

Eagle Mountain City Council Agendas 2013

Dates of City Council Meetings:

- January 10, 2013
- January 15, 2013
- January 29, 2013
- February 5, 2013
- February 13, 2013
- February 19, 2013
- March 5, 2013
- March 19, 2013
- April 2, 2013
- April 16, 2013
- May 7, 2013
- May 21, 2013
- June 18, 2013
- July 16, 2013
- August 6, 2013
- August 20, 2013
- August 27, 2013
- September 3, 2013
- September 17, 2013
- October 15, 2013
- November 19, 2013
- December 3, 2013

AGENDA
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING
January 10, 2013
12:00 P.M.
Eagle Mountain City Hall, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

*** This meeting may be held telephonically to allow an individual to participate ***

NOON – POLICY SESSION – Main Conference Room

1. CALL TO ORDER
2. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Appointing Member Representative to the Boards of the Salt Lake Valley Fire Service Area and the Unified Fire Authority.

BACKGROUND: *(Presented by Staff)* With Eagle Mountain's recent annexation into the Salt Lake Valley Fire Service Area, it is necessary for the City Council to appoint a member representative to the Boards of the Salt Lake Valley Fire Service Area and the Unified Fire Authority.

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.
4. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.

CERTIFICATE OF POSTING

The undersigned duly appointed Recorder or Deputy Recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **10th** day of **January, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **10th** day of **January, 2013**, the above agenda notice was posted to the Utah State public notice website at <http://www.utah.gov/pmn/index.html>.

FIONNUALA B. KOFOED, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

January 15, 2013

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

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

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

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

POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

9. MINUTES
 - A. December 4, 2012 – Regular City Council Meeting
10. BOND RELEASE – Into Warranty
 - A. Valley View North, Plats A2 & A3
11. RESOLUTION – DECLARATION OF SURPLUS PROPERTY

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A. Vehicles

12. FY 2012 AUDIT – Acceptance of the FY 2012 Financial Audit (Ron Stewart)

SCHEDULED ITEMS

13. **PUBLIC HEARING**

ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Approving the SilverLake Master Development Plan Amendment.

BACKGROUND: *(Presented by Steve Mumford)* This proposed amendment to the SilverLake Master Development Plan includes some proposed changes to the open space, residential building types and locations, planned street layout, and potential church and school locations. The number of residential lots/units will not be increased with this amendment.

14. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated SilverLake Master Development Agreement.

BACKGROUND: *(Presented by Steve Mumford)* This resolution formally approves the proposed Amended and Restated SilverLake Master Development Agreement.

PUBLIC HEARING

15. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Municipal Code Title 6, Animals and Chapter 17.85, Animal Regulations.

BACKGROUND: *(Presented by Steve Mumford)* The proposed amendment to the Municipal Code creates Chapter 6.02, Definitions, Chapter 6.10 Animals and Land Use, and completely removes Chapter 17.85.

16. AGREEMENT – Consideration and Approval of an Agreement between Eagle Mountain City and Direct Communications Cedar Valley, LLC.

BACKGROUND: *(Presented by Adam Ferre)* The proposed agreement is to utilize equipment and personnel for certain projects within the municipal boundaries of Eagle Mountain City without charging a fee for the equipment. The sharing of personnel and equipment will benefit both parties and significantly reduce the cost of certain projects.

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

BACKGROUND: *(Presented by Mayor Heather Jackson)* The City Council will appoint a Councilmember as Mayor Pro Tempore to cover for the Mayor in the event of her absence.

18. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving the Form of the Equipment Lease Agreement with Zions First National Bank, Salt Lake City, Utah, to Enter Into Said Agreement, and Authorizing the Execution and Delivery Thereof.

BACKGROUND: *(Presented by Ifo Pili)* The proposed resolution is for the lease purchase agreement through Zions First National Bank for a pump truck and dump truck that was approved

by the City Council on November 20, 2012.

19. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.
20. 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
21. COMMUNICATION ITEMS
 - A. Upcoming Agenda Items
 - B. Financial Report
22. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this 10th day of **January, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this 10th day of **January, 2013**, the above agenda notice was posted to the Utah State public notice website at <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL
AND
PLANNING COMMISSION
SPECIAL JOINT WORK SESSION

January 29, 2013

6:00 p.m.

1650 East Stagecoach Run,
Eagle Mountain, Utah 84005

*** This meeting may be held telephonically to allow an individual to participate ***

6:00 PM – JOINT WORK SESSION – MAIN CONFERENCE ROOM

Discussion Items Only – no action will be taken.

1. CALL TO ORDER
2. DISCUSSION – DOWNTOWN MASTER PLAN
3. MISCELLANEOUS
4. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed Recorder or Deputy Recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **25th day of January, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **25th day of January, 2013**, the above agenda notice was posted to the Utah State public notice website at <http://www.utah.gov/pmn/index.html>.

FIONNUALA B. KOFOED, City Recorder

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AGENDA
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING
January 29, 2013
4:00 p.m.
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

*** This meeting may be held telephonically to allow an individual to participate ***

4:00 PM – BUDGET VISION RETREAT WORK SESSION – MAIN CONFERENCE ROOM

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

1. CALL TO ORDER
2. DISCUSSION OF PROPOSED BUDGET AND VISION FOR EAGLE MOUNTAIN CITY
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.
4. ADJOURNMENT

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AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

February 5, 2013

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

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

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

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

1. PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. DISCUSSION – FY 2013-2014 Budget
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.

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

5. CALL TO ORDER
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*

CONSENT AGENDA

8. MINUTES
 - A. January 10, 2013 – Special City Council Meeting
 - B. January 15, 2013 – Regular City Council Meeting

SCHEDULED ITEMS

9. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City Utah, Accepting the Camp W.G. Williams Joint Land Use Study (JLUS) Final Report and Endorsing and Supporting the Strategies therein as Recommended by the Camp Williams JLUS Policy Committee.

