mumford gave a brief review of those issues, which were discussed in Work Session.

Councilmember Bradley said he didn't like high-density projects, but a variety of housing is good for a city. He believed that the high-density areas of this project should be closer to a major roadway. However, he felt the City needs to comply with the owner's property rights and master development agreement.

MOTION: *Councilmember Ireland moved to approve a development agreement for the Harmony preliminary plat, as amended. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

Mayor Pengra said he supported the Council's decision. The needs of the community have to be balanced against the owner's property rights. The owner has made concessions, even though he felt he had the right not to make them.

Councilmember Westmoreland thanked Mike Wren, the owner's representative, for being at the meeting tonight.

13. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Steinkopf
No comment.

Councilmember Burnham
Councilmember Burnham said the City is in need of Youth City Council advisors. Mr. and Mrs. Hill have been doing it for five years or more. Fionnuala Kofoed, City Recorder, said they have been serving since April, 2008.

Councilmember Ireland
No comment.

Councilmember Westmoreland
No comment.

Councilmember Bradley
No comment.

Mayor Pengra

No comment.

14. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

None.

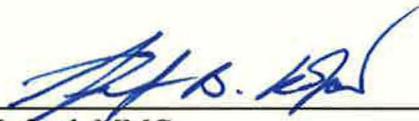
15. COMMUNICATION ITEMS

- a. Upcoming Agenda Items
- b. Financial Report

16. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 7:52 p.m. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON JANUARY 20, 2015.



Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

January 20, 2015

Budget Work Session 2:00 p.m.

Work Session 5:00 p.m. Policy Session 7:00 p.m.

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

2:00 P.M. BUDGET WORK SESSION – MAIN CONFERENCE ROOM

Discussion Items Only – no action will be taken on the budget.

1. DISCUSSION OF PROPOSED FY 2016 BUDGET – Mayor, Council and Administration will discuss specific budget needs.

5:00 P.M. WORK SESSION – COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland and Tom Westmoreland. Councilmember Steinkopf was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Chris Trusty, City Engineer; Adam Ferre, Energy Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 5:14 p.m.

Mayor Pengra invited Ken Bullock and Cameron Diehl of the Utah League of Cities and Towns to speak first. They discussed the proposed resolution supporting transportation planning (agenda item 11).

Mr. Diehl said the #1 priority for the League has been additional funding from the Legislature for transportation. That is the greatest need they see in all the communities the League represents.

Local transportation systems in Utah should be funded by B & C road funds, which are funded by the motor fuel tax. However, almost every municipality in the state has to subsidize transportation costs using general funds. Eagle Mountain's B & C road funds only cover about half of its needs. ULCT has been meeting with legislators on this issue and encouraging local officials to do the same.

Utah roads used for activities like jogging and biking, as well as motor vehicle traffic. The motor fuel tax doesn't act as a user fee for them. Nor does it cover alternative fuel vehicles. A sales tax would create additional revenue to support road maintenance and construction and would spread the cost burden among all road users. The League is suggesting a local option sales tax that municipalities could control at the local level.

ULCT is asking local officials to pass a resolution supporting transportation funding so that the Legislature knows that city officials have the political will to raise taxes for increased transportation funding. Legislators are willing to authorize local governments to have this tool, but they are not willing to "take a political bullet" on that issue for other political entities. They want reassurance that local officials will stand with them.

The House and the Senate are considering multiple options. The House is looking at a local option sales tax, an enhanced motor fuel tax and a vehicle registration fee for alternative fuel vehicles. The Senate is considering a local option fee and a motor fuel tax cents-per-gallon increase. The Governor's Office is deferring to the House and Senate to come up with solutions.

Councilmember Westmoreland said the proposed resolution is very broad, from walking paths to public transportation. He asked how municipalities would know where the funds would go.

Mr. Diehl responded that the political climate is ready for this issue now because the League is presenting transportation issues differently this year. It's presenting transportation as an issue of air quality, economic development and public health. The funding mechanism would be dedicated to transportation, and transportation would be defined within this broader context. Municipalities would be required to dedicate the sales tax to transportation projects. The defined uses are still to be determined, as are the ways to account for the use of the money.

Mr. Bullock stated that the funds would be similar to B & C road funds. They would be dedicated to a broader range of transportation, including roads, trails and public transit. The cities will determine the specific uses of the funds.

Councilmember Westmoreland asked if the broader view will complicate the issue, since drivers, bikers and transit riders will all want different projects supported. Mr. Bullock said it will enable an expanded range of projects to be funded. Mr. Diehl said this wouldn't meet every need identified in the 2040 transportation plan, but it would provide more tools to address those needs. Part of the political dialog right now is over which political entity would have the authority to impose the tax. ULCT believes that the biggest needs are at the city level and cities should have the most discretion to control the funds. However, there are those who want the tax imposed at the county level and distributed to cities. This is expected to be a major sticking point.

Councilmember Bradley asked Mayor Pengra what kinds of projects can be funded by B & C road funds. Mayor Pengra deferred to City Engineer Chris Trusty, who said they can be used to construct new roads or expand and improve existing roads. They can also be used for bike paths and trails along the road corridors.

Councilmember Bradley asked what advantage the sales tax would have over B & C funds. Mr. Bullock said the Class C funds can be used on Class C road corridors, which would include trails on those rights-of-way. (Class B funds go to counties.) They can't be used for enhancing connectivity to public transportation, for instance. A local option tax would be usable for projects outside of those corridors.

Councilmember Bradley asked why a tax increase is needed, when the City is fine with its current funds. Mayor Pengra said that the City's roads need approximately \$11M in maintenance just to bring them up to a level where they can go to a five-year maintenance plan. There are two intersections that are at service level F, which means that they need traffic signals. Chris Trusty, City Engineer, said it will take approximately \$15M to complete roads planned in the next five years.

Mr. Diehl pointed out that it costs ten times the amount to reconstruct a road than it costs to maintain one. ULCT has presented examples to the Legislature of road failures around the state that wildly exceed the funds available in the cities.

Mr. Bullock said it's good to see municipalities using tax revenue conscientiously, but there comes a point at which taxpayers need to understand the costs of City services and invest in them.

Councilmember Bradley asked if ULCT has spoken to Senator Madsen and Representatives Lifferth and Roberts. Mr. Bullock said that they've spoken to Rep. Lifferth and are in the process of speaking to Rep. Roberts. They haven't yet spoken to Sen. Madsen. Rep. Lifferth recognizes that the transportation process has shifted from gasoline-only to electric and natural gas powered vehicles; however, he's not supportive of ULCT's proposals.

Councilmember Ireland noted that Eagle Mountain doesn't have a lot of retail commerce. He knows the local option sales tax would compare to property tax, which can be used for anything the City deems necessary. Mr. Bullock said that cities receive sales tax revenue on a formula based on point of sale and population. Although Eagle Mountain has little retail activity, it receives more money due to the formula. Local officials can already raise property taxes. ULCT is advocating at the Legislature for additional revenue tools.

Mayor Pengra asked whether any bills will go before the Legislature this year addressing the sales tax distribution formula. Mr. Bullock replied that those bills come up every year. The 50/50 formula was approved after two years of debate, and ULCT doesn't plan to take up the issue again.

Mr. Bullock explained that ULCT used State-audited financial data from UT-2 forms from all municipalities in the state to create the data points they're using with the Legislature. They have historical data from the past twenty years. They used 2011 data because that's the last year that UT-2 forms were used. ULCT's database doesn't bridge yet to the Uniform Chart of Accounts now used by the State.

Councilmember Ireland asked what the General Fund revenues that supplement the B & C road funds are used for, specifically the \$635,000 in fiscal year 2011. Asst. City Administrator Paul Jerome said they covered road improvements in The Woods subdivision, pulverize and overlay for several roads, salt pads, and the Ranches Parkway project.

Steve Mumford, Planning Director, stated that the City has just updated the Transportation Master Plan and is working on a Bike and Pedestrian Master Plan. With both, they've looked at the use of trails and bike lanes. Eagle Mountain's main roadways have narrow shoulders, so a lot of bikers are using trails. This increases trail maintenance costs.

Mayor Pengra stated that he's concerned about the lack of an identified mechanism to track the use of transportation sales tax funds. Mr. Bullock said that ULGT would not object to an auditing mechanism being written into the transportation funding plan.

Councilmember Burnham was concerned that the Legislature is inclined to take away local control of government. She encouraged Mr. Diehl and Mr. Bullock to fight to make sure the funds stay locally controlled. Mr. Bullock appreciated that feedback and said that's the reason ULCT has requested the municipalities to enact a transportation funding resolution. So far, it's been approved by approximately fifty municipalities and more are considering it.

Councilmember Westmoreland asked what the Legislature's other priorities are this year. Mr. Bullock responded that the statewide issues are Medicaid expansion, the Governor's budget proposal to sharply increase education funding, and the prison relocation. Local government priorities are transportation,

water change applications, police body cameras, and land use. Municipal control of business licensing will also be an issue.

2. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

A. Discussion – Landscaping along Pony Express Parkway

B. Update – Cemetery street signs and monument entryway

Mr. Pili invited Brad Hickman, Parks and Recreation Director, to discuss landscaping along Pony Express Parkway and give an update on the cemetery.

Mr. Hickman told the Council that the Development Review Committee wanted some direction as to what type of landscaping they want along Pony Express Parkway and whether they want it to be consistent along the Parkway corridor.

Councilmember Burnham suggested that new landscaping emphasize water conservation, but still look good. She didn't want it to be all rocks, but not planted with a lot of grass and other high-water-consumption plants.

Councilmember Ireland didn't want a lot of vegetation planted in places where it will need to be pulled out for road expansion. He wanted low-maintenance landscaping, as well as deep irrigation for trees.

Councilmember Westmoreland thought that variegated rock landscaping with some native vegetation would look attractive, with more rocks at high points and more vegetation at low points.

Mr. Hickman pointed out that rock areas need to have a lot of chemicals applied to keep weeds down. Chemicals are about as expensive as watering.

Mr. Hickman said that much of the street landscaping in The Ranches was installed in the City's infancy, without thinking of how much the trees would grow and create visibility issues. Many trees were planted that died because they weren't right for the area.

Mayor Pengra asked if there are any organizations that would partner with the City to fund a landscaping plan for the entire corridor, due to the historical significance of the Pony Express Trail.

Councilmember Westmoreland asked why so many trees are dying in the City. Mr. Hickman said the trees most likely to grow in this area are willows and cottonwoods, which are nuisance trees. The soil here is so alkaline that it's hard to find other trees that will grow. The weather extremes, below zero in the winter and over 100 degrees in the summer, always work against trees.

Mr. Mumford asked if staff should create a landscaping standard, perhaps by including funds in the next budget for a landscape architect.

Regarding the cemetery, the sod is installed and an entrance sign with the rules and regulations has been installed. There are also directional signs placed around the City. The Cemetery Board voted to call the road Cemetery Road temporarily. They would like to change the name in the future, when a monument is installed.

Mr. Pili asked Economic Development Director Ikani Taumoepeau to make a presentation. Mr. Taumoepeau informed the City Council that he applied for a National Parks Service grant, administered by the State, for playing field lights and for pavement for a parking lot. The project cost is \$578,000 and the State will grant \$289,000. The grant requires that the land remain dedicated to outdoor recreation. If the land is sold at any time in the future, the grant will have to be repaid. Mr. Taumoepeau explained what the project would cost and what it will look like when it's completed.

Mr. Pili expressed appreciation for Mr. Taumoepeau taking the initiative of finding and applying for the grant. There was some concern about whether the City should be paying for field lights, so he found another way. If the Council has concerns about accepting the grant, including the fact that it will involve other costs such as an environmental assessment, he asked them to let him know early in the process.

3. **AGENDA REVIEW** – The City Council will review items on the Consent Agenda and Policy Session Agenda.

12. Water Plan Resolution

Councilmember Ireland pointed out a typo on page 8. David Norman, Public Works Director, said he found that error, too. He suggested adopting the resolution with a condition that the error be corrected, as well as a similar error on page 13. The resolution needs to be adopted so the City will be in compliance with State law.

13. Mid Valley Park Rename

Councilmember Ireland said he loved the idea of a memorial park and that the City recognizes Sgt. Wride as part of that memorial. He wanted to know if the name should indicate that it's a memorial to all who die in the line of duty. He wanted to know how far along the City is in the process of naming the park specifically for Sgt. Wride. Mayor Pengra said the process of naming the park for Sgt. Wride is pretty far along. Councilmember Bradley said a memorial area is planned for the park, which could memorialize anyone else.

4. **ADJOURN TO A CLOSED EXECUTIVE SESSION** – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held. Work Session was adjourned at 6:49 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Chris Trusty, City Engineer; Adam Ferre, Energy Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Eric McDowell, Sheriff's Deputy.

5. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:13 p.m.

6. PLEDGE OF ALLEGIANCE

Boy Scouts presented a flag ceremony.

7. INFORMATION ITEMS/UPCOMING EVENTS

- **Sgt. Cory Wride Memorial Event** – The City will hold a memorial event to commemorate the 1st anniversary of the passing of Sgt. Cory Wride on Friday, January 30. The event will begin at 10:45 a.m. with a procession for the Wride family with Sheriff's Office and Unified Fire Authority vehicles traveling from Ranches Parkway and Wride Hwy to the entrance of Mid-Valley Park for the event, starting at 11:00 a.m. More details are on the City website, Events calendar. We invite residents to come out and show support for the Wride family and the Sheriff's Office.
- **Spring Soccer and Baseball Registration** – Registration for spring soccer and youth baseball will begin sometime next week. Please check the City website, Recreation tab for program details and online registration. You may also sign up for email notifications on the City website via the Stay Informed tab.
- **Christmas Tree Pick-Up** – If anyone has a Christmas tree at the curb awaiting pick up, please email our Parks Director Brad Hickman at bhickman@emcity.org, and they will be sure to pick it up.

8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

Jared Gray, President of the Rodeo Committee, reported that the rodeo will be held on Friday, Saturday and Monday of Memorial Day weekend. Other scheduled events include the demolition derby on June 6 and Endurocross on July 4. The PRCA rated last year's rodeo excellent in every area. The Rodeo Committee has secured a contract with Bar T Rodeo for a 50% split of gate receipts, with no additional expenses. All the money the Rodeo Committee earns will be used for community projects.