BACKGROUND: *(Presented by Fionnuala Kofoed)*

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The Camp Williams JLUS is a joint effort between the cities of Bluffdale, Eagle Mountain, Herriman, Lehi and Saratoga Springs, Utah and Salt Lake County and Camp Williams. The study was undertaken in an effort to guide planning and development in local governments surrounding Camp Williams. The study contains recommended strategies to deal with compatibility issues between the base and surrounding communities; it is not a regulatory document.

10. A. Consideration and Motion to Classify a "Settlement Agreement" under the Provisions of Title 63G-2-305 as a "Protected Record".

B. Consideration and Approval of a Classified "Settlement Agreement".

BACKGROUND: *(Presented by Ifo Pili)* The Administration has negotiated a settlement agreement as discussed in a closed session held by the City Council. The agreement should be classified as a protected record under the statute cited in the motion.

11. CITY COUNCIL COMMENTS/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.

12. COMMUNICATION ITEMS

A. Upcoming Agenda Items

13. ADJOURNMENT

14. THE CITY COUNCIL WILL RESUME THE WORK SESSION FOR BUDGET DISCUSSION IF NECESSARY

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **31st day of January, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **31st day of January, 2013**, the above agenda notice was posted to the Utah State public notice website at <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

TOWN HALL MEETING BY THE CITY COUNCIL
OF EAGLE MOUNTAIN, UTAH

Wednesday, February 13, 2013

7:00 p.m.

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

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

7:00 P.M. – CITY COUNCIL CHAMBERS

The City Council of Eagle Mountain, Utah, hereby invites the public to a Town Hall Meeting to be held on **Wednesday, February 13, 2013**, at Eagle Mountain City Hall at 7:00 p.m. The purpose of this meeting is to provide information regarding recent utility issues.

1. Call to Order and Welcome – Honorable Mayor Jackson
2. Presentation – Staff
3. Open Discussion, Questions / Answers
4. Adjournment

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Fionnuala B. Kofoed, City Recorder

AMENDED AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

February 19, 2013

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

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

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

1. PRESENTATION – DVAR Institute, Motivating Positive Peer Choices.
- 1A. DISCUSSION – Utility Bill Format
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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.
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

10. MINUTES
 - A. February 5, 2013 – Regular City Council Meeting

SCHEDULED ITEMS

11. Jacob’s Well Plat D, Final Plat

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- A. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah Approving the Exchange of Property.
- B. MOTION – Consideration and Approval of Jacob’s Well D, Final Plat.

BACKGROUND: *(Presented by Steve Mumford)* The proposed resolution approves the exchange of property with Patterson Construction, Inc for property adjacent to Jacob’s Well, Plat C. The final plat replaces a portion of Jacob’s Well Plat C, exchanging property with the City due to the location of the 138kV power.

- 12. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More than \$3,000,000. Aggregate Principal Amount of Water and Sewer Revenue Bond Anticipation Notes, Series 2013; and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* The City will be issuing Water and Sewer Bond Anticipation Notes for the purpose of providing funds to pay for the acquisition of Well #1 acquired by the City from Cedar Valley Water Company through certain purchase and settlement agreements. It is currently contemplated that the Bonds will close and funds be made available to make the first initial payment on February 26. These Bond Anticipation Notes are being issued in anticipation of issuing long-term Water and Sewer or Sales Tax Bonds later in the year to take-out these short-term Bond Anticipation Notes.

- 13. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Enacting Title 4 of the Municipal Code, Administrative Code Enforcement Hearing Program.

BACKGROUND: *(Presented by Jeremy Cook)* The proposed amendment to the Municipal Code creates Title 4. The Administrative Code Enforcement Hearing Program establishes a comprehensive code enforcement system that uses a combination of civil judicial and administrative remedies to gain compliance with City regulations.

- 14. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
- 15. 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
- 16. COMMUNICATION ITEMS
 - A. Upcoming Agenda Items
 - B. Financial Report

- 17. ADJOURNMENT

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AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

February 19, 2013

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

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

1. PRESENTATION – DVAR Institute, Motivating Positive Peer Choices.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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.
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POLICY SESSION – CITY COUNCIL CHAMBERS

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9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

10. MINUTES
 - A. February 5, 2013 – Regular City Council Meeting

SCHEDULED ITEMS

11. Jacob’s Well Plat D, Final Plat

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- B. MOTION – Consideration and Approval of Jacob’s Well D, Final Plat.

BACKGROUND: *(Presented by Steve Mumford)* The proposed resolution approves the exchange of property with Patterson Construction, Inc for property adjacent to Jacob’s Well, Plat C. The final plat replaces a portion of Jacob’s Well Plat C, exchanging property with the City due to the location of the 138kV power.

- 12. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More than \$3,000,000. Aggregate Principal Amount of Water and Sewer Revenue Bond Anticipation Notes, Series 2013; and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* The City will be issuing Water and Sewer Bond Anticipation Notes for the purpose of providing funds to pay for the acquisition of Well #1 acquired by the City from Cedar Valley Water Company through certain purchase and settlement agreements. It is currently contemplated that the Bonds will close and funds be made available to make the first initial payment on February 26. These Bond Anticipation Notes are being issued in anticipation of issuing long-term Water and Sewer or Sales Tax Bonds later in the year to take-out these short-term Bond Anticipation Notes.

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BACKGROUND: *(Presented by Jeremy Cook)* The proposed amendment to the Municipal Code creates Title 4. The Administrative Code Enforcement Hearing Program establishes a comprehensive code enforcement system that uses a combination of civil judicial and administrative remedies to gain compliance with City regulations.