Bruno Hunziker, a resident of White Hills, wanted the newer residents of White Hills to know that a previous administration was responsible for the Pole Canyon annexation, not Mayor Pengra's administration. He asked if the City can find a way to convince Cedar Fort to limit the operating hours of the crusher that runs near the subdivision during warm weather. Mayor Pengra said he has spoken to Mayor Anderson and suggested that 7:00 p.m. would be a reasonable time to require the crusher to stop for the day. He'll ask Mayor Anderson if there's been any response from the operator.

9. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf welcomed everyone and thanked the Boy Scouts for the flag ceremony.

Councilmember Burnham

Councilmember Burnham encouraged White Hills residents to call or email Councilmembers with any thoughts they have concerning the White Hills sewer system.

Councilmember Ireland

Councilmember Ireland thanked the Scouts for the flag ceremony. He appreciated Jared Gray's presentation. He encouraged the White Hills residents at the meeting to share the information they get with their neighbors who aren't at the meeting.

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone attending the meeting.

Councilmember Bradley

Councilmember Bradley thanked the Scouts for the flag ceremony. He encouraged residents to be involved in the City budget process, which is now underway. He reminded everyone that the Legislature will be in session starting next Monday. It's important to be aware of issues that affect the City, especially this year, since the City is on the short list for the prison relocation.

Mayor Pengra

Mayor Pengra introduced the sewer discussion.

A. DISCUSSION – White Hills sewer system solution

Mayor Pengra stated that he had reviewed the Pole Canyon annexation agreements. According to the agreements, the water system and the sewer system both needed to be brought up to City standards. The sewer system is essentially a lagoon, which has failed. The agreements are fairly complicated and the responsibilities of each party aren't completely clear. The City has been working with the developer to find a solution that will work well for all parties.

Jeremy Cook, City Attorney, explained that the City, in cooperation with the developers, applied for a loan and grant from the State to fund the expansion of the sewer system. The State offered a \$490,000 loan and a \$600,000 grant. The funds were sufficient to construct a pipeline from the lagoon to the City's wastewater treatment plant. The agreement with the State requires the City to adopt a bond parameters resolution, including an estimated White Hills sewer rate. Based on the debt service of the loan, the existing treatment charge, and operation and maintenance on the system, the estimate for the sewer rate was \$58.14. White Hills residents felt that the amount should be much closer to the \$43.00 rate paid by City Center residents. The City discussed the issue with the developers, who felt that they had already spent enough time, money and effort on the sewer system and weren't responsible for any further corrections. However, they were willing to look at possible solutions. After several months of negotiation, the City and the developers agreed that, since the system was originally engineered for White Hills only but had some excess capacity built in, the developers would pre-pay a number of future connections. The developers also agreed to pay a fee of \$5,300 per connection to reduce the grant cost.

The City is negotiating with the State to convince them to approve this agreement without reducing the grant amount. If the negotiation with the State is successful, the monthly rate will be approximately \$45.00. City staff is discussing whether operation and maintenance costs can be adjusted to reduce the rate to \$43.00, but the State is unlikely to approve a rate lower than \$45.00.

Mayor Pengra gave a brief summary of the solution to the sewer system issue. The agreements allow the City to participate in the funding mechanism of the system if the developers are unable to find other funding mechanisms. Because the funding from the State is a grant/loan, the grant is money given by the State with no repayment requirement. That reduces the cost of the system, but still requires the residents to pay \$58.14 per month. The agreements could be read to say that the residents are entirely responsible for the costs, or that the developers have to participate. The developers have decided to participate in the cost of the system by paying towards the installation of the sewer line. The line will have enough capacity for additional connections to new construction. The developer would normally pay to connect to the system as the houses are built. He has agreed to pre-pay the required amount, rather than waiting. That brings the residents' cost down to \$45.00 per month.

Mayor Pengra invited residents to ask questions.

Luke Pannell expressed appreciation for the City's help in solving the problem. He read the agreement four years ago and found that it contradicted itself in multiple places. It did state that Pole Canyon Investment Group would pay 100% of the cost of the sewer line. He asked how many connections the developer is pre-paying for.

Mr. Cook explained that the developers will pre-pay for 87 connections, which is the capacity in the sewer line above the 115 existing homes. The 87 connections include the 20 for the future Pole Canyon subdivision, Phase 1. They will have to pay some other costs, such as an additional vault.

Mayor Pengra clarified that the section of the agreement referring to PCIG paying for 100% of the sewer line referred to a 30" line and pumping station leading to numerous new houses, which White Hills would connect to. With the downturn of the economy, those houses weren't built. The City could sue the developers to abide by that agreement, but that would take a lot of time without providing a solution. The existing sewer system has already failed. The State would be levying heavy fines on the White Hills Special Service District if the system wasn't in the process of being purchased by the City.

Bruno Hunziker asked why the State is getting involved. The county approved the system without any inspection or involvement by the State. Mr. Cook explained that whatever happened when the system was built, the Division of Water Quality has jurisdiction over the system and over levying fines. That's why the Division is willing to offer a grant and loan to repair the system. He said that many small sewer systems were created in the same way.

Mayor Pengra said he could definitely look at the history of the system. However, it's not likely that anyone could prove how the system was inspected, and it would only delay resolving the problem without providing any real benefit to the residents.

James Crandall, a resident of White Hills Country Estates, wanted to make clear that his subdivision is not on the sewer system. If something comes up that could involve them, they would like to be notified.

Mayor Pengra stated that the City will inform residents of what happens, and asked that those who read the information will share it with their neighbors.

Mr. Cook noted that many White Hills residents feel that the developers should bear more of the cost of resolving this issue. He wanted them to know that the developers are very unhappy with this solution. It took many meetings and a lot of pressure to convince them to agree to this.

Mayor Pengra pointed out that the developers have a different interpretation of the agreement. He felt the developers should get some credit for cooperating with the City to find a solution.

CONSENT AGENDA

10. MINUTES

- A. December 10, 2014 – Special City Council Meeting
- B. January 6, 2015 – Regular City Council Meeting

MOTION: *Councilmember Burnham moved to approve the Consent Agenda. Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

11. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Encouraging the State of Utah to Address Comprehensive Transportation Funding.

The League of Cities and Towns has requested that member cities and towns adopt a resolution that encourages the State of Utah to address comprehensive transportation funding. Utah's population is expected to grow by 1 million residents by 2040 and there is a need to develop transportation options to include bike lanes, multi-use paths, off-road trails and transit in addition to roads. Comprehensive transportation will reduce private vehicle use which will improve air quality. Alternative transportation options and investing in trails, bike lanes, sidewalks and multi-use paths will improve personal and community health. A transportation funding option would allow for a statewide implementation of a quarter cent (\$0.0025) local options sales tax to be used for transportation to satisfy current and future transportation needs.

MOTION: *Councilmember Bradley moved to table a Resolution of Eagle Mountain City, Utah, encouraging the State of Utah to address comprehensive transportation funding. Councilmember Westmoreland seconded the motion.*

Councilmember Bradley stated that he saw this as agreeing with a lobbyist organization that the Legislature should raise taxes. He'd only had the resolution for a week and had more research to do and numbers to verify before he put his name on it.

Councilmember Burnham stated that the League had approved the draft resolution last September at their conference. She asked whether Councilmember Bradley wanted to table the resolution until the next meeting or indefinitely. Councilmember Bradley said he could decide in two weeks.

AMENDED MOTION: *Councilmember Bradley moved to table a Resolution of Eagle Mountain City, Utah, encouraging the State of Utah to address comprehensive transportation funding, until the next meeting. Councilmember Westmoreland accepted the amendment.*

Councilmember Ireland felt that the Council already had the tools to fund transportation at a higher level if it wanted to. The Council could already raise property taxes by going through the truth in taxation process. Most of the money in a 50/50 State sales tax split wouldn't come to the City. He doesn't have any problem with use fees, which is how he sees the motor fuel tax. He didn't like the idea of another sales tax. He sees it as a hidden tax, because people don't think about funding municipal government when they're making purchases.

Councilmember Westmoreland said he was uncomfortable with this proposal. Of all the messages cities could send to the Legislature, he didn't think this should be a priority. He felt there were issues with it that should be worked out. He was willing to look into it further, but he couldn't support it at this point.

Councilmember Burnham appreciated the comments that were made. She felt that municipal transportation is a local problem. Municipalities have been critical of the Legislature for not raising taxes and doing what needed to be done, but Councilmember Ireland's comments made her think that perhaps that needs to be done by the Council, as painful as that may be.

Councilmember Steinkopf said he wasn't in favor of an increase in the gas tax.

Mayor Pengra wasn't entirely sure where he stood on this issue. He felt that future transportation needs will be very different than what is needed now. He is on the Active Transportation Committee of the Wasatch Front Regional Council, which works on alternative transportation issues. The expense of adding bike lanes to already-congested roads is astronomical. Eagle Mountain is uniquely positioned to be ahead of the curve for much less effort. The recreational trails the City has now will be able to be used for commuting in the future when there are more businesses in Eagle Mountain. In developing the Master Bike and Pedestrian Plan, the City is deciding what it wants to have built and then codifying it. It would be wonderful if people could pay taxes on the exact services they use, but taxes don't work that way. He's not sure he wants this resolution to be adopted, but he's leaning towards it.

Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.

Fionnuala Kofoed, City Recorder, said that Councilmembers who have specific questions can send them to Mr. Diehl. She can send them his email address.

12. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Water Conservation and Management Plan Update.

This item was presented by Dave Norman, Public Works Director. In accordance with the State Water Conservation Plan Act, Eagle Mountain City is required to implement a Water Conservation & Management Plan and update it every five years. The City's last update was adopted in 2010. The overall goal of the legislation requiring this plan is to reduce water usage in the state of Utah. This update does not modify any existing City policy as it relates to water conservation.

There is one correction that needs to be made, which is found on pages 8 and 13. It's a reference to City Ordinance O-15-2004, which needs to be removed.

Councilmember Ireland found it interesting that the conservation plan from five years ago is exactly the same as the list in this update. He asked how Mr. Norman plans to find time to do

something other than update the numbers. Mr. Norman said he has an Assistant Public Works Director who can research the issue and discuss the areas that can be improved.

Councilmember Westmoreland asked if there have been any notable violations of the irrigation ordinance. Mr. Norman said the most common violation is watering between the hours of 10:00 a.m. and 6:00 p.m. He felt that the biggest offender is The Ranches HOA. Mr. Norman has personally brought it to their attention several times. He believed that, if it continues, the Code Enforcement Officer ought to write them a formal letter and move forward with some action. The HOA is a huge water user and sets a bad precedent for the residents living in the area.

Mayor Pengra felt the staff should have some additional conversations about the next step for that problem. Staff met with the HOA and they made improvements for a while. Then people were making adjustments to the timers and the gains were lost. Mayor Pengra had additional conversations with them, but only saw brief improvements. Mr. Norman said the landscaping manager recently left the HOA.

MOTION: *Councilmember Bradley moved to adopt a Resolution of Eagle Mountain City, Utah, adopting the Eagle Mountain City Water Conservation and Management Plan Update, removing the reference to O-15-2004 on pages 8 and 13. Councilmember Burnham seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

13. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Renaming Mid-Valley Park to Cory B. Wride Memorial Park.

This item was presented by Mayor Pengra. On January 30, 2014, Sgt. Cory B. Wride of the Utah County Sheriff's Office – Eagle Mountain Division, was shot and killed in the line of duty. The City feels it appropriate to rename the Mid Valley Park to Cory B. Wride Memorial Park in honor of the service of Sgt. Wride, so that as the park and the City continue to grow, his sacrifice will be remembered by the community.

There will be a renaming procession and event on January 30. Linda Peterson, Public Information Director, has notified the schools. Those on the procession route have been invited to have the students go outside and be part of the procession. Frontier Middle School will help with the event. Black Ridge Elementary 6th grade students will write notes to put on balloons that will be released at the end of the event. Ms. Peterson has requested Frontier Middle School to allow parking in their parking lot, so people can be shuttled to the event in City vehicles.

Mrs. Wride and Sheriff Tracy will speak, and Lt. Governor Cox may attend. The event will be brief because the weather will be cold.

MOTION: *Councilmember Westmoreland moved to adopt a Resolution of Eagle Mountain City, Utah, renaming Mid Valley Park to Cory B. Wride Memorial Park. Councilmember Burnham seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

14. MOTION – Consideration and Approval of Appointment of a City Councilmember as Mayor Pro Tempore.

This item was presented by Mayor Pengra. The City Council will appoint a Councilmember as Mayor Pro Tempore to cover for the Mayor in the event of his absence. Mayor Pengra asked Councilmember Ireland to serve as Mayor Pro Tempore.

MOTION: *Councilmember Burnham moved to approve the appointment of Councilmember Ireland as the Mayor Pro Tempore of Eagle Mountain City. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

15. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

None.

16. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

A. Board Liaison Assignments

Councilmember Bradley: Parks and Recreation Board, Public Works Board, Library Board, Senior Council

Councilmember Burnham: Economic Development Board, Military and Veterans Board

Councilmember Ireland: Youth Council

Councilmember Steinkopf: Cemetery Board

Councilmember Westmoreland: Planning Commission

Mayor Pengra stated that he didn’t want City staff going to board meetings unless there are meaningful items on the agenda. He recommended quarterly meetings, with additional meetings scheduled as needed.

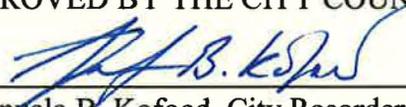
17. COMMUNICATION ITEMS

A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Bradley moved to adjourn the meeting at 8:51 p.m. Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON FEBRUARY 3, 2015.



Fionnuala B. Kofoed, City Recorder

MINUTES
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING
January 27, 2015
4:00 p.m.
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 PM – BUDGET WORK SESSION – COUNCIL CHAMBERS

Discussion Items Only – no action was taken on the budget.

1. CALL TO ORDER

Mayor Pengra called the meeting to order at 4:11 p.m.

2. DISCUSSION OF PROPOSED FISCAL YEAR 2015 - 2016 BUDGET

The Mayor, Council and department heads discussed specific needs for the fiscal year 2015-2016 budget.