- 14. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
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 - A. Board Liaison Assignments
- 16. COMMUNICATION ITEMS
 - A. Upcoming Agenda Items
 - B. Financial Report

17. ADJOURNMENT

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Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

March 5, 2013

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

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

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

1. PRESENTATION – Alpine School District, Meadow Ranch Elementary School.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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.
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
 - A. Zions Bank statement regarding Eagle Mountain City’s operating account—Scott Anderson, President/CEO & Jonathan Baker, Vice President/Treasury Relationship Manager.
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

10. MINUTES
 - A. February 13, 2013 – Town Hall Meeting
 - B. February 19, 2013 – Regular City Council Meeting

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11. FINAL PAYMENT

A. 2012 Eagle Mountain Asphalt Patching Project—Bennett Paving, Inc.

SCHEDULED ITEMS

12. AGREEMENT – Consideration and Approval of an Agreement between Eagle Mountain City, Utah, and the Utah Department of Transportation (UDOT) for the Pony Express Trail.

BACKGROUND: *(Presented by Chris Trusty)* Eagle Mountain City was awarded a grant for the construction of a trail along Pony Express Parkway from the Plumb Creek subdivision to Redwood Road. Saratoga Springs is party to the agreement and it is anticipated that they will be included in the design review and construction of the project. The proposed agreement documents the terms of the grant.

13. AGREEMENT – Consideration and Approval of an Agreement for Professional Services between Eagle Mountain City, Utah, and Canon Business Solutions for IT Services.

BACKGROUND: *(Presented by Jason Walker)* Canon Business Solutions has provided IT support to Eagle Mountain City since 2009. The terms of the contract extension note an increase to the monthly service charge. This change corresponds to an increase in salaries, as well as other operational costs for Canon to provide their services.

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

15. 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.

16. COMMUNICATION ITEMS

A. Upcoming Agenda Items

17. ADJOURNMENT

CERTIFICATE OF POSTING

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Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

March 19, 2013

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

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

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

1. PRESENTATION – Gas and Electric Rate Study, Sawvel & Associates
2. TRAINING – Development Review.
3. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
4. 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.
5. 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.

POLICY SESSION – CITY COUNCIL CHAMBERS

6. CALL TO ORDER
7. PLEDGE OF ALLEGIANCE
8. INFORMATION ITEMS/UPCOMING EVENTS
 - A. Gas and Electric Rate Study, Sawvel & Associates
 - B. Burn Permits
9. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
10. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
11. APPOINTMENT
 - A. Justin Loera, Economic Development Board

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.

CONSENT AGENDA

12. MINUTES
 - A. March 5, 2013 – Regular City Council Meeting
13. FINAL PLAT
 - A. SilverLake, Plat 8

SCHEDULED ITEMS

14. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving the Clearview Master Development Agreement.

BACKGROUND: *(Presented by Steve Mumford)* The Clearview Estates Master Development Plan was approved by the City Council on September 18, 2012. The master development agreement specifically itemizes all of the obligations of both the City and developer, and finalizes the zoning by resolution.

15. BID AWARD – Consideration and Award of Bid for the Construction of a Steel Natural Gas Pipeline.

BACKGROUND: *(Presented by Adam Ferre)* The asphalt plant will require more natural gas than can be supplied with the current infrastructure. It is therefore necessary to extend the existing steel pipeline approximately 10,000 feet to SR 73 from where it currently ends at the Holiday Oil gas station.

16. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
17. 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.
18. COMMUNICATION ITEMS
 - A. Upcoming Agenda Items
 - B. Financial Report
19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **15th day of March, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **15th day of March, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

April 2, 2013

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

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

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

1. PRESENTATION – Incubator Program, Shawn Wilson, UVU Business Resource Manager.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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. Gas and electric utility rates.
 - B. New phone plan.
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

10. MINUTES
 - A. March 19, 2013 – Regular City Council Meeting

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.

11. FINAL PLAT
 - A. Porter's Crossing Town Center – Ridley's Market/Ace Hardware
12. SITE PLAN
 - A. Porter's Crossing Town Center – Ridley's Market/Ace Hardware

SCHEDULED ITEMS

13. MOTION – Consideration and Acceptance of the Hindley Parcel Annexation Petition for Further Review.

BACKGROUND: *(Presented by Fionnuala Kofoed)* A petition for annexation was received by the Recorder's Office on March 12, 2013 to annex approximately 223 acres. The property is located on the west side of the North Ranch subdivision, and north of the recent Clearview Estates Annexation. The first action for the City Council is the acceptance of the petition for further consideration. This will begin the 30-day review period for verification of the petition and related information for certification of the petition, after which the annexation will be noticed to interested parties for comments and protests. The petition may be approved at a future City Council meeting upon completion of the required steps.

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

BACKGROUND: *(Presented by Staff)* The proposed resolution amends the Consolidated Fee Schedule, adding an easement review fee.

15. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving an Access Easement Agreement.

BACKGROUND: *(Presented by Jeremy Cook)* Global Signal Acquisitions IV, LLC has requested an easement over City property to access a communications facility adjacent to the Ruby Valley subdivision. The City property is located on northeast of the Lone Tree subdivision, on the north side of Pony Express Parkway. The term of the easement is for five (5) years and may be extended for additional periods of five (5) years with written consent from the City.

16. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving the Monthly Use of City Hall by the Eagle Mountain/Saratoga Springs Post of the Veterans of Foreign Wars of the United States.

BACKGROUND: *(Presented by Jeremy Cook)* In accordance with the Eagle Mountain Building Policy, the City Council may approve repeat reservations for more than one in a series of on-going meetings on a weekly or monthly basis. The proposed resolution would approve the monthly use of City Hall by the Eagle Mountain/Saratoga Springs Post of the Veterans of Foreign Wars of the United States.

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

19. COMMUNICATION ITEMS
 - A. Upcoming Agenda Items
 - B. Financial Report

20. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **28th day of March, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **28th day of March, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

April 16, 2013

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

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

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

1. REVIEW – FY 2013-2014 Preliminary Budget.
2. DISCUSSION – Administrative Code, Title 4.
3. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
4. 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.
5. 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.