CITY COUNCIL PRIORITIES

Ryan Ireland

- Road maintenance to allow for safe travel
- Water and sewer safety measures
- Trees in City parks
- Pony Express master trail plan
- Improve unimproved open space, perhaps with neighborhood assistance
- Quarterly Town Hall meetings

Donna Burnham

- Road maintenance
- Library funding for programs and services needed to help maintain certification; allow the Library to sponsor events
- Complete Wride Memorial Park
- Establish an administrative court
- Preserve petroglyphs
- Youth sports programs for older teens
- Stay current on water, sewer and storm drain maintenance
- Quarterly Town Hall meetings

Tom Westmoreland

- Enhance the security of wells and other City property
- Find creative ways of funding more trees
- Improve Wride Memorial Park
- Educate residents on the economic development process, either through the Library or the Economic Development Board

- Improve accessibility of City Council, brainstorm public relations ideas and other connections to the public
- Take a project-oriented perspective to city plans; find creative ways to be more proactive and efficient

Adam Bradley

- Focus on the Council's role as providers of services to citizens
- Quarterly Town Hall meetings
- Complete Wride Memorial Park
- Additional staffing for youth sports
- Achieve adequate road service levels
- Well security
- GIS solutions
- Building and Planning Dept. efficiencies to meet City growth needs
- Would like to meet with department heads to get to know them, their needs and roles within the City

Rich Steinkopf

- Improve Ranches Pkwy to Prospector Court for pedestrian safety
- Increase the number of speed limit signs in problem areas
- Hold a citywide yard sale sponsored by the Events Dept.
- Install cemetery fence
- Install lacrosse signage on soccer fields

DEPARTMENT PRIORITIES

Eric McDowell, Sheriff's Office

- Increase Alicia Hill's position to full-time in response to increased government programs
- No need for new deputies at this time, but needs will increase as population increases

Jason Lovell, Fleet and Facilities Management

- The goal is to replace 20% of the fleet per year
- Truck #19 is a safety issue as the bed is falling off
- More road maintenance means more fleet costs
- Wash-out area for trucks, specifically to rinse snow plow trucks
- Replace security system at City Hall
- Repair and maintain City Hall HVAC system
- Repair HVAC system at Energy Building
- Continue the new generator service and maintenance program
- Water softener at Energy Building; plumbing is already in place

Finn Kofoed, Recorder's Office

- Repair of the City Hall audio system
- Archiving component for discovery and similar situations to reduce cost (\$2000)
- Contract with Utah County for election management

Linda Peterson, Public Information

- Help with increased responsibilities; possibly an intern

- Everbridge software for a mass notification system including texts tied into Utah County Dispatch (\$5000/yr.)
- Possibly pay for above with streaming savings

Steve Mumford, Planning Dept.

- General Plan rewrite/update and illustrated Master Plan (\$120,000)
- Planning software
- Design standards for a Pony Express Parkway landscaping and trail system, along with some of the other major roadways
- New Code Enforcement vehicle
- Funding for unanticipated items due to the move to the Energy Building
- Replacement furniture for the Planning conference room
- Vehicle for traveling back and forth between the Energy building and City Hall; perhaps an Administration vehicle assigned to the Energy Building

David Norman, Public Works

- Storage reservoir (\$500,000)
- Additional lines to reservoir (\$1M)
- PRV vault (\$105,000)
- Fencing around tank 4 and well sites 1-4
- Replace SCADA system (\$100,000 split between Water and Wastewater Depts.)
- Funding for solids handling project to be constructed in fiscal year 2016
- Heating system for wastewater facility
- Pump upgrade for effluent flows
- Hidden Canyon drainage system
- Maintain existing storm drain piping and waterways
- Street sweeper (\$100,000 +)
- Rotomill and overlay Pony Express Parkway from Ranches to Hidden Canyon (\$470,000)
- Rotomill and overlay Ranches Parkway south past Chevron to Saddlerock Road (\$55,000, combined with above project)
- Repair failing roads: Mt. Airey Drive, Sunset Drive (pulverize and repave), Half Mile Road (pulverize and repave including trail), Cedar Trails Way (pulverize and repave), Stagecoach Drive (2" overlay), Cedar Pass Ranch roads....

Angela Valenzuela, Administration

- Replace all school crossing signs with solar lighted, internet programmable signs (\$25,000)

David Mortensen, Finance Dept.

- Same budget levels as present

Chris Trusty, Engineering Dept.

- Continue on IFFP update
- Master Park Plan for Wride Memorial Park
- GIS - no budget increase besides Blue Stake absorption
- Widen Pony Express Parkway with 6-7% match - design work to take place next budget
- Alignment of Sunset Drive and Wride Highway (with UDOT)

Brad Hickman, Parks and Recreation Dept.

- Cemetery monument and fencing (\$20-40,000 for front entry finishing)
- Complete Wride Memorial Park; perhaps using grant and impact fee funds
- Drainage for Hidden Canyon Park
- Asphalt roadways to Wride Memorial Park
- Master Development Plan for major roadways
- Replace and resurface wood paneling at Skate Park (\$18,000)
- Landscape Bike Park and replace structures; work with the committee to improve the park
- Replace sports goals (\$4,000 - \$5,000)

Kent Partridge, Building Dept.

- Additional office staff hours to help with workload and cover front desk
- Commercial plan checking software

Michele Graves, Library

- Upgrade or replace 5 staff computers
- Schedule 12 patron computers to be replaced (over 5 years old)

Ikani Taumoepeau, Administration

- IT has a computer replacement schedule
- Replace Exchange server
- Private recreation center has a developer match

Ifo Pili, Administration

- Airport redevelopment
- Complete Wride Memorial Park
- Quality of life items

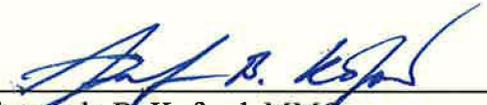
Mayor Pengra

- Road improvements, especially the remainder of Pony Express Parkway
- Investment in Wride Memorial Park
- Wrap up current projects

3. ADJOURNMENT

The meeting was adjourned at 5:41 p.m.

APPROVED BY THE CITY COUNCIL ON FEBRUARY 17, 2015.



Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

February 3, 2015

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

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

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; Chris Trusty, City Engineer; Adam Ferre, Energy Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:06 p.m.

1. **CITY ADMINISTRATOR INFORMATION ITEMS** – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

- A. **Discussion – Use of septic tanks in future development**

- Chris Trusty, City Engineer, stated that the Utah County Health Department was concerned about septic systems in Utah County. Any subdivision that will be on septic systems must pass Health Department percolation tests. The department requires a lot to have enough yard space to build two septic systems, to provide redundancy in case the primary system fails.

The Health Department is concerned about too many septic systems being located in one area. Too many could potentially contaminate the groundwater.

Mr. Trusty requested direction from the Council as to whether the City should limit or prohibit additional septic systems.

Councilmember Westmoreland asked how difficult it would be to regulate the design and the management of each septic system. Mr. Trusty responded that each system is privately owned, so the City can't monitor them.

Councilmember Ireland said there was some discussion some time ago about trying to find ways to encourage building from the center of the City out rather than from the boundaries in.

Mr. Trusty noted that properties uphill along Wride Memorial Highway will require a lift station or a trunk line all the way to City Center, but that would encouraged growth from the center outward.

City Councilmember Bradley asked if someone could build a septic system within an existing subdivision. Jeremy Cook, City Attorney, said that septic systems can only be built in subdivisions that have been approved for them.

Councilmember Bradley asked when septic tanks are an advantage over sewer systems. Mr. Trusty said they're used when the cost to the developer of connecting to a sewer system is prohibitive.

Councilmember Ireland asked why sewer systems are so expensive for developers, as opposed to other infrastructure. Mr. Trusty answered that it's not really more expensive unless a lift station is required.

Mr. Trusty said Utah County would like municipalities to restrict the number of septic systems that are built because of the potential for contaminating groundwater. Eagle Mountain's wells are so deep that it might not be an issue, but he couldn't be sure of that.

Councilmember Ireland felt that the County could change its code regarding septic systems, since it's the approval authority, rather than asking municipalities to change theirs.

Mr. Mumford said that the County would have to go through the State to change its sewer regulations, because those are based on State code.

Mayor Pengra asked Mr. Cook what the City's liability is with septic systems. Mr. Cook felt there is very little liability, because the County approves the systems. The City makes it very clear to developers that they take a risk in developing land without connecting the lots to the sewer system.

Councilmember Bradley felt that this is a County problem, not a City problem. Mr. Trusty said that if there is a mass failure of septic systems, the City will have to install a sewer line. The County only enforces State regulations.

Mayor Pengra suggested that Councilmembers contact Mr. Trusty with their recommendations on septic systems.

B. Discussion – Proposed SAA for the Gateway subdivision

Scott Kirkland and Bill Turnbull of Sage Communities, developers of the Gateway subdivision, distributed a packet of information to the Council.

Ifo Pili, City Administrator, stated that Mr. Kirkland and Turnbull are proposing an assessment area to finance a loop road through a proposed subdivision near Hidden Hollow Elementary School. The road is necessary before the subdivision can be built. Mr. Kirkland and Mr. Turnbull described the project to the Mayor and Council.

Councilmember Bradley asked Mr. Pili to explain the mechanics of an assessment area. Mr. Pili described it as a financing mechanism in which the City uses its credit to take out a bond, the landowners make the payments, and the City forecloses on any property on which the assessment isn't paid.

Councilmember Ireland felt it was important to discuss whether this assessment area would be advantageous to the City. He didn't like the idea of approaching each proposed

assessment area individually, without determining general guidelines for what kinds of projects qualify for an assessment area.

Mr. Pili said that's one of the reasons he and Mayor Pengra brought this to the Council. They felt this should be a Council decision, not an administrative one. Mr. Pili's opinion is that assessment areas should only be created for commercial projects or those which are found in the Eagle Mountain Capital Facilities Plan.

Mr. Pili advised Mr. Kirkland and Mr. Turnbull to get an appraisal of the property. The land has to be five times more valuable than the requested amount before the City will consider creating an assessment area.

Mayor Pengra asked how many lots would be created in this project. Mr. Kirkland told him there will be 1500 – 1800 in the entire project. The approximate assessment per lot would be \$4400. The price point of the lots is \$60,000 to \$70,000.

Mayor Pengra felt that, with the inventory of housing in the City right now, it wouldn't be advantageous to the City to create an assessment area for this project.

C. Discussion – Rocky Mountain Power (RMP) and Questar purchase agreements

Mr. Pili told the Council that City staff had hoped to have these agreements ready for Council approval by this meeting. However, there have been a lot of details slowing the process.

Mr. Cook said that the Public Works Building land needs to be re-platted in order to subdivide it. Finn Kofoed, City Recorder, said that a draft preliminary plat has been sent to the County Recorder's Office for review.

Mr. Cook said there are easement issues with the 138 kV power line. There have been negotiations regarding what inventory and fleet vehicles will be part of the utility system sale. Working through agreements with UAMPS and UMPA has taken a lot of time. Negotiations have been ongoing with RMP and Lower Valley Energy about the Horse Butte agreement. The Direct Communications power meter boot agreement needs to be terminated, as well. The City needs to make repairs on some of the assets before they're transferred.

Mr. Cook explained some of the financial issues involved with the sale. The Horse Butte agreement has been very frustrating for all concerned. The offer to Lower Valley Energy is \$4,160,000, of which Eagle Mountain will pay \$2,580,000, which will come out of the proceeds of the sale. The shell hedges need to be terminated. RMP will assume the full megawatts after the City buys down the partial megawatts. This will cost the City around \$155,000. RMP will pay the entire cost of terminating the City's agreement with UMPA and will pay \$500,000 for the Public Works Building.

Paul Jerome, Assistant City Administrator/Finance Director, stated that the employees going to Questar and RMP will retain their vacation and seniority. These costs haven't been approved in the budget. A budget amendment will need to be approved at a future meeting to cover these expenses, which will be covered by proceeds from the sale or a mixture of the sale proceeds and fund balance.

Mayor Pengra invited Jeff Richards, Vice President/General Counsel for RMP, to speak. Mr. Richards appreciated the professionalism of the Mayor and staff in working through the issues involved in the sale. He said the reason RMP representatives attended the meeting was to let the Council know that they fully supported the transaction and were committed to providing reliable power to the residents at a reasonable price.

Councilmember Ireland asked what RMP needs to do to complete the agreement after the Council approves it. Mr. Richards said that the regulatory requirements have been met, so all that's required is for RMP to sign the agreement.

Mayor Pengra said that energy markets are fickle, and their volatility has had a financial effect on the negotiations. He appreciated that the parties have been able to get through the difficult parts of the agreement.

Mr. Cook stated that the Questar agreement is much less complicated. There are some easements and other issues to be taken care of.

2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.

12. Spring Run

Mr. Mumford explained that this is a fairly minor change proposed by the developers. Alpine School District will not be building a school in the subdivision, so the developers propose rezoning the school parcel. They will add about five acres to the residential area, create a church lot and move the park site to the east. The proposed church lot is located between the residential and park areas.

Councilmember Ireland was concerned that locating the park away from the residential area and next to the road will make it less convenient for the residents. It might also cause safety issues for children playing in the park. He would prefer moving the park west to the edge of the residential area and moving the church site to the area next to the road.

Discussion ensued on lot sizes, transitioning and buffering. Mr. Mumford asked the Council if they thought the proposed park amenities fit the area, or if they had any specific ideas about what should go into the park. A cash escrow account is set up for the neighborhood park, which guarantees that money will be available for building the park. The developer will be reimbursed from the escrow account as the park is built.

Mr. Mumford felt that some conditions should be added to the approval, which is unusual after Planning Commission approval. He discussed those with the Council. Mr. Mumford's proposed conditions are as follows:

1. The approval is contingent upon the Master Development Agreement being amended by the City Council.
2. A detailed landscape and irrigation plan for the neighborhood park must be submitted and approved prior to approval of the first final plat. The plan presented tonight is a concept only. The park must comply with the City Code park amenity requirements.
3. At recordation of each final plat, an amount equal to the pro-rata cost per lot must be provided as a cash escrow for improvement of the neighborhood park. This escrow will be

reimbursed to the developer upon completion and approval of portions of the neighborhood park.

4. A water model is required to determine pressure zones and available flows.
5. Trail buffer areas that are disturbed during construction must be reseeded with a native seed mix that includes sage brush, rabbit brush, and a wildflower mix.
6. A minimum 20-foot wide trail connection (with an 8-foot wide trail) shall be built to connect this development with the existing trail in Meadow Ranch that leads to Black Ridge Elementary.