POLICY SESSION – CITY COUNCIL CHAMBERS

6. CALL TO ORDER
7. PLEDGE OF ALLEGIANCE
8. INFORMATION ITEMS/UPCOMING EVENTS
9. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
10. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
11. PROCLAMATION – National Municipal Clerks Week, May 5 - 11, 2013.

CONSENT AGENDA

12. MINUTES
 - A. April 2, 2013 – Regular City Council Meeting

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.**

13. FINAL PAYMENT
 - A. Pine Valley Electric – 2012 Construction, 12.47 kV Main Feeders and Gas Lines
14. DEVELOPMENT AGREEMENTS
 - A. Pony Express Townhomes
 - B. Porter’s Crossing Town Center – Ridley’s Market/Ace Hardware

SCHEDULED ITEMS

PUBLIC HEARING

15. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2012-2013 Budget.

BACKGROUND: *(Presented by Ifo Pili)* The proposed amendment to the FY 2012-2013 budget is to cover costs for a website design, a compensation survey, and road repairs to Ranches Parkway.

16. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving the Clearview Estates Master Development Agreement.

BACKGROUND: *(Presented by Steve Mumford)* The Clearview Estates Master Development Plan was approved by the City Council on September 18, 2012. The master development agreement specifically itemizes all of the obligations of both the City and developer, and finalizes the zoning by resolution.

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

BACKGROUND: *(Presented by Staff)* The proposed resolution amends the Consolidated Fee Schedule to decrease the utility gas rate, increase the electric utility rate and remove fees for the Fire Department. The gas rate decrease will be effective immediately and the electric rate will be effective in October.

18. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement with Utah County.

BACKGROUND: *(Presented by Steve Olsen)* Utah County is constructing a new communications tower north of the Lone Tree subdivision. The purpose of the tower is to improve communications for the Unified Fire Authority and the Utah County Sheriff’s Office located in City Center. The Energy Department will provide power to the site at a reduced cost and in exchange, the County will allow the City to install several radios on the tower. The agreement documents the terms of the arrangement.

19. AGREEMENT – Consideration and Approval of a Professional Service Agreement between Eagle Mountain City and Personnel Systems & Services for a Salary Survey.

BACKGROUND: *(Presented by Jason Walker)* The City’s Personnel Policies and Procedures Manual requires a salary survey to be completed every 3 years in order to ensure that salaries are in line with the market. The survey will address any discrepancies between employees’ job

functions and their official job descriptions and provide an analysis to assess where each employee's pay rate is in relation to the market.

20. BID AWARD – Consideration and Award of Bid to Staker Parson Companies for the Ranches Parkway Rotomill and Overlay Project.

BACKGROUND: *(Presented by Chris Trusty)* The FY 2013 budget includes funds for a micro-surface treatment on the northbound lanes of Ranches Parkway. The road surface has deteriorated to the point that a more intense restoration, such as a rotomill and overlay, is recommended.

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

22. 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.

23. COMMUNICATION ITEMS

a. Upcoming Agenda Items

24. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **11th day of April, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **11th day of April, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

May 7, 2013

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

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

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

1. DISCUSSION ITEMS
 - A. Water and Sewer Rates
 - B. Energy Efficient Rebates
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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.
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
10. INTRODUCTION – Miss Eagle Mountain Royalty

CONSENT AGENDA

11. MINUTES
 - A. April 16, 2013 – Regular City Council Meeting

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.**

12. DEVELOPMENT AGREEMENT
 - A. Porter's Crossing Town Center – Ridley's Market/Ace Hardware
13. APPOINTMENT
 - A. David Mortensen - NUVASSSD Board

SCHEDULED ITEMS

PUBLIC HEARING

14. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Rezoning Autumn Valley / Talon Cove.

BACKGROUND: *(Presented by Steve Mumford)* The proposed ordinance rezones approximately 24 acres to Commercial, approx. 5 acres to Commercial Storage, and adds the Extractive Industries Overlay Zone to approximately 95 acres (over the current extraction operation). Autumn Valley / Talon Cove is located northwest of SR 73 and Mount Airey Drive.

15. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2013-2014 and Setting a Public Hearing for Adoption of the Final Budget on May 21, 2013 at 7:00 P.M.

BACKGROUND: *(Presented by Paul Jerome)* The State Code requires that the City Council review and tentatively adopt a budget by the first regularly scheduled meeting in May; additionally, the City Council needs to establish the time and place of the public hearing before the final budget is adopted. The public hearing will be scheduled on May 21, 2013 and the Final Budget will be adopted on June 18, 2013.

16. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 13.25 of the Eagle Mountain City Municipal Code for Water Rights.

BACKGROUND: *(Presented by Jeremy Cook)* The City has entered into an agreement with the Central Utah Water Conservancy District to purchase water. The proposed ordinance amends Chapter 13.25 of the Municipal Code to allow developers to purchase Central Utah Water Conservancy District Development Project water for the City and utilize the water for development projects.

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

BACKGROUND: *(Presented by Jeremy Cook)* The proposed resolution amends the Eagle Mountain City Consolidated Fee Schedule to set a fee for Central Utah Water Conservancy District Development Project water, and set a fee for the transfer of banked water rights.

18. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Enacting Title 4 of the Municipal Code, Administrative Code Enforcement Hearing Program.

BACKGROUND: *(Presented by Jeremy Cook)* The proposed amendment to the Municipal Code creates Title 4. The Administrative Code Enforcement Hearing Program establishes a comprehensive code enforcement system that uses a combination of civil judicial and

administrative remedies to gain compliance with City regulations. This item was tabled from the February 19, 2013 City Council meeting.

19. AGREEMENT – Consideration and Approval of an Amendment to The Ranches Master Home Owners Association (HOA) Maintenance Agreement.