Councilmember Steinkopf didn't think that wildflower mix would grow successfully.

Councilmember Ireland asked if the trail corridor will be maintained by the HOA. Mr. Mumford said it would be good to verify park and trail maintenance with the developers at the Policy Session.

Nikki Wickman, a resident of Cedar Pass Ranch, asked that trash cans, doggy stations and pagodas be added to the trails, similar to those along the trails in The Ranches.

13. Transportation Funding Resolution

Mayor Pengra reported on a meeting he had with Cameron Diehl of the Utah Local League of Cities and Towns (ULCT). He noted that road work in Cedar Pass Ranch has been delayed for a long time. He also stated that two City intersections have a service level of "F" – Porter's Crossing and SilverLake Parkway along Pony Express Parkway – and a section of Bobby Wren Blvd. remains unfinished. B & C road funds and impact fees are not enough to complete those or many other projects.

There are no numbered bills at the Legislature that address increased transportation funding for municipalities. The House leadership wants the counties to impose a quarter-cent sales tax. Forty percent of that would go to the cities, 40% would go to transit and 20% would go to the counties. The current 24.5% gas tax would be reduced to 12%.

The Senate would like a five to ten cents per gallon increase in the gas tax. They're considering a local option sales tax of .15 cents to .25 cents, to be imposed by the counties or the cities. There's a lot of conversation about who should impose those taxes.

ULCT wants a quarter-cent sales tax imposed by the cities.

ULCT's resolution covers all three proposals, because it doesn't make any specific recommendations. Municipalities haven't come to an agreement on how new funding should be allocated. Some want a per-person distribution and some want the distribution based on road miles.

The resolution tells the legislators that municipal officials will support increased taxation for transportation. Legislators won't have to assume all the public pressure against additional taxation. The question is whether the Council feels able to take that position. Mayor Pengra didn't think that the Legislature will take up the issue seriously until near the end of this session.

Councilmember Bradley didn't feel that the resolution says enough about specific solutions. Mayor Pengra said that's intentional. It's not designed to offer a specific solution, but to

emphasize that the issue needs to be addressed, and the municipalities will support the Legislature in funding a solution.

Councilmember Westmoreland liked the spirit of the resolution, but he was uncomfortable with the allocation solutions. He would prefer a more specific description of the allocation plan. He thought that residents will want to know what's being done with the money municipal governments already have.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

MOTION: *Councilmember Burnham moved to adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The meeting was adjourned at 6:24 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Chris Trusty, City Engineer; Adam Ferre, Energy Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:15 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Spring Soccer and Baseball Registration** – Registration for youth spring soccer and baseball is available now through March 4. Please check the City website, Recreation tab for program details and online registration.
- **Camp Williams Joint Land Use Study Community Meetings** – Two meetings will be held this week to provide the public with an opportunity to get information and provide input on the Camp Williams Joint Land Use Study. A meeting will be held tomorrow, February 4 at

Herriman City Hall from 6:00-8:00 p.m. and Thursday, February 5 at Saratoga Springs City Hall from 6:00-8:00 p.m. More details are available on the City website, events calendar.

- **Hunter's Education Class** – The Division of Wildlife Resources is offering a hunter's education class at City Hall on Saturday, February 21 from 8:00 a.m. to 11:30 a.m. For details, please visit the calendar on the City website.
- **Princess Academy** – Miss Eagle Mountain, Alyssa Diaz, will host the annual Princess Academy at City Hall on Saturday, February 28 from 10:00 a.m. until noon. Cost is \$10. Pre-registration is required and space is limited. Registration and details on the City website, calendar.

7. **PUBLIC COMMENTS** – Time has been set aside for the public to express their ideas, concerns and comments.

None.

8. **CITY COUNCIL/MAYOR'S ITEMS** – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf welcomed those in attendance at the meeting.

Councilmember Burnham

Councilmember Burnham appreciated everyone who came to the meeting or will watch it later. She thanked the Mayor and staff who worked on the prison relocation report and said it was very well written. She encouraged interested residents to attend the Prison Relocation Committee meeting at 1:00 p.m. on Friday.

Councilmember Ireland

No comment.

Councilmember Westmoreland

No comment.

Councilmember Bradley

Councilmember Bradley welcomed those who came to this meeting. He invited everyone to attend the prison relocation meeting on Friday at 1:00 p.m. in Senate room 210.

Mayor Pengra

Mayor Pengra thanked everyone attending this meeting. He thanked the staff who put in a lot of work on the prison relocation report. There are links to it on his blog and on the City website. It has been distributed to the members of the Prison Relocation Committee. Mayor Pengra has met with several members of the committee and has meetings with the remaining members this week.

CONSENT AGENDA

9. MINUTES

- A. January 20, 2015 – Regular City Council Meeting

10. FINAL PAYMENT

- A. Pony Express & Ranches Parkway Traffic Signal – Hunt Electric

MOTION: *Councilmember Burnham moved to approve the Consent Agenda. Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

PUBLIC HEARING

11. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2014-2015 Budget.

This item was presented by Paul Jerome, Assistant City Administrator/Finance Director. The proposed amendments to the FY 2014-2015 budget include the City's portion of the new Utah Valley dispatch facility that was previously approved by the Council; Hidden Canyon park; the traffic light at Ranches and Pony Express Parkways; the cemetery; and library books.

Mayor Pengra opened the public hearing at 7:21 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Steinkopf moved to adopt an Ordinance of Eagle Mountain City, Utah, amending the Fiscal Year 2014-2015 budget. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

12. PUBLIC HEARING

- A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Spring Run Master Development Plan.

This item was presented by Steve Mumford, Planning Director. The proposed ordinance is for an amendment to the Spring Run Master Development Plan and approval of a preliminary plat. The original Master Development Plan was approved on July 19, 2011. The Spring Run Master Development is located north of Wride Memorial Highway and east of Meadow Ranch, and surrounds a 160-acre industrial-zoned property that includes the gravel pits. The plan includes approximately 520 acres and provides a mix of residential densities, a town center area, commercial/mixed-use areas, a business park, an industrial area, an elementary school site, and parks and trails. A total of 1,077 residential units were approved with various densities. The preliminary plat consists of 71 single family lots in varied sizes.

Since the Master Development Plan was approved, a school has been built west of the project area. The developer plans to rezone the school site to additional residential lots, a church lot and a park. The trail buffer area has been redesigned. The master development agreement requires a detailed landscape plan and irrigation plan prior to the first final plat approval. Additional conditions proposed by the Planning Department are listed above in the minutes of the Work Session.

Councilmember Burnham said the plan states there are 71 lots, but she doesn't see 71 on the plat map. Mr. Mumford explained the lot numbering system.

Councilmember Bradley noted that one trail was removed with the new plan, which is fine, but he likes the idea of a connector.

Councilmember Ireland asked if there will be a trail connecting to the Black Ridge Elementary School trail. Mr. Mumford said potentially, there could be.

Councilmember Bradley asked about the street name change from Ranches Parkway to Spring Run Blvd. Mr. Mumford said the change will be at Wride Memorial Highway. A change point hasn't been chosen for the change from Spring Run Blvd. to Mt. Airey Drive. Councilmember Bradley felt the street name should be consistent.

Councilmember Steinkopf thought the name should change from Ranches Parkway to Spring Run Blvd. at Wride Highway to make it easier for people to find addresses.

Chris Trusty, City Engineer, recommended changing the street name between the two roundabouts at either end, making the east-west road between them Spring Run Blvd.

Mayor Pengra invited the developer, James Allred of Twelve Horse Ranch, LLC, to speak to the Council. Mr. Allred felt the name should be changed at Wride Memorial Highway.

Fire Chief Rand Andrus stated that changing a street name at a bend in the road makes it hard for safety responders to find addresses when they're dispatched.

Councilmember Burnham asked how Mr. Allred felt about the conditions listed by Mr. Mumford. He said he was fine with them. He especially liked the trail connector recommendation.

Councilmember Ireland asked what Mr. Allred thought about moving the park away from the main road and placing the church lot there. Mr. Allred explained that there will be a lot of grade separation between the park and the street. Locating the park next to the street also allows for better storm water control.

Mayor Pengra opened the public hearing at 7:50 p.m. As there were no comments, he closed the hearing.

Councilmember Ireland asked if an HOA will maintain the park. Mr. Allred said he would work with City staff to clarify that. Mr. Mumford said the Master Development Agreement stated that it would be HOA maintained and owned, but that can be worked through at plat approval.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, amending the Spring Run Master Development Plan and adding condition #1. Councilmember Steinkopf seconded the motion.*

Condition #1 states that this approval is contingent upon the Master Development Agreement being amended by the City Council.

After additional discussion, the motion was amended.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, amending the Spring Run Master Development Plan, adding condition #1, and amending condition #6 to state that a trail connection be constructed to*

connect with existing Meadow Ranch infrastructure so the trail can be continued to Black Ridge Elementary School. Councilmember Steinkopf seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.

B. MOTION – Consideration of a Preliminary Plat for Spring Run.

MOTION: *Councilmember Ireland moved to approve a preliminary plat for Spring Run, with the six conditions outlined, with condition #6 as amended in the previous motion. Councilmember Steinkopf seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The final conditions are as follows:

1. This approval is contingent upon the Master Development Agreement being amended by the City Council.
 2. A detailed landscape & irrigation plan for the neighborhood park shall be submitted & approved prior to approval of the first final plat. The plan presented tonight is a concept only. The park must comply with the City Code park amenity requirements.
 3. At recordation of each final plat an amount equal to the pro-rata cost per lot shall be provided as a cash escrow for improvement of the neighborhood park. This escrow will be reimbursed to the developer upon completion and approval of portions of the neighborhood park.
 4. Water model required to determine pressure zones and available flows.
 5. Trail buffer areas that are disturbed during construction must be reseeded with a native seed mix that includes sage brush, rabbit brush, and a wildflower mix.
 6. A trail connection be constructed to connect with existing Meadow Ranch infrastructure so the trail can be continued to Black Ridge Elementary School.
13. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Encouraging the State of Utah to Address Comprehensive Transportation Funding.

The League of Cities and Towns has requested that member cities and towns adopt a resolution that encourages the State of Utah to address comprehensive transportation funding. Utah's population is expected to grow by 1 million residents by 2040 and there is a need to develop transportation options to include bike lanes, multi-use paths, off-road trails and transit in addition to roads. Comprehensive transportation will reduce private vehicle use which will improve air quality. Alternative transportation options and investing in trails, bike lanes, sidewalks and multi-use paths will improve personal and community health. A transportation funding option would allow for statewide implementation of a quarter cent (\$.0025) local options sales tax to be used for transportation to satisfy current and future transportation needs. This item was tabled from the January 20, 2015 City Council meeting.

Mayor Pengra stated that State B & C road funds, funded through the State gasoline tax, aren't enough to pay for municipal transportation needs. Eagle Mountain needs new roads, as well as a great deal of road repairs. It also has two intersections that are at service level "F." The resolution is intended to show the Legislature that local officials support them in raising taxes to fund transportation.

Councilmember Bradley said that he supports ULCT and the Legislature in their efforts to fund municipal transportation needs. He didn't think that raising taxes was the way to do that. He felt State officials should do more with the funds they have available. He couldn't support raising taxes when he feels there's a massive amount of waste at the State level.

Councilmember Burnham asked whether ULCT planned to present only the resolution to the Governor and legislative leadership, or whether they'll present the background material, as well. Mayor Pengra responded that ULCT will only present the resolution. The resolution is a tool for ULCT to approach State officials and say they have a significant number of local officials behind them.

Councilmember Ireland felt that each level of government ought to find ways to fund its roads. If the funding level is insufficient, that level of government should raise the funds. He felt that Eagle Mountain doesn't need another way to raise taxes when it could go through the truth in taxation process to raise property taxes.

Mayor Pengra stated that the only method of raising funds that the ULCT is supporting at this time is the local option sales tax, which allows the municipality to control how all of the money is used. A municipality can't create a tax.

Councilmember Bradley pointed out that a use tax affects everyone, where those who don't pay the gas tax don't contribute to transportation funding. Mayor Pengra stated that property tax only affects property owners, not renters.

Councilmember Bradley said he would never support a fee because he saw it as a tax without truth in taxation. He also felt that, with as little sales tax as the City collects, it will receive less money.

Mayor Pengra stated that, whatever law is enacted, Eagle Mountain needs to know what it will get. ULCT is only one of many voices trying to affect the outcome.

Councilmember Burnham noted that ULCT decided to support this resolution based on a vote by municipal officials at a ULCT meeting.

Councilmember Westmoreland was unsure exactly what this resolution accomplishes. Everyone knows that transportation funding is inadequate and that municipal officials need more funding to meet their needs. He would rather see a bill proposed.

Mayor Pengra said that the same issue came up at last year's session of the Legislature. It's almost certain that if the Legislature takes action, their solution will be something that no one is really happy with.

Councilmember Burnham asked Mr. Jerome how much property tax revenue the City receives each year. Mr. Jerome said it's about \$1M a year. She asked how much the City spends on law enforcement. Mr. Jerome said it's about \$2M. B & C road funds amount to \$737,000 per year and sales tax brings in about \$2.2M per year.

Councilmember Steinkopf felt gas tax revenue, while it's low right now, will rise as oil prices rise again.

The Mayor and Council discussed how they might edit the resolution.

The resolution failed for lack of a motion.

13. BID AWARD – Consideration and Award of Bid for an Elevator for the Energy Building.

This item was presented by Chris Trusty, City Engineer. The proposed bid award is for the installation of an elevator in the Energy Building. The basement of the building is being finished to accommodate some additional office space for City staff with the sale of the Public Works Building to Rocky Mountain Power. So far, only two bids have been submitted.

MOTION: *Councilmember Ireland moved to table an award of bid for an elevator for the Energy Building until a third bid is submitted. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

15. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

Councilmember Steinkopf

Councilmember Steinkopf said it was great being here.

Councilmember Burnham

Councilmember Burnham asked for volunteers to serve as Youth City Council Advisors.

Councilmember Ireland

No comment.

Councilmember Westmoreland

No comment.

Councilmember Bradley

No comment.

Mayor Pengra

No comment.

16. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

None.

17. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

18. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 8:24 p.m. Councilmember Westmoreland seconded the motion. Those voting aye: Adam*

Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.

APPROVED BY THE CITY COUNCIL ON FEBRUARY 17, 2015.



Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

February 17, 2015

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

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

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; Dave Norman, Public Works Director; Adam Ferre, Energy Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:07 p.m.

1. **CITY ADMINISTRATOR INFORMATION ITEMS** – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

- A. **Presentation – Unified Fire Authority Community Wildfire Plan by Captain Riley Pilgrim**

Chief Andrus introduced Capt. Pilgrim, who is in charge of the wildland program at Camp Williams, and Brianna Binnebose, the urban interface coordinator for the Wasatch Front area. Capt. Pilgrim described the Community Wildfire Protection Plan, which identifies community needs, high-risk areas and resources for prevention and response. Ms. Binnebose explained that her office handles pre-suppression activities to prevent fires and minimize their impacts. They provide education to residents and visitors, and minimize wild-growing fuels like sagebrush and cheat grass. This aids firefighters in suppressing fires and reduces costs.

Mayor Pengra offered to post the Protection Plan document on the City's website and in social media for the benefit of residents.

2. **AGENDA REVIEW** – The City Council will review items on the Consent Agenda and Policy Session Agenda.

12. Evans Ranch Phase A Preliminary Plat

Mr. Mumford said this project is near Porter's Crossing. Phases B-1 to B-3 are already approved. Fencing is an issue in this phase. Various fencing styles are planned for buffering between residential lots, trail areas, the Tickville Wash and public open space. The developer is required to provide the fencing. Nate Shipp of DAI noted that, in the Planning Commission meeting, the fencing for Phases B-1 and B-2 was discussed, and he committed to building the fencing required in the agreement. Mayor Pengra asked what time frame the agreement required. Mr. Mumford said it needs to be installed with the of the infrastructure.

Discussion ensued as to whether the fencing behind the lots should be built as part of the development as a whole or with each lot.

The proposed park improvements include a pickleball court, which prompted quite a bit of discussion. Mr. Shipp discussed other open space improvements, as well, including how to manage Tickville Wash.

Mayor Pengra brought up a discussion he and Mr. Shipp had regarding possibly using impact fee funds for development of Tickville Wash. Mr. Shipp said he was prepared to meet the requirements of the City Code, but he would like to do higher-level work, which would require City cooperation in the form of impact fee funds.

Mayor Pengra said he had a meeting with Hawk Watch International, which is a group dedicated to preserving habitat for hawks. The Tickville Wash is unique hawk habitat. Mr. Shipp said he was more concerned with residents' safety, but was a bird lover, too. Mayor Pengra said there are some inexpensive ways to maintain the hawk habitat at the wash.

13. Rocky Mountain Power Utility Sale Agreement

City Attorney Jeremy Cook stated that the agreement has gone through several versions recently. He reported that an agreement has been finalized with Lower Valley Energy to take over Eagle Mountain's allotment of the Horse Butte wind power agreement. There may be an alteration to the Public Works Building plat. The easement list and inventory list are being finalized. Drafts have been circulating as late as this afternoon. Mr. Cook believed it was very close to final form.

Councilmember Bradley asked for a final list of the financial numbers.

Mr. Cook said the Rocky Mountain Power base purchase price is \$21 million, which includes all the electric facilities, the Public Works Building, the north substation site with some additional property, the south substation site, existing electric utility vehicles and trailers, and assignment and apportionment of all utility easements.

The City's cost for terminating the Horse Butte agreement will be \$2,610,000, plus ½ of the \$1,000 daily subsidy until the closing date, up to \$15,000. The City will need to pay \$155,000 of the cost of the shell hedges through UAMPS. Rocky Mountain Power will pay the remainder of the \$289,000 to be paid for the hedges.

Councilmember Westmoreland inquired about the timing of closing the Horse Butte agreement.

Mr. Cook responded that Eagle Mountain has been working for months to resolve that agreement and has spoken to several entities. Lower Valley is the only entity that has been interested in buying the whole 5 megawatts. It has taken a couple of months to negotiate a price.

Councilmember Bradley asked when the City entered into the Horse Butte agreement and how much is owed. Mr. Cook said it began in 2010.

Councilmember Bradley asked for the total owed on the gas and electric bonds. Mr. Jerome said they total about \$27 million. Lewis Young (LYRB) is working to settle the bonds without a loss to the City.

The Questar agreement involves only one hedge, which will expire at the end of March. Questar has agreed to pay that off. The City needs to acquire two small pieces of property and one easement for Questar. The cost will be less than \$30,000.

Mr. Cook noted that the City will incur about \$250,000 in incidental costs such as meters, surveying and employee benefits.

Mayor Pengra asked if the Rocky Mountain Power plat has been finalized. Jeff Richards of Rocky Mountain Power said that he believes they've agreed to move the back line of the property. The City will grant RMP an easement to use the City's road.

Mayor Pengra asked if there had been any discussion of a first right of refusal if RMP ever chose to sell the property. Mr. Cook said it's been discussed internally, but not with RMP.

14. Asset Purchase Agreement with Questar

Mr. Cook stated that the purchase price for the gas facilities and inventory is \$11.4M. No vehicles are included, but it does include a couple of trailers. It includes five regulators and one tap, as well as complete and apportioned easements. The new gas line installed in 2013 is located in an old Kern River easement that the Water Dept. bought for a water line. A gas line was installed instead. Eagle Mountain is reserving the right to install a water line in the future.

Mr. Jerome explained that the Electric Fund owes the Gas Fund, so the Gas Fund balance will be transferred to the Electric Fund.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held.

The meeting was adjourned at 5:44 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; Dave Norman, Public Works Director; Adam Ferre, Energy Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:05 p.m.

5. PLEDGE OF ALLEGIANCE

Boy Scouts from Troop 1251 led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Spring Soccer and Baseball Registration** – Registration for youth spring soccer and baseball is available now through March 4. Please check the City website, Recreation tab for program details and online registration.
- **Hunter's Education Class** – The Division of Wildlife Resources is offering a hunter's education class at City Hall on Saturday, February 21, from 8:00 a.m. to 11:30 a.m. For details, please visit the calendar on the City website.
- **Redwood Road and Bangerter Detours** -- As early as Thursday, Feb. 19, crews will perform bridge construction activities that will require lane restrictions and detours at Bangerter Highway and Redwood Road. This work will be conducted during **nighttime hours only** between 10:00 p.m. and 7:00 a.m., through late March. Motorists are strongly advised to watch for changing traffic patterns and reduced speed limits in the area. These detours will keep traffic moving smoothly and safely while crews are at work. More information about the project is available on the City website, News section.
- **Miss Eagle Mountain Scholarship Pageant Orientation** -- Young women ages 17-24 are invited to learn more about the Miss EM scholarship pageant this Saturday, February 21 at 10:30 a.m. at Rockwell High. It is a great way to earn money for college, serve the community and raise money for a charitable organization of their choice.

7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

None.

8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf welcomed everyone to the meeting. He said the sale of the utility system has been a great example of cooperation during a long, complex process.

Councilmember Burnham

Councilmember Burnham thanked everyone involved in the utility sale agreements. She reminded residents to read the information that's been sent out about the transition from City electric and gas to RMP and Questar. She noted that two of the boards she's liaison to meet at the same time. She'll need to work that out.

Councilmember Ireland

Councilmember Ireland appreciated everyone attending the meetings. He especially liked seeing Boy Scouts attending the meeting. He was impressed with the long hours and hard work put in the utility sale agreements.

Councilmember Westmoreland

Councilmember Westmoreland appreciated representatives of RMP and Questar attending the meeting, as well as the Boy Scouts. He thanked everyone who put hard work into the utility sale agreements.

Councilmember Bradley

Councilmember Bradley welcomed everyone to the meeting. He thanked the City employees who worked hard on the sale of the utility system. He reminded everyone to continue to fight the relocation of the State Prison to Eagle Mountain. The City is still on the short list.

Mayor Pengra

Mayor Pengra echoed the thanks expressed by the Councilmembers for the residents and Scouts in attendance. He noted the efforts of City staff in all departments to complete the utility sale agreements.

9. APPOINTMENT

- A. Cemetery Board – Jared Gray

MOTION: *Councilmember Steinkopf moved to appoint Jared Gray to the Cemetery Board to complete a term ending on December 31, 2015. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

City Recorder Fionnuala Kofoed administered the oath of office to Mr. Gray.

CONSENT AGENDA

10. MINUTES

- A. January 27, 2015 – Special City Council Meeting
B. February 3, 2015 – Regular City Council Meeting

MOTION: *Councilmember Ireland moved to approve the Consent Agenda. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

11. MOTION – Consideration of a Preliminary Plat for Eagle Top, Phase 2.

This item was presented by Planning Director Steve Mumford. The proposed Eagle Top Phase 2 subdivision is 0.629 acres, includes four lots and is located next to the existing Eagle Top subdivision. A hillside drain will be built to connect into the storm drain system. In regard to open space, the Planning Dept. recommended that the developer pay a fee-in-lieu for improvements to the nearby Skyline Ridge park, rather than constructing a small park in Eagle Top 2.

Councilmember Steinkopf asked whether the hillside drain will be adequate. Mr. Mumford stated that he will talk to the City Engineer tomorrow and let him know that's a concern.

MOTION: *Councilmember Burnham moved to approve a preliminary plat for Eagle Top, Phase 2, with the conditions listed in the staff report. Councilmember Ireland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions listed in the staff report are as follows:

- 1) Provide front and side yard landscaping, and utilize masonry materials to meet the bonus density requirements for 4 dwelling units per acre.
- 2) Pay a park fee-in-lieu of \$12,603.65.
- 3) Demonstrate proper drainage from the hillside north of the project.
- 4) Install a sidewalk along Golden Eagle Road.
- 5) Install an inlet for the storm drain ditch where it meets Golden Eagle Road.

12. MOTION – Consideration of a Preliminary Plat for Evans Ranch, Phase A.

This item was presented by Planning Director Steve Mumford. This plat includes 26 lots on 10.67 acres that were included on the approved Evans Ranch Master Development Plan. The project includes 3.54 acres of open space.

Councilmember Westmoreland stated that tennis courts are typically fenced. He asked if the sport court would be fenced. Mayor Pengra said the plans show a four-foot chain link fence.

Councilmember Bradley asked what kind of fencing would be allowed between the houses. Mr. Mumford said it would depend on the HOA's requirements. The City doesn't enforce those, but the fencing will have to meet City standards.

Councilmember Ireland asked about responsibility for public open space maintenance. Mr. Mumford said the split rail fence and the trail will be City owned and maintained.

Mayor Pengra asked about the master development agreement. His recollection was that there was some discussion of the City participating in the cost of a regional park, because there is no regional park in The Ranches. It was determined that the cost of pulling back the wash for the sake of safety would run into millions of dollars. The City offered to use impact fees for equipment, but not for moving dirt.

Mayor Pengra asked what concessions the City made with the development agreement. Mr. Mumford said the City allowed smaller lot frontages for the coving concept.

Discussion ensued on alternatives for improved and unimproved open space, and on how to manage the Tickville Wash.

MOTION: *Councilmember Bradley moved to approve a preliminary plat for Evans Ranch, Phase A, with the conditions listed in the staff report, as well as a requirement that original lot owners who wish to opt out of rear fencing do so in writing, subject to staff review. Councilmember Burnham seconded the motion.*

Councilmember Ireland asked if this would set a precedent. Mr. Cook said it would not. The agreement is that the developer is required to build the fence. This action only allows residents to opt out.

Mayor Pengra noted that the development was approved with the understanding that there would be a fence. Councilmember Bradley asked why the Council was considering allowing residents to opt out. Mr. Cook said the developer made the request, and the Council has the prerogative to grant the request if it chooses to.

The Council discussed fencing. Mr. Mumford stated that several years ago, the City added language to the City Code requiring fencing along rear lot lines facing collector roads to be installed with the infrastructure. This was done to prevent the developer and builder from avoiding the responsibility.

Those voting yes: Adam Bradley and Donna Burnham. Those voting no: Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion failed with a vote of 2:3.

MOTION: *Councilmember Ireland moved to approve a preliminary plat for Evans Ranch, Phase A, with the conditions listed in the staff report. Councilmember Steinkopf seconded the motion. Those voting yes: Ryan Ireland, Richard Steinkopf and Tom Westmoreland. Those voting no: Adam Bradley and Donna Burnham. The motion passed with a vote of 3:2.*

The conditions listed in the staff report are as follows:

1. Fencing for the project must comply with the approved master fencing plan.
2. Open space and amenities must be fully improved by 50% of the building permits being issued in the development. A cash bond is required with plat recordation.
3. An open space proposal shall be submitted and approved along with or prior to approval of Phase D, showing how the overall reduction in open space will be resolved.
4. Building permit site plans must be submitted with utilities to help with proper driveway placement. No water meters are allowed in driveways.
5. No more than 50% of the length of a home can be between 10 and 15 feet of another residence. The approved setback exhibit (with the MDA) must be followed.
6. A cash bond shall be provided to the City prior to recording the plat totaling a minimum of \$22,060 (11.03 acres x 2,000 = \$22,060) to be spent on public amenities in the northern portion of the project, above and beyond the minimum park improvements shown in this plan. The improvements must be approved by the City. Developer shall make these additional improvements to the public open space and dedicate it to the City prior to 50% of the building permits issued in the single-family areas of the master plan.

13. AGREEMENT – Consideration of a Purchase and Transfer Agreement between Eagle Mountain City and PacifiCorp, Doing Business as Rocky Mountain Power (RMP).

This item was presented by City Attorney Jeremy Cook. Eagle Mountain City has determined that it is in the best interest of the City to transfer electric service and all of the transferred assets used to serve the electric customers with Eagle Mountain City to RMP. The proposed agreement documents the terms of the purchase and transfer of electric utility system and assets to RMP.

Mr. Cook gave a brief statement of the final version of the agreement, pending a few minor adjustments.

The purchase price is \$21 million. The assets purchased are all of the City's electric facilities, the Public Works building and yard area, vehicles and trailers, substations and easements. Eagle Mountain will need to divest several agreements. The Horse Butte wind power agreement will be transferred to Lower Valley Energy of Wyoming at a cost of \$4,190,000, with the cost to be shared by the City and RMP. Several hedge shell agreements will be divested, also with the costs being shared by the City and RMP.

Councilmembers were concerned that they were being asked to vote on the agreement, when they hadn't seen the final version yet. Councilmember Ireland asked Mr. Cook how to word the motion to accommodate that concern. Mr. Cook said the Council could table the agreement and hold a special meeting, perhaps next Tuesday; they could approve the agreement subject to staff approval of any changes; or they could approve the agreement subject to a redline copy of any changes being provided to the Council before the Mayor signs it, giving the Council an opportunity to review the changes, and not authorizing the Mayor to sign the agreement until all Councilmembers approve the changes.

MOTION: *Councilmember Ireland moved to approve a purchase and transfer agreement between Eagle Mountain City and PacifiCorp, doing business as Rocky Mountain Power (RMP) subject to a redline copy of any changes being provided to the Council before the Mayor signs it, giving the Council an opportunity to review the changes, and not authorizing the Mayor to sign the agreement until all Councilmembers approve the changes. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

14. AGREEMENT – Consideration of an Asset Purchase Agreement between Eagle Mountain City and Questar Gas Company.

This item was presented by City Attorney Jeremy Cook. Eagle Mountain City has determined that it is in the best interest of the City to sell and transfer its natural gas distribution service and all of the transferred assets used in connection with the gas system to Questar Gas Company. The proposed agreement documents the terms of the purchase and transfer of the gas system and assets to Questar Gas Company. The purchase price is \$11.4 million for the gas facilities, including five regulator stations, one gas tap, and other equipment.

MOTION: *Councilmember Ireland moved to approve an asset purchase agreement between Eagle Mountain City and Questar Gas Company subject to a redline copy of any changes being provided to the Council before the Mayor signs it, giving the Council an opportunity to review the changes, and not authorizing the Mayor to sign the agreement until all Councilmembers approve the changes. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

15. MOTION – Consideration of a Preliminary Plat for the Public Works Property.

This item was presented by Planning Director Steve Mumford. This subdivision creates a 2.2 acre parcel that is being sold to Rocky Mountain Power with the sale of the utility system. The property is located on the southwest end of Pony Express Parkway and includes the Public Works Building site, yard and future expansion area. The parcel will be fenced.

Mayor Pengra stated that RMP has agreed to consider granting the City first right of refusal if they choose to sell the property in the future. The plat will need a slight adjustment along the property, which Mr. Cook felt that staff could approve without bringing it back to Planning Commission and City Council for approval.

MOTION: *Councilmember Burnham moved to approve a preliminary plat for the Public Works property, with minor changes subject to staff approval. Councilmember Ireland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

16. MOTION – Consideration of a Preliminary Plat for the North Substation Property.

This item was presented by Planning Director Steve Mumford. This subdivision creates a 6.3 acre parcel that is being transferred to Rocky Mountain Power in conjunction with the sale of the utility system. The property is located east of the golf course, adjacent to the power corridor. The additional property that is included with the substation property will be used for future substation expansion and potential equipment storage.

MOTION: *Councilmember Burnham moved to approve a preliminary plat for the north substation property. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

17. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Authorizing an Escrow Agreement and Such Other Actions as Necessary to Effect Payment or Defeasance of Gas and Electric Bonds.

This item was presented by City Attorney Jeremy Cook. In conjunction with the defeasance of the City's gas and electric bonds, the City must enter into an escrow agreement with the trustee to hold sufficient funds to make payments on the bonds until the call date. The Resolution authorizes the Mayor to enter into the escrow agreement and take such other actions necessary to defease the bonds. The agreement will be set up through U.S. Bank.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, authorizing an escrow agreement and such other actions as necessary to effect payment or defeasance of gas and electric bonds. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

18. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Steinkopf

No comment.

Councilmember Burnham

No comment.

Councilmember Ireland

No comment.

Councilmember Westmoreland

No comment.

Councilmember Bradley

No comment.

Mayor Pengra

Mayor Pengra thanked everyone for coming and staff for all their hard work. He acknowledged that the passing of these agreements will set the City on a different path.

19. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

None.

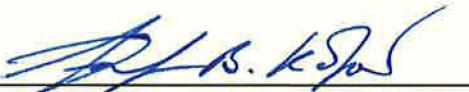
20. COMMUNICATION ITEMS

A. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 8:31 p.m. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON MARCH 3, 2015.



Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

March 3, 2015

Work Session 5:00 p.m. Policy Session 7:00 p.m.

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

5:00 P.M. WORK SESSION – COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Dave Norman, Public Works Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 5:06 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

- A. Discussion – Ranches Parkway and Pony Express Parkway Irrigation System

City Administrator Ifo Pili discussed the master irrigation system project for Ranches Parkway and Pony Express Parkway. Funds were approved for a system upgrade to remedy longstanding problems with overspray from sprinkler heads in the medians onto cars, as well as water run-off damaging the roads. After the design phase, an additional \$500,000 to \$1M will be required to rebuild the system or change the landscaping from grass to xeriscaping.

Parks and Recreation Department Director Brad Hickman stated that he estimated the cost of improving the medians on Pony Express Parkway at \$155,000, based on the rates charged for an irrigation system for a new median last year.

Councilmember Westmoreland asked if it would be less expensive to use sensors instead of timers. Mr. Hickman said the system is so fragmented that sensors would have to be purchased for every timer. Each timer should control 48 stations, but some wires are broken and those stations are battery-operated.

Mayor Pengra stated that the project involves other issues such as adequate watering for trees and high berms that obstruct drivers' views, as well as fact that Eagle Mountain is in a desert. The comprehensive approach has to address all those issues. There are a number of ways to approach it. The City can make a difference, but it can't solve the problem.

Mr. Hickman said there's between 350 and 400 valves in the medians on both those roads in The Ranches. Installing sensors for half of them, at \$70 apiece, would be expensive. It will help, but it won't solve the problem of water running onto the road. He would prefer a more comprehensive solution.

Councilmember Ireland asked how Pony Express Parkway will look in twenty years. City Engineer Chris Trusty stated that it is expected to be a four-lane road, possibly with a bike lane outside of the existing curb and gutter. There would still be landscaped islands in the roadway.

Planning Director Steve Mumford said the only way the islands were likely to be removed would be if mass transit were added to the roads.

Councilmember Steinkopf stated that the problem with xeriscaping is that it's often not done to beautify the area. Just putting down some colored rock and an occasional shrub isn't adequate. Mr. Hickman responded that the plan would be to replicate the xeriscaping in the median in Pony Express Parkway near Ridley's grocery store.

Councilmember Ireland asked if it would be practical to phase the project, starting with the medians that run the most water into the road. Mr. Hickman said that would work. It could also be phased to include the most recently improved areas first, so those newly-surfaced roads won't fail.

Mayor Pengra asked for specific figures. Mr. Hickman said that Pony Express Parkway would cost \$155,000, based on \$4.50/sq ft. Ranches Parkway would cost \$875,000 because the medians are much bigger. The rate doesn't include dirt work. It also doesn't include the medians along Pony Express Parkway that have no turf.

Councilmember Steinkopf pointed out that xeriscaping will have maintenance costs, although they'll be less than maintenance costs for turf.

Mayor Pengra suggested that using \$150,000 from the proceeds of the utility sale on the landscaping would make a meaningful return to residents who have paid into the utility systems for years.

2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.

10. Bond Release – Sweetwater 4

City Engineer Chris Trusty requested that the bond release be removed from the agenda.

11A. Pony Express Pipeline Change Order – VanCon

Public Works Director David Norman explained that the pipeline project is complete. The change order is due to unexpected costs. Underground work requires dealing with issues that can't be found by evaluations done above ground. In this case, the contractor found a large storm drain line at the intersection of Pony Express and Ranches Parkways that City employees were unaware of. They also weren't able to run the City line above the Kern River gas line as they had hoped, so the City line had to be redesigned. Other issues were encountered, as well. The Public Works Department negotiated the additional costs with the contractor, reducing the contractor's requested amount by \$30,000.

The issues found during this project will be added to the City's GIS records, so they won't cause problems in future projects. Mayor Pengra pointed out that this is one of the reasons the City invested in a GIS system and created a separate department for Engineering and GIS.

Even with the change order, the project is well under budget.

11A. Pony Express Pipeline Change Order – Psomas

Psomas was the engineering firm on the project. Psomas incurred an extra \$3,950 in fees for City inspectors for the work that required the change order. The contractor reduced his fee by that amount and the City passed the funds through to Psomas. In addition, a project on Cedar Drive was added to the pipeline project. Combining the projects reduced the cost rather than bidding the project separately.

12. Pony Express Pipeline Final Payment – VanCon

This project was funded through a State loan process. The process requires the City to bond. The State sets a low interest rate and guarantees the rate. It's a 15-20 year bond with no penalty for early payment. Post-construction issues are bonded under the one-year warranty. For example, three leaks and a defective valve were discovered in the line months after it was completed. There was no charge to the City to repair them. The re-seeding of the land hasn't been successful so far. The contractor is required to bring the land back to its original state or the City could pull the bond.

13. Resolution Amending the Consolidated Fee Schedule

David Mortensen, City Treasurer, described the changes that needed to be made to the Consolidated Fee Schedule. Most are fees deleted due to the sale of the natural gas and electric systems. Other fees will be reduced because of the sale. The temporary power pedestal fee of \$175 will become a pedestal inspection fee of \$100. The inspection will be done by the Building Department. The \$25 power account reconnect/disconnect fee will be transferred to water disconnections and reconnections. The utility account deposit will be \$40, and will apply to any account opened in the City. Utility deposits used to be tied only to gas, electric and water accounts in the past. The late fee of \$25 or 1% of the delinquent balance will be decreased to \$15 or 1% of the delinquent balance. The \$75 fee for three-day temporary power will be decreased to \$50. There are also some changes clarifying wording that could have been stated more clearly.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held.

The meeting was adjourned at 6:00 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Dave Norman, Public Works Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:06 p.m.

5. PLEDGE OF ALLEGIANCE

Boy Scout Troop 1250 presented a flag ceremony.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Utilities Sale Closing** – Final signing for the gas and electric utilities sale will occur tomorrow at 9:00 a.m.
- **Spring Soccer and Baseball Registration** – Regular registration for youth spring soccer and baseball is available through tomorrow. Late registration is available through March 13. Please check the City website, Recreation tab for program details and online registration.

7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

Bekah DeMordaunt introduced herself as a District Representative for Rep. Mia Love. Rep. Love recently opened her district office in West Jordan. Members of her staff plan to attend City Council meetings as often as possible, quarterly or at least bi-annually. Rep. Love hosted a tele-town hall meeting, taking questions on various Congressional issues. The House passed legislation that would repeal Obamacare, and several committees are working on plans to replace Obamacare. The Senate did not pass the bill. Rep. Love would like to see Obamacare repealed and replaced by other legislation regarding health care. Rep. Love supported a Keystone Pipeline bill that was vetoed by Pres. Obama. She is a proponent of returning control of education to state and local authorities and is supporting legislation prohibiting using Federal funds to promote the Common Core education standards.

8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf was happy to see the Boy Scouts at the meeting. He reminded everyone that Daylight Savings time begins on March 8.

Councilmember Burnham

Councilmember Burnham thanked the Boy Scouts for coming. She appreciated the service Boy Scouts provide to the community.

Councilmember Ireland

Councilmember Ireland commended the Boy Scouts who presented the flag ceremony. It was very well done. He appreciated the respect they showed during the flag ceremony

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone to the meeting and thanked them for being here.

Councilmember Bradley

Councilmember Bradley thanked the Boy Scout leaders for their hard work and for bringing the boys to the meeting. He thanked Ms. DeMordaunt for the update from Rep. Love's office.

Mayor Pengra

Mayor Pengra asked one of the Boy Scouts what troop he was from and what merit badge he was working on. He thanked the Boy Scouts for coming. He announced the signing of the utility sale agreements tomorrow, which concludes a long process of hard work for City staff and the City Council.

CONSENT AGENDA

9. MINUTES

- A. February 17, 2015 – Regular City Council Meeting

10. BOND RELEASE – Into Warranty

- A. Sweetwater, Phase 4

11. CHANGE ORDER

- A. Pony Express Pipeline Project – VanCon Construction Company
B. Engineering and Construction Management Services for the Pony Express Pipeline Project – PSOMAS Engineers

12. FINAL PAYMENT

- A. Pony Express Pipeline Project– VanCon Construction Company

MOTION: *Councilmember Ireland moved to approve the Consent Agenda, removing item 10A. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

13. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule.

The Consolidated Fee Schedule is being amended to remove fees associated with electric and gas services, since the two utility systems are in the process of being sold to Rocky Mountain Power and Questar Gas. The Building Department will perform the inspection for all temporary electrical power pedestals. The fee associated with temporary electrical power pedestals will be reduced from \$175 to \$100, since the City will no longer install the temporary pedestals. The effective date of the Resolution will be the closing date of the sale.

MOTION: *Councilmember Ireland moved to adopt a Resolution of Eagle Mountain City, Utah, amending the Consolidated Fee Schedule. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

14. BID AWARD – Consideration and Award of Bid for an Elevator for the Energy Building.

This item was presented by City Engineer Chris Trusty. The proposed bid award is for the installation of an elevator in the Energy building. The basement of the building is being finished to accommodate some additional office space for City staff with the sale of the Public Works building to Rocky Mountain Power. This item was tabled from the February 6, 2015 City Council meeting.

MOTION: *Councilmember Burnham moved to award a bid to Schindler in the amount of \$52,000 to provide and install an elevator in the Energy building. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

15. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

Councilmember Steinkopf

No comment.

Councilmember Burnham

No comment.

Councilmember Ireland

No comment.

Councilmember Westmoreland

No comment.

Councilmember Bradley

No comment.

Mayor Pengra

No comment.

16. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

Councilmember Ireland reported that the Youth City Council needs advisors.

Councilmember Westmoreland stated that Planning Commission is running smoothly.

17. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

18. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 7:26 p.m. Councilmember Westmoreland seconded the motion. Those voting yes: Adam*

Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.

APPROVED BY THE CITY COUNCIL ON MARCH 17, 2015.

A handwritten signature in blue ink, appearing to read 'F. B. Kofoed', written over a horizontal line.

Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

March 17, 2015

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

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

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. Adam Bradley was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Linda Peterson, Public Information Director; Chris Trusty, City Engineer; Jeff Weber, Asst. Public Works Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:05 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

- A. Discussion – Development along Lake Mountain Road and other gravel roads.