BACKGROUND: *(Presented by Chris Trusty)* Eagle Mountain City entered into a Landscape Agreement with The Ranches Master HOA to maintain Ranches Parkway and Pony Express Parkway. This proposal clarifies the terms of the original agreement.

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

21. 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.

22. COMMUNICATION ITEMS

- a. Upcoming Agenda Items
- b. Financial Report

23. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **2nd day of May, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **2nd day of May, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

May 21, 2013

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

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

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

1. DISCUSSION – Development Review Process.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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. Road Bond
 - B. Web Site Update
 - C. Water and Sewer Rates
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
10. INTRODUCTION – Miss Eagle Mountain & Rodeo Royalty

CONSENT AGENDA

11. MINUTES
 - A. May 7, 2013 – Regular City Council Meeting

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.**

12. REDUCED BOND LETTER
 - A. Pony Express Townhomes
13. DEVELOPMENT AGREEMENT
 - A. Porter's Crossing Town Center – Ridley's Market/Ace Hardware
14. FINAL PLAT
 - A. Village at Simpson Springs, Plat A, 2nd Amendment

SCHEDULED ITEMS

PUBLIC HEARING

15. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year Budget 2013-2014. *This is not an action item – the final budget will be adopted June 18, 2013.*

BACKGROUND: *(Presented by Staff)* The State Code requires that the City Council hold a public hearing on the proposed budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on May 7, 2013. The City Council will hold the public hearing on May 21, 2013 and will adopt the final budget, as proposed or with amendments, at the June 18, 2013 City Council meeting. The final budget will be the document that governs the expenditures for FY 2013-2014.

16. AGREEMENT – Consideration and Approval of an Amendment to The Ranches Master Home Owners Association (HOA) Maintenance Agreement.

BACKGROUND: *(Presented by Chris Trusty)* Eagle Mountain City entered into a landscape agreement with The Ranches Master HOA to maintain Ranches Parkway and Pony Express Parkway. This proposal clarifies the terms of the original agreement. This item was tabled from the May 7, 2013 meeting.

17. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Establishing Fireworks Restrictions in Eagle Mountain for 2013.

BACKGROUND: *(Presented by Chief Andrus)* With recent changes adopted by the Utah State Legislature, Eagle Mountain is required to set firework restrictions within the community. The Unified Fire Authority recommends that Eagle Mountain City follows the same restrictions that were approved for 2012, as well as meeting requirements within the State adopted International Fire Code.

18. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.
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.
20. COMMUNICATION ITEMS
 - a. Upcoming Agenda Items
21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **16th day of May, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **16th day of May, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

June 18, 2013

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

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

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

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

POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

9. MINUTES
 - A. May 21, 2013 – Regular City Council Meeting
10. CHANGE ORDER
 - A. Steel High Pressure Natural Gas Pipeline
11. FINAL PAYMENT
 - A. Ranches Parkway Overlay

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
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please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.**

SCHEDULED ITEMS

PUBLIC HEARING

12. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Adopting the Final Amendments to the Fiscal Year 2012-2013 Budget.

BACKGROUND: *(Presented by Staff)* The Utah State Code requires that any final increases in the budget be adopted after a public hearing and prior to the fiscal year ending. The City's budget is being amended to cover all anticipated expenditures through the fiscal year ending June 30, 2013. The amended budget should cover all eventualities so that the City will not be cited for budgetary non-compliance.

PUBLIC HEARING

13. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year Budget 2013-2014.

BACKGROUND: *(Presented by Staff)* The Utah State Code requires that the City Council hold a public hearing on the proposed budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on May 7, 2013. The City Council will adopt the final budget, as proposed or with amendments, and the final budget will be the document that governs the expenditures for FY 2013-2014.

PUBLIC HEARING

14. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Rezoning Antelope Springs from Agricultural to Residential.

BACKGROUND: *(Presented by Steve Mumford)* The proposed ordinance rezones 41.3 acres from Agricultural to Residential. The property is located west of Pony Express Parkway and north of the City Center area (serial: 59:033:0008).

PUBLIC HEARING

15. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Annexing an Area of Approximately 223 Acres Commonly Known as the Hindley Annexation.

BACKGROUND: *(Presented by Fionnuala Kofoed)* A petition for the Hindley Annexation was submitted to the Recorder's Office on March 13, 2013. The annexation is approximately 223 acres and is located directly west of the North Ranch subdivision and north of the recent Clearview Estates Annexation. The annexation was certified by the Recorder's Office on May 2, 2013. The 30-day protest period has run and no protests to the annexation were received. The City Council may annex the property after the public hearing.

16. RESOLUTION - Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Repealing the Franchise Fee / Utility Tax on the Eagle Mountain Water Utility.

BACKGROUND: *(Presented by Jeremy Cook)* In 2003, the City enacted a 3% utility tax (also referred to as a franchise fee) on certain utilities in the City, which percentage was increased to 6% in fiscal year 2006. The 6% utility tax is consistent with the amount charged by most municipalities in Utah. Based on the recommendation of the City Council, the resolution would repeal the 6% utility tax on the City's water utility.

17. BID AWARD – Consideration and Award of Bid for the Pony Express Widening Project.

BACKGROUND: *(Presented by Chris Trusty)* Funding will be allocated in the FY 2014 Budget to widen Pony Express Parkway from Smith Ranch Road through Porter’s Crossing. The project will include storm drainage, a median and curb returns for Smith Ranch and Porter’s Crossing.

18. AGREEMENT – Consideration and Approval of a Purchase Agreement through the Utah State Contract for a Kubota SVL75C Rubber Track Loader with Cab and 68” Scraper Bucket.

BACKGROUND: *(Presented by Dave Norman)* The purchase of the Kubota SVL75C Rubber Track Loader with cab and scraper bucket is for the maintenance of the sand drying beds that are used to dry the bio-solids (treated waste from the sewer treatment facility) before they are disposed of.

19. AGREEMENT – Consideration and Approval of a Utility Commitment Agreement between Eagle Mountain City and Granite Construction Company.

BACKGROUND: *(Presented by Jeremy Cook)* In order to incentivize the City to construct certain infrastructure improvements to supply natural gas and electricity to the asphalt plant being constructed by Granite, the Agreement requires Granite Construction Company to purchase at least 107,900 dekatherms of natural gas and 1,683,500 kW-Hours of electricity from Eagle Mountain City by May 31, 2018. The Agreement also establishes a formula to calculate the rate the City will charge Granite for natural gas during the term of the Agreement.

20. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Adopting the Project Area Plan, Approved by the Board of Directors of the Redevelopment Agency of Eagle Mountain City, as the Official Community Development Project Area Plan for the Parkside Community Development Project Area, and Directing that Notice of the Adoption be Given as Required by Statute.

BACKGROUND: *(Presented by Ifo Pili)* The proposed ordinance adopts the Parkside Area Plan, as approved by the Redevelopment Agency.

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

22. 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.

23. COMMUNICATION ITEMS
a. Upcoming Agenda Items
b. Financial Report

24. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this 13th day of June, 2013. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this 13th day of June, 2013, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

July 16, 2013

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

Policy Session will begin directly after the RDA meeting scheduled at 7:00 p.m.
Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

1. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
2. PRESENTATION – Oquirrh Wood Ranch *(Presented by Nate Shipp)*
3. PRESENTATIONS *(Presented by Cody Deeter)*
 - A. Water & Sewer Rate Analysis
 - B. Gas & Electric Bond Refunding
 - C. 2000-1 SID Refunding
4. 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. Emergency Repairs for Well #5
5. 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.

POLICY SESSION – CITY COUNCIL CHAMBERS

6. CALL TO ORDER
7. PLEDGE OF ALLEGIANCE
8. INFORMATION ITEMS/UPCOMING EVENTS
9. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
10. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
11. APPOINTMENTS
 - A. Cemetery Board
 - i. Bob Hill – term ending December 2015

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.

- ii. Wendy Lojik – term ending December 2015
- iii. Tonette Roberts – term ending December 2014

B. Senior Advisory Board

- i. Mary Kaufman – term ending December 2017
- ii. Joye Roberts – term ending December 2017
- iii. Marilyn Sanford – term ending December 2016

CONSENT AGENDA

12. MINUTES

- A. June 18, 2013 – Regular City Council Meeting

13. FINAL PLATS

- A. Porter’s Crossing Town Center Church, Final Plat
- B. Cedar Pass Ranch, Plat J Amended
- C. Hidden Hollow Phase A, Plat 1

14. REVISED BOND

- A. SilverLake Plat 8

15. FINAL PAYMENTS

- A. 2012 North Substation Circuit Breaker Upgrade – Rhet Marsing Enterprises
- B. 2012 South Substation Circuit Breaker Upgrade – Rhet Marsing Enterprises

SCHEDULED ITEMS

PUBLIC HEARING

16. ORDINANCE – Consideration and Approval of Development Code Amendments.

- A. 16.35.070 Development Standards for Required Public Facilities, clarifying that in accordance with the International Fire Code, the number of residential lots or units in a one-access residential development shall not exceed 30.
- B. 17.25 Residential Zone, modifying the minimum dwelling size standards in Base Density, Tier I, and Tier II developments to a total minimum finished square footage.
- C. 17.75 Standards for Special Uses, instituting a time limit on the duration of model homes.

17. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with the Redevelopment Agency of Eagle Mountain City for the Parkside Community Development Area.

BACKGROUND: *(Presented by Cody Deeter)* The proposed resolution approves an interlocal agreement between Eagle Mountain city and the Redevelopment Agency for the Parkside Community Development Area. With this agreement, Eagle Mountain City would remit to the Agency a portion of the property tax increment generated within the Parkside Community Development Project Area to encourage development activities that would benefit the project area.

18. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Annexing an Area of Approximately 223 Acres Commonly Known as the Hindley Annexation.

BACKGROUND: *(Presented by Fionnuala Kofoed)* A petition for the Hindley Annexation was submitted to the Recorder's Office on March 13, 2013. The annexation is approximately 223 acres and is located directly west of the North Ranch subdivision and north of the recent Clearview Estates Annexation. The annexation was certified by the Recorder's Office on May 2, 2013. The 30-day protest period has run and no protests to the annexation were received. The City Council tabled the annexation after the public hearing at its June 18th meeting.

19. AGREEMENT – Consideration and Approval of a Reimbursement Agreement with SITLA for the Mid Valley Road.

BACKGROUND: *(Presented by Chris Trusty)* This agreement details the terms of a reimbursement agreement with SITLA for the Mid Valley Road completion project. The City will manage the project to install a deceleration lane for southbound traffic, and a passing lane for northbound traffic to accommodate access to the new middle school. SITLA will finance the improvements.

20. BID AWARD – Consideration and Award of Bid to Staker Parson for the Mid Valley Road Completion.

BACKGROUND: *(Presented by Chris Trusty)* The proposed bid is for the construction of a deceleration lane for southbound traffic, and a passing lane for northbound traffic at the access to the new Frontier Middle School at Mid Valley.

21. AGREEMENT – Consideration and Approval of an Amendment to The Ranches Master Home Owners Association (HOA) Maintenance Agreement.

BACKGROUND: *(Presented by Chris Trusty)* Eagle Mountain City entered into a landscape agreement with The Ranches Master HOA to maintain Ranches Parkway and Pony Express Parkway. This proposal clarifies the terms of the original agreement. This item was tabled from the May 21, 2013 meeting.

22. MOTION – Consideration and Appointment of Poll Workers for the 2013 Primary & General Municipal Elections in Eagle Mountain City.