City Administrator Ifo Pili stated that a developer has presented a proposal to the Development Review Committee for a project along Lake Mountain Road. The committee wanted to know what the Council thought about allowing projects with lots smaller than one acre, allowing development without having the road paved, and what they thought about the City paving the road.

Planning Director Steve Mumford said that several developments along Lake Mountain Road have been proposed over the years. The City's response has always been that the road would have to be paved all the way to the nearest paved road to provide public safety access. The only development that was completed was Eagle Point I. Because it was constructed right next to Eagle Mountain Blvd., the cost to pave the road was lower.

For perspective, Mr. Mumford calculated how much traffic would likely be generated by development of five-acre and/or one-acre lots along Lake Mountain Road. The International Traffic Engineering manual states that the existing 12 homes = 115 trips per day, add 1344 trips per day for 5 acre lots, and 6719 trips per day for one acre lots, if all property is developed.

Another issue to be considered is future land use planning for the area. The General Plan is in the process of being updated right now. Most of the existing lots are five acres or larger. The Council will need to decide what the City wants for the area in the future.

Chief Rand Andrus stated that the Municipal Code requires a paved road with fire hydrants. Several years ago, the City sought a grant for installation of hydrants, but the

Community Development Block Grant (CDBG) program is based on the median income of the residents, which was too high. There are developers now who are willing to bring in hydrants. It would be possible to allow equivalent solutions rather than strict adherence to Code, such as installing hydrants and requiring sprinklers in all the homes, rather than paving the road. As traffic increases on Lake Mountain Road, however, the road will deteriorate. In winter, snow plows degrade the condition of the road, as well. Chief Andrus said he has never told developers they couldn't develop, but blacktopping the road and bringing in a water line for the hydrants have been prohibitively expensive. The Code allows developers to propose other equivalent options, but none have been able to come up with something truly equivalent. Some have proposed only installing sprinklers in the homes but, lacking hydrants, that's not equivalent. Several years ago, the Dump Fire came very close to Lake Mountain Road.

Mr. Pili said the City has ordered a geotechnical study to determine how much development the road can handle in its current condition.

Councilmember Ireland asked about ownership of the land along Lake Mountain Road. Mr. Mumford stated that some is owned by the Bureau of Land Management (BLM) and the rest is privately owned.

City Engineer Chris Trusty said paving the road is not on the City's Capital Facilities Plan. It's considered a low-density residential road. For the City to pave it, it would have to be reclassified as a collector road so the City could collect impact fees. It would take quite a while to collect enough impact fees to pave the road.

Councilmember Ireland said that he didn't feel the area had to have five-acre lots, but transition from smaller to larger lots needs to be adequate. He didn't see why the City would pave the road for a developer's project, but the road should be paved with any additional development, as is required in the Code.

Mr. Pili asked if Councilmember Ireland thought the Code should be modified. Councilmember Ireland said that if there were more examples to be considered, he would be able to consider it from a larger view. In this single instance, the Code applies.

Mr. Mumford said the only other instance he knows of where there is development along a gravel road is towards the south, near the hog farm and the sod farm. There are a few homes there. A property owner there asked to subdivide a few lots.

Councilmember Burnham said the City wants to work with property owners, but a gravel road is only appropriate for homes spread wide apart, such as in farming communities. Subdivisions require paved roads that meet the Code.

Councilmember Westmoreland asked how an assessment area would work. Mr. Pili explained that it would depend on the funding mechanism. The assessment on each property would be very high. Mr. Trusty said the road base may be good enough to pave over, but storm drainage and infrastructure needs to be brought in.

Councilmember Westmoreland asked what density of development would be required to make an assessment area feasible. Mr. Mumford said there would probably need to be 70 five-acre lots or 350-400 one-acre lots.

Mr. Pili pointed out that the City would incur some financial risk by creating an assessment area. He didn't believe it would be a good investment for the City.

Councilmember Burnham felt that allowing development without requiring the road to be paved would be unfair to other developers who are required to pave.

Chief Andrus pointed out that the paved area would have to include turn-outs every 150 feet.

Councilmember Steinkopf asked what the City would do when future residents ask the City to pave the road.

City Engineer Chris Trusty stated that he calculated the cost of paving the road. If the drainage swales were retained instead of adding curb and gutter, it would be about \$2M.

Mr. Mumford said the Fire Marshal told him that, as fire safety goes, a few homes could be built on individual lots without paving the road, if the homes had sprinkler systems installed, but there is still the question of whether the City wants to allow any building at all without a paved road.

Councilmember Ireland said there's a significant difference between the impact of one home on a five-acre lot versus a subdivision. He would support building a few individual homes without paving the road.

2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.

11. Lakeview Estates Rezone

Mr. Mumford explained that the property is about sixty acres south of Meadow Ranch Plat 7. The existing zoning is Agricultural. It's surrounded by lots from one-half to five acres, which are zoned Rural Residential. It can be developed with drainage swales along the roads, or the City can require curb and gutter with trails.

Rezoning must comply with the City's land use plan. Proposed uses and densities must be compatible with surrounding uses and densities. Incompatible uses must be buffered from others according to City transitioning standards.

Residents attending Planning Commission meetings expressed concerns about lots smaller than ½ acre. The minimum lot size has since been increased to half an acre. Residents were also concerned about traffic on Sunset Drive. The City has required the developers to have a traffic study completed by the time the subdivision plat is brought for final review. The Cedar Pass Ranch HOA wanted its horse trails preserved.

Councilmembers Westmoreland and Ireland asked about the 300-foot right of way that should be conserved for UDOT. Mr. Mumford said UDOT doesn't expect to require all of the 300 feet. It's a conservative estimate. It wouldn't cut into the slope enough to be a hazard for houses nearby. The lots have to have a 50-foot rear setback.

Councilmember Burnham said the detention basin will be used as a replacement for the lot size buffering, but she didn't see how that would work for the lots at the end of the project. Mr. Mumford said there were a few possibilities. He thought those lots would need to be at least three-quarters of an acre. Councilmember Burnham pointed out that that wouldn't meet the requirements of the Code. Mr. Mumford said the road could be considered part of the buffering.

Councilmember Steinkopf brought up the detention pond and park in Stonebridge, which allows for transition but isn't used much as a park.

Mayor Pengra pointed out that the item on the agenda is only a rezone, not a preliminary plat.

12. Municipal Code Amendments

The proposed amendments redefine "group home" to eliminate the distinction between large and small group homes, which is mentioned in the definitions section, but not in the rest of the chapter. Councilmember Burnham asked if the City can limit group homes to no more than eight residents. City Attorney Jeremy Cook said a group home operator could request a reasonable accommodation for more residents, but they would have to prove that the accommodation was reasonable.

Councilmember Steinkopf asked about minimum parking at homes for elderly residents. He didn't feel that one parking space per four beds was enough. Mr. Mumford explained that the expectation was that the residents were expected to be people who weren't likely to drive. He said he could check with other cities on their standards. Councilmember Steinkopf asked that the definition be clarified to indicate that the facilities are care centers.

Councilmember Burnham asked Mr. Mumford why condominiums had to have garages, but apartments didn't. Mr. Mumford said that the original proposal was to treat them the same, but the Planning Commission recommended the change.

Councilmember Burnham stated that there are apartments in Saratoga Springs with rear garages. Some of the residents park their cars in front of their garages, blocking other drivers. She wanted to be sure that Eagle Mountain requires enough space to keep residents from parking in the way of others.

Councilmember Westmoreland asked why the amendments include a maximum parking allowance for retail spaces. Mr. Mumford explained that the idea is to encourage walkable areas without large parking lots.

The Code amendments regarding building permits remove the requirements for utility inspections, since the electric and gas utilities have been sold to private companies. They also give the Development Review Committee more flexibility in approving large commercial or multi-family projects.

13. Second Addendum to the Rodeo Grounds Agreement

City Attorney Jeremy Cook explained that the rodeo grounds lease agreement requires the Rodeo Committee to seek approval from the City for events that will have a total attendance of 250 people or more. The addendum designates the City Administrator or his/her designee as the approval authority. It also reduces the comprehensive public liability and property damage insurance requirement from \$3,000,000 aggregate to \$2,000,000 and clarifies the operational costs associated with events at the rodeo grounds.

Councilmember Burnham asked how much fire and police protection cost the City last year for the rodeo. City Recorder Fionnuala Kofoed responded that there were no actual costs to the City. Councilmember Burnham asked if the City would consider being a co-sponsor of the rodeo, which would save the Rodeo Committee the cost of fire and police protection.

Mr. Pili said that it had been discussed and the Mayor and staff had no objection. Councilmember Ireland asked if co-sponsorship would create liability for the City. Ms. Kofoed said that the City would only be liable if it was shown to be negligent. She recommended having the City's insurance agency, the Utah Local Governments Trust (ULGT), inspect the facility every year and follow through on ULGT's recommendations.

Mayor Pengra asked what level of participation the City would have with the Rodeo Committee. Ms. Kofoed said the City's Public Information Director would promote the event as time permitted.

Chief Andrus stated that the Unified Fire Authority is Eagle Mountain's fire department, so it won't charge for special events co-sponsored by the City, except for normal charges for ambulance transportation.

The other change covered by the addendum refers to costs of operation. With the recent sale of the utilities, meters have been installed at the rodeo grounds and as such, there will be hard costs associated with the use of the facility which may be passed on to the tenant.

Rodeo Committee President Jared Gray asked how the committee would get official approval for events, so they can start selling tickets. Councilmember Ireland told him that if the addendum passes tonight, he can get permission from Mr. Pili tomorrow.

14. Water and Sewer Revenue Bonds

Mr. Cook stated that the installation of a sewer line to White Hills has come before the Council several times. This Parameters Resolution sets the maximum amount and interest rate for the bonds and the timeline for approval.

15. Consolidated Fee Schedule

Building Official Kent Partridge explained that previous versions of the Consolidated Fee Schedule referred to a table in the 1997 Uniform Building Code, which is now obsolete. The current Uniform Building Code allows each jurisdiction to establish fees. This fee table has been Eagle Mountain's regular fee calculation tool and the rates have not increased.

16. Federal Aid Agreement for the Pony Express Parkway Widening

Eagle Mountain City was awarded \$3,589,000 in State-administered Federal funds for the widening of Pony Express Parkway from Porter's Crossing to 800 West in Saratoga Springs. This is a continuation of another project which will widen Pony Express Parkway from Redwood Road to 800 West. Federally funded projects require a 6.7% match from the sponsoring agency, which in this case amounts to \$242,975. The federal funds total \$3,346,025, providing for a total amount of \$3,589,000.

Because of funding mechanisms created by the Mountainland Association of Governments (MAG) to accommodate multiple projects, Provo City will reimburse Eagle Mountain for the matching funds.

Councilmember Ireland asked why the Council is being asked to approve this agreement before Provo City approves the interlocal agreement approving the reimbursement. Mr. Trusty stated that it allows Eagle Mountain to move forward with identifying rights-of-way, which requires a long lead time.

Jeff Scott, the developer of the Lake Mountain Road project, asked for a few moments to explain the project that the Council had discussed earlier in the Work Session. He said that the proposed development is an all energy-efficient project on one-acre lots. Each house will have to use half or less of the utility use of an average home. It's being overseen by a group of retired contractors from all over the country. He felt it would be a very good thing for the City. He felt the road could be surfaced with an alternative to pavement which would meet the City's requirements. Geneva Rock gave him a price for under \$1,000,000 for the whole road. An assessment on each new home would allow for additional improvements to the road.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No Closed Executive Session was held.

Mayor Pengra adjourned the meeting at 6:01 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Dave Norman, Public Works Director; Steve Mumford, Planning Director; Kent Partridge, Building Official; Linda Peterson, Public Information Director; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:03 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Spring Clean-Up/Dump Passes** – Eagle Mountain City will not be offering spring clean-up dumpsters this year as we have typically done in April, due to demands on staff time. The City offers two free dump passes per household per year. For the month of April we will provide an additional dump pass if needed. Passes are available at the reception desk or utility billing office at City Hall. The Ranches HOA also offers two dump passes per year.
- **Balance Your Life (Seniors Activity)** - The Seniors (ages 55+) will host a presentation, "Balance Your Life," on Monday, March 23 from 5:00 to 6:30 p.m. Dinner is included. Admission is free.

- **Easter Egg Hunt** – The annual Easter Egg Hunt will be held at Nolan Park on Saturday, April 4. Start time is 10:30 a.m. SHARP. Please be advised that this event is usually over in less than five minutes. There are three age divisions: 3-5, 6-9, and 10-12. Admission is free. There are over 24,000 eggs. Bring your own basket. Parents are not allowed in the egg hunt area for safety reasons.
- **Household Hazardous Waste Collection Day** – Utah County Health Department is offering a drop off of household hazardous waste such as paint, pesticides, medications, and electronics on Saturday, April 11 from 9:00 a.m. to 3:00 p.m. at Provo Towne Center Mall’s west parking lot. For a complete list of acceptable items and more information, please visit www.utahcountyhealth.org/hhw.
- **United for Adoption Fun Run** – Join Miss Eagle Mountain Alyssa Diaz for a Fun Run to benefit an adoptive family on Saturday, April 25 from 10:00 a.m. to noon. More information and registration is available on the City website, Calendar.

7. **PUBLIC COMMENTS** – Time has been set aside for the public to express their ideas, concerns and comments.

D.J. King, a resident of Westview Heights, felt that all the lots along the perimeter of Lakeview Estates should be one acre in size, to mirror the lots in Westview Heights. He said the detention pond and open space could be counted in the perimeter lot space, but the lots adjacent to the highway should be one acre each.

Mayor Pengra noted that the lot layout presented during Work Session was an example only. It is not under consideration at this meeting. The only decision being made is whether to rezone the land to Residential rather than Agricultural.

Nate Brusick, a resident of Westview Heights, said that he spoke for several of his neighbors, as well as friends in Cedar Pass Ranch. They supported development, but they it to be held to the same standards as Westview Heights. They felt that keeping larger lots next to Wride Memorial Highway should be required in case any land needed to be purchased by eminent domain for widening the road.

Mayor Pengra reiterated that there will be a public hearing for the rezone later in the meeting.

8. **CITY COUNCIL/MAYOR’S ITEMS** – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf welcomed everyone to the meeting. Happy St. Patrick’s Day!

Councilmember Burnham

Councilmember Burnham also welcomed everyone. She wished her husband and Mayor Pengra’s wife happy birthday.

Councilmember Ireland

Councilmember Ireland expressed appreciation for everyone who supported his “family holiday.”

Councilmember Westmoreland

Councilmember Westmoreland encouraged everyone to take their trash home if they had an event at the parks and not overload the trash cans preventing regular use.

Councilmember Bradley

Councilmember Bradley welcomed everyone and apologized for missing Work Session. He was disappointed that the City won't be offering spring clean-up dumpsters this year.

Mayor Pengra

No comment.

CONSENT AGENDA

9. MINUTES

A. March 3, 2015 – Regular City Council Meeting

10. BOND RELEASE – Out of Warranty

A. Meadow Ranch V, Plat 1

MOTION: *Councilmember Ireland moved to approve the Consent Agenda. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

PUBLIC HEARING

11. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Rezoning Lakeview Estates.

This item was presented by Planning Director Steve Mumford. The proposed ordinance is in response to a request by the developer to rezone approximately 67 acres of land from Agricultural to Residential. The property is located southeast of the Sunset Drive and Wride Memorial Highway (SR 73) intersection. The developer will have to bring a subdivision plat before the Council that meets City Code requirements for lot size transitioning, road access, park space and park improvements.

The current zone is Agricultural, which is the default zoning until another type of zoning is requested. To the west is Westview Heights, which has half-acre and one-acre lots. To the south and east is Cedar Pass Ranch, which has primarily five-acre lots. To the north is Meadow Ranch, which has one-acre or larger lots in most of the development. Most of the areas surrounding the property are zoned Rural Residential.

Mayor Pengra opened the public hearing at 7:27 p.m.

Lou Carroll, a resident of Cedar Pass Ranch, had been worried about buffering, but most of his concerns were addressed by Mr. Mumford's presentation. He appreciated the work that was done to ensure that the project would be properly buffered from larger properties like his.

Susan Hubbard, a resident of Cedar Pass Ranch, moved to Eagle Mountain to live in a rural atmosphere. Regarding traffic, she wanted the new project to have its own entrance to Wride Memorial Highway. She walked over and saw what is buffering the project from the highway, and

it's a big dirt hill. She wondered if the developer would have to remove that to build what he's planning on.

Mayor Pengra stated that this rezone is like a box that is being changed from Agricultural zoning to Residential.

Mayor Pengra closed the public hearing at 7:34 p.m.

Councilmember Bradley asked what zoning was in Cedar Pass Ranch. Mr. Mumford responded that it is Residential with base density. The lot sizes are almost Agricultural. Councilmember Bradley didn't think the hill made much of a buffer. He felt the project's zoning should be Rural Residential. He commented that he was in favor of the rezone, but not of the concept plan.

Councilmember Ireland asked Mr. Mumford to explain the development process. Mr. Mumford stated that, after a rezone, a developer submits a preliminary plat. The plat is reviewed by City staff, including the Development Review Committee, with the developers for lot and road layout, parks, trails and amenities. The Fire Marshal reviews it for road access. The City has required a traffic study for this project, as well, to see what improvements may be needed for Sunset Drive and whether the project needs additional access to the highway.

After the staff review, the Planning Department mails out notices to all property owners within 600 feet of the property about ten days before the Planning Commission meeting in which recommendations are made for the City Council. Once the preliminary plat is approved by the City Council, the developer submits a final plat for final staff approval, which includes construction drawings for roads and utilities. After the roads and utilities have been constructed and approved, the developer can begin building homes.

Councilmember Ireland explained to the audience that the lot layout on the projector screen was not being voted on, just the change from Agricultural to Residential zoning. There will be two more public hearings before the project has final approval.

MOTION: *Councilmember Ireland moved to adopt an Ordinance of Eagle Mountain City, Utah, rezoning Lakeview Estates, with the condition stated in the staff report. Councilmember Burnham seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The condition listed in the staff report is as follows:

The applicant shall work with UDOT and the City to resolve UDOT's request for right-of-way preservation prior to receiving approval for a preliminary plat.

Councilmember Ireland told the residents who made public comments that he appreciated their concerns and comments and encouraged them to continue being involved in the next couple of steps.

Councilmember Bradley said that designs rarely get better after the concept plan. He encouraged residents to stay involved.

Mayor Pengra was uncomfortable with Councilmember Bradley's characterization. The concept plan has already been improved from its original design.

PUBLIC HEARING

12. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapters 15, 16 and 17 of the Eagle Mountain City Municipal Code.

This item was presented by Planning Director Steve Mumford. The proposed ordinance amends Sections 17.10.030 and 17.75.060 of the Eagle Mountain Municipal Code to eliminate the references to large and small group homes, which are mentioned in the definitions section, but not in the text. There are also amendments to Sections 15.10.230 and 16.60.050, updating the building permit approval process because of the sale of the City's power and gas utilities. The last amendment clarifies and improves off-street parking standards to be more in line with regional and national practices in Table 17.55.120(c). The amendments are detailed in the Work Session section of these minutes.

Councilmember Westmoreland suggested that the Code use consistent language when referring to similar projects, such as the requirements in the parking table. He also suggested removing the redundant reference to farm industry.

Mayor Pengra opened the public hearing at 7:50 p.m.

Nate Brusick said that City employees should go to the group home in Westview Heights and correct the violations that exist such as, including more residents than are allowed and residents going off-property. He felt the permit should be revoked. He also said that he used to live in the Highlands neighborhood, which had five-foot side setbacks. He had two parking spaces and three cars. He thought that there should be more parking space required.

Lou Carroll asked if these are the minimum parking requirements. Mayor Pengra said they were. He asked the Council to make sure there is adequate parking at elderly care centers for visitors.

Mayor Pengra closed the public hearing at 7:53 p.m.

Councilmember Burnham asked why the Code makes a distinction between condominiums and apartments. She didn't think either one needed an enclosed garage.

Councilmember Bradley suggested changing the requirement from enclosed parking to covered parking.

Discussion ensued on apartments vs. condominiums and other parking issues. Mr. Mumford said the Planning Department could review the parking amendments and bring them back to the Council.

MOTION:

Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, amending Chapters 15, 16 and 17 of the Eagle Mountain Municipal Code, striking out the section of Table 17.55.120c that says "Apartments," striking the phrase in the section above that says "other than apartments" and striking "one space per unit to be within a fully enclosed garage."

Mr. Mumford asked if Councilmember Burnham would approve requiring garages for townhouses. She said she would. She didn't think there should be a distinction between apartments, multi-family dwellings and condominiums, and she didn't think any of them should be required to have a garage.

Councilmember Ireland asked Mr. Mumford to define "townhouse" and "condominium." Mr. Mumford responded that ownership of a townhouse includes a small yard. Ownership of a condominium only includes what's inside the building. He said he could adjust the language to make it clear that stacked units would not require garages.

AMENDED MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, amending Chapters 15, 16 and 17 of the Eagle Mountain Municipal Code, labeling the third section of Table 17.55.120c "Townhouses", labeling the fourth section "Condominiums and Multi-family Dwellings", striking out the phrase "other than apartments", and striking the section labeled "Apartments." Councilmember Ireland seconded the motion.*

Councilmember Ireland asked Mr. Mumford if the table, as changed, was sufficiently clear from a code enforcement standpoint. Mr. Mumford said that it was.

Mayor Pengra asked if there was any benefit in having a line item for apartments. The word is used in other sections of the Code and has a specific meaning to developers. Councilmember Burnham agreed to withdraw her motion.

SUBSTITUTED MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, amending Chapters 15, 16 and 17 of the Eagle Mountain Municipal Code, moving "Townhouses" to its own section of Table 17.55.120c and attaching the description now attached to "Townhouses, Condominiums and Multi-family Dwellings" to "Townhouses", moving "Condominiums and Multi-family Dwellings" to the section now labeled "Apartments"; on the line where it says "Multi-family Dwellings", changing "other than apartments" to "other than townhouses" and adding "Apartments" to "Multi-family Dwellings."*

After a brief discussion, she added the following:

Change "Multi-family Dwelling" to "Apartment" and get rid of "Other Than Townhouses." Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland and Richard Steinkopf. Those voting no: Tom Westmoreland. The motion passed with a vote of 4:1.

13. AGREEMENT – Consideration of the 2nd Addendum to the Eagle Mountain City Rodeo Grounds Operation, Management and Lease Agreement.

This item was presented by City Attorney Jeremy Cook. The proposed amendment to the Rodeo Lease Agreement reduces the comprehensive public liability and property damage insurance requirement from \$3,000,000 aggregate to \$2,000,000 and delegates the City Administrator or

designee as the approval authority for events that will have a total attendance of 250 people or more.

It also clarifies that the Rodeo Committee is responsible for all expenses incurred in holding events, such as water, power, lighting, police, ambulance service, crowd control, etc. It doesn't prohibit the City from sponsoring events and paying expenses, but the default is that the committee is responsible.

Mayor Pengra asked Jared Gray, President of the Rodeo Committee, if he was comfortable with the 250 attendance threshold for City approval. Mr. Gray said he was. It was a matter of finding a number that generally reflected an amount of spectators that was large enough for the City to be aware of.

Councilmember Burnham said she had heard that the committee was planning to change its name. She wanted to know if a name change would require another addendum to the agreement. Mr. Gray said the committee planned to change its name to Pony Express Events doing business as Pony Express Rodeo. Mr. Cook suggested keeping the committee's name the same, doing business as whatever new name they wanted to use, to avoid having to amend the agreement.

MOTION: *Councilmember Ireland moved to approve the 2nd addendum to the Eagle Mountain City rodeo grounds operation, management and lease agreement. Councilmember Burnham seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

Mr. Gray announced that the rodeo will be held on May 22, 23 and 25, Memorial Day Weekend. The demolition derby will be held on June 6 and the motocross event in the third week of July.

14. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More Than \$600,000 Aggregate Principal Amount of Sewer Revenue Bonds, Series 2015: Fixing the Maximum Aggregate Principal Amount of the Bonds, the Maximum Number of Years Over which the Bonds May Mature, the Maximum Interest Rate which the Bonds May Bear, the Maximum Discount from Par at which the Bonds May be Sold; Providing for the Publication of a Notice of Public Hearing and Bonds to be Issued; Providing for the Running of a Contest Period; Authorizing the Execution by the Issuer of a Supplemental Indenture of Trust, and Other Documents Necessary for the Issuance of the Series 2015 Bonds; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transactions Contemplated by this Resolution; and Related Matters.

This item was presented by City Attorney Jeremy Cook. The proposed resolution sets the parameters for sewer revenue bonds that will be issued by the City to fund the construction of a pump station and sewer line from White Hills to the City's existing sewer treatment facility to remedy the failing White Hills sewer system. This is a procedural step required by the bonding process.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, authorizing the issuance and sale of not more than \$600,000 aggregate principal amount of Sewer Revenue Bonds, Series 2015: fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest*

rate which the Bonds may bear, the maximum discount from par at which the Bonds may be sold; providing for the publication of a notice of public hearing and bonds to be issued; providing for the running of a contest period; authorizing the execution by the issuer of a supplemental indenture of trust, and other documents necessary for the issuance of the Series 2015 Bonds; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution; and related matters. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.

15. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule.

This item was presented by Building Official Kent Partridge. The Consolidated Fee Schedule is being amended to include a building fee table. The building fees charged by the City are not being changed.

MOTION: *Councilmember Ireland moved to adopt a Resolution of Eagle Mountain City, Utah, amending the Consolidated Fee Schedule. Councilmember Steinkopf seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

16. AGREEMENT – Consideration of a Federal Aid Agreement between Eagle Mountain City and the State of Utah Department of Transportation (UDOT).

This item was presented by City Engineer Chris Trusty. Eagle Mountain City will receive financing from Federal-aid highway funds for the Pony Express Parkway expansion project. The widening project will match and continue the widening project on Pony Express Parkway from Redwood Road to 800 West. The proposed agreement documents the terms of the funding. The funds will actual become available in October. UDOT recommends that Eagle Mountain begins designing the project and acquiring rights-of-way, so that construction can begin as soon as possible.

Mayor Pengra explained that regional transportation planning involves two committees evaluating and funding projects. This year, all the projects were approved, but Provo and Eagle Mountain needed to coordinate their funding to enable both projects to be constructed. That coordination will be set in an interlocal agreement between Provo and Eagle Mountain, which will be signed in the near future.

MOTION: *Councilmember Bradley moved to approve a Federal aid agreement between Eagle Mountain City and the State of Utah Department of Transportation (UDOT). Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Richard Steinkopf and Tom Westmoreland. Those voting no: Ryan Ireland, The motion passed with a vote of 4:1.*

17. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

Councilmember Steinkopf

Councilmember Steinkopf suggested that the City website mention the City cemetery. Not very many people seem to know about it.

Mayor Pengra said it hadn't been advertised much because of the wait for the software and plot markers. City Recorder Finn Kofoed said that the grant application is being made for the software and there's been discussion about an entrance monument and an opening event. Plots are already being sold.

Councilmember Burnham

Councilmember Burnham mentioned that the check-out system at the library is taking longer. She said that in order for the library to be certified, it needs to have a certain number of people using it. The counting system at the door is having issues, making it necessary to turn off the security feature on each book before it leaves the library. Library staff is working on the problem.

Councilmember Ireland

Councilmember Ireland asked for volunteers to act as advisors for the Youth City Council.

Councilmember Westmoreland

No comment.

Councilmember Bradley

Councilmember Bradley thanked Ms. Kofoed and her staff for printing the agenda packets in color where it's needed to make the information clear.

Mayor Pengra

Mayor Pengra appreciated everyone who attended the meeting. He noted that this is the first meeting since the utility sale was finalized. There are still follow-up items to be done. He asked Mr. Jerome if he knew what the net proceeds of the sale were.

Paul Jerome, Asst. City Administrator/Finance Director, said it would take additional meetings with the utility companies over a few months to come to a final amount.

Mayor Pengra said the City will create a document showing the fund amounts and how the funds will be used for the benefit of the residents.

18. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

None.

19. COMMUNICATION ITEMS
A. Upcoming Agenda Items

20. ADJOURNMENT

MOTION: *Councilmember Bradley moved to adjourn the meeting at 8:42 p.m. Councilmember Ireland seconded the motion. Those voting yes: Adam Bradley,*

Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.

APPROVED BY THE CITY COUNCIL ON APRIL 7, 2015.



Fionnuala B. Kofoed, MMC
City Recorder