BACKGROUND: *(Presented by Fionnuala Kofoed)* In accordance with Utah Code, the City Recorder will present the City Council with a list of recommended individuals to serve as poll workers for the 2013 Primary & General Municipal Elections. [UCA 20A-5-602(1)(a)]

23. AGREEMENT – Consideration and Approval of an Addendum to the Agreement with Niels Fugal Sons Company, LLC for the Installation of Underground Gas Laterals.

BACKGROUND: *(Presented by Steve Olsen)* The contract with Niels Fugal Sons Company for the installation of underground gas laterals has expired. The contractor requested a substantial price increase to renew the existing contract. The project was advertised recently, however no bids were received. Staff intends re-advertise in an attempt to receive some bids but it is anticipated

that it will take at least 4 to 6 weeks before this process can be completed. In the interim, staff recommends that the addendum be approved, at the new rate, until a new contract can be awarded.

24. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual.

BACKGROUND: *(Presented by Jason Walker)* The Policies and Procedures Manual is being updated to bring the manual into compliance with new legislation; to reflect the disbanding of the Eagle Mountain Fire Department; and to fix or clarify other policies outlined in the manual.

25. BID AWARD – Consideration and Award of Bid to Niels Fugal Sons Company, LLC for the 2013 Electric Main Feeders and Gas Lines Construction Project.

BACKGROUND: *(Presented by Steve Olsen)* The proposed bid is for utility capacity upgrades for SilverLake Plat 8, Kiowa Valley and SR 73, to accommodate current and future development in those areas.

26. BID AWARD –Consideration and Award of Bid to Codale Electric Supply, Inc. for Electric Materials for the Kiowa Valley Capacity Upgrade.

BACKGROUND: *(Presented by Steve Olsen)* The proposed bid is for electric materials to complete the Kiowa Valley Capacity Upgrade.

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

28. 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.

29. COMMUNICATION ITEMS

- a. Upcoming Agenda Items
- b. Financial Report

30. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **11th day of July, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **11th day of July, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

August 6, 2013

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

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

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

1. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
2. PRESENTATION – Special Assessment Area 2013-1, Ranches Parkway Extension
(Presented by Cody Deeter)
3. PRESENTATION – Adopt-A-Park and Adopt-A-Trail Programs *(Presented by Adonna Geddes)*
4. 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. Water System Update – Dave Norman
5. 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.

POLICY SESSION – CITY COUNCIL CHAMBERS

6. CALL TO ORDER
7. PLEDGE OF ALLEGIANCE
8. INFORMATION ITEMS/UPCOMING EVENTS
9. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
10. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
11. APPOINTMENTS
 - A. Cemetery Board – Marianne Smith
 - B. Parks and Recreation Board – Tyler Shimakonis

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.**

CONSENT AGENDA

12. MINUTES
 - A. July 16, 2013 – Regular City Council Meeting
13. FINAL PLATS
 - A. Lone Tree West, Phase A, Plat 1
 - B. SilverLake, Phase 9
 - C. Meadow Ranch 5, Plat 1
14. DEVELOPMENT AGREEMENTS
 - A. Southmoor, Phase 2
15. BOND RELEASE – EXITING WARRANTY
 - A. Northmoor, Phase 2B
 - B. Northmoor, Phase 2C
 - C. Sweetwater, Phase 2

SCHEDULED ITEMS

PUBLIC HEARING

16. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Adding the Equine Overlay Zone to Valley View.

BACKGROUND: *(Presented by Planning Staff)* The proposed Equine Overlay Zone is for the Valley View Ranch Development, which is located north of SR 73 between the North Ranch and Meadow Ranch subdivisions. The applicant is requesting the overlay to allow lots between ½ acre and 1 acre to have equine animal rights.
17. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More Than \$18,000,000 Aggregate Principal Amount of Gas and Electric Revenue Refunding Bonds, Series 2013; and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* The proposed Resolution authorizes the City to refinance the 2005 Gas and Electric bonds to reduce the interest rate and total interest expense.
18. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah (the “Issuer”), Authorizing the Issuance and Sale of \$3,000,000 Aggregate Principal Amount of Sales Tax Revenue Refunding Bonds, Series 2013.

BACKGROUND: *(Presented by Cody Deeter)* The proposed Resolution authorizes the City to refinance the 2000-1 SID Bonds to reduce the interest rate and total interest expense.
19. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
20. 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.

21. COMMUNICATION ITEMS
 - a. Upcoming Agenda Items
 - b. Financial Report

22. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **1st day of August, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **1st day of August, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

August 20, 2013

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

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

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

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

POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
 - A. Pony Express Days Report
 - B. Citizens' Budget
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

9. MINUTES
 - A. August 6, 2013 – Regular City Council Meeting
10. FINAL PLATS
 - A. Meadow Ranch V, Plat 2
 - B. SilverLake, Plat 9
 - C. Parkside, Phase A, Plat 1

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.

11. DEVELOPMENT AGREEMENTS

- A. Skyline Ridge, Phase 1B
- B. Skyline Ridge, Phase 1C
- C. SilverLake, Plat 8
- D. Lone Tree West, Plat 1

SCHEDULED ITEMS

PUBLIC HEARING

12. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map 2, and Approving the Master Development Plan for Arrival at North Ranch.

BACKGROUND: *(Presented by Steve Mumford)* The City Council will consider the approval of the Master Development Plan and amendment to the General Plan Map 2 for the Hindley Annexation that was recently annexed into the City. This project will be located north of the Clearview Estates development, west of the North Ranch neighborhood, and south of Camp Williams and will be known as Arrival at North Ranch. This plan consists of 178 residential lots on 223.36 acres. The minimum lot size proposed is a ½ acre, with a majority of the lots proposed being over 1 acre in size.

13. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Designating an Assessment Area for the Purpose of (i) Levying Assessments against Properties within the Assessment Area to Finance the Construction and Installation of Road, Sewer, Storm Water, Culinary Water and Related Improvements, (ii) Estimating the Amount of the Assessments to be Levied and the Method or Methods of Assessments and (iii) Generally Describing the Period Over Which the Assessments are to be Paid and the Manner in Which the City Intends to Finance Said Improvements; and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* In order to formally assess the property through an assessment ordinance which liens the property, the City must first designate a geographic area as the assessment area. After the Bonds are issued, an assessment ordinance will be adopted; this will likely take place in September. The assessment area would improve Ranches Parkway, north and west of Meadow Ranch.

14. BID APPROVAL – Consideration and Approval of Bid for Niels Fugal Sons Company, LLC, for the Cedar Pass Ranch, Phase 1, Natural Gas System.

BACKGROUND: *(Presented by Adam Ferre)* The proposed bid is for the installation of a natural gas system to serve residents in Cedar Pass Ranch, Phase 1. This proposal was made by the residents and if approved, will provide natural gas to 31 lots. The estimated cost will be approximately \$2,356 per lot and will be paid by the residents.

15. BID AWARD – Consideration and Award of Bid to Niels Fugal Sons Company, LLC, for Underground Gas Services.

BACKGROUND: *(Presented by Adam Ferre)* The proposed bid is for the installation of underground natural gas laterals within the City.

16. AGREEMENT – Consideration and Approval of an Agreement and Release of Claims for Hidden Canyon Subdivision Improvements.

BACKGROUND: *(Presented by Jeremy Cook)* This agreement details the terms of a settlement and release with Salisbury Development, LC and M&T Bank regarding subdivision improvements for Hidden Canyon development. The Mutual Release of All Claims requires Salisbury Development to complete certain subdivision improvements identified by the parties, and to pay the City for completion of certain landscaping improvements to the detention basin at the entrance of the Hidden Canyon subdivision.

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

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.

19. COMMUNICATION ITEMS

- a. Upcoming Agenda Items

20. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **16th day of August, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **16th day of August, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY
SPECIAL COUNCIL MEETING

August 27, 2013 – 4:00 p.m.

Policy Session

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

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

POLICY SESSION – CITY COUNCIL CHAMBERS

1. The Eagle Mountain City Council will convene in a special meeting as the official Board of Canvassers to canvass the Primary Election held August 13, 2013. As the Board of Canvassers, the Board will review the report of election results prepared by the City Recorder as the Election Official, consider and approve the report of the results, execution of the report and certification of the final vote totals for persons on the ballot. Pursuant to State law, it is necessary that the City Council, as the Board of Canvassers, canvass the 2013 Primary Election no sooner than seven days and no later than fourteen days after the election.

2. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this 23rd day of August, 2013. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this 23rd day of August, 2013, the above agenda notice was posted to the Utah State public notice website at <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
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please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.**

AMENDED AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

September 3, 2013

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

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

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

1. PRESENTATION – Recommendation from the Parks and Recreation Advisory Board regarding the purchase of property for a cemetery.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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.
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

10. MINUTES
 - A. August 20, 2013 – Regular City Council Meeting

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.**

SCHEDULED ITEMS

11. **PUBLIC HEARING – To Allow Public Input Regarding the Issuance and Sale of \$3,000,000 Aggregate Principal Amount of Sales Tax Revenue Refunding Bonds, Series 2013 and Any Potential Economic Impact that the Project Described Herein to be Refinanced with the Proceeds of the Series 2013 Bonds May Have on the Private Sector.**

BACKGROUND: *(Presented by Cody Deeter)* The City is in the process of refunding or refinancing its 2006 SID Bonds (2000-1 SID). The City will now be pledging sales tax as the security for the bonds, which will greatly reduce the annual interest expense on the bonds. The purpose of the public hearing is to receive input from the public on the pledge of sales tax for this purpose. It is currently anticipated that the bonds will close on September 17th and will be purchased by Chase Bank.

12. **RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.**

BACKGROUND: *(Presented by Adam Ferre)* The proposed resolution amends the Eagle Mountain City Consolidated Fee Schedule to add a rock and frost clause to the gas connection fee and create a connection fee for open space electric meters.

13. **AGREEMENT – Consideration and Approval of a Grant Agreement between Eagle Mountain City and the Department of Defense for the Camp Williams Training Site Joint Land Use Study (JLUS) Implementation.**

BACKGROUND: *(Presented by Fionnuala Kofoed)* This agreement details the terms of a grant agreement with the Department of Defense for the JLUS implementation project. Eagle Mountain, along with representatives from other regional communities, Camp Williams, and the Utah Army National Guard, participated in the development of a JLUS. In partnership with a consultant team, and with financial assistance from OEA, the JLUS was completed in January, 2013. The goal of this implementation effort is to carry out recommendations from the JLUS that will ensure the public's health, safety, and welfare, and continue to recognize private land owners' current property rights, and ensure the continued viability of the mission activities on Camp Williams.

14. **MOTION – Consideration of a Request from Curt Faus Corporation to Waive the Hours of Construction Noise Restrictions.**

BACKGROUND: *(Presented by Kent Partridge)* Curt Faus Corporation has requested that the City Council waive the hours of construction noise restriction for four concrete pours for Ridley's Market during the month of September. The four specific dates will be dependent on the weather. They intend to start pouring concrete slab at 4:00 am but only during the work week. City Code Section 8.15.080 (g) states that the City Council may waive the hours of work for projects in generally isolated areas where the extended hours do not impact adjoining property occupants.

15. **AGREEMENT – Consideration and Approval of An Interlocal Agreement Between Eagle Mountain City and the Central Utah Water Conservancy District.**

BACKGROUND: *(Presented by Ifo Pili)* The City is currently in the process of designing a pump station to be located in the City of Saratoga Springs to supply water under certain water supply

agreements with the Central Utah Water Conservancy District (the “District”). The City anticipates the cost of the pump station to be approximately \$2.5 million. The interlocal agreement would require the District to assume full responsibility for all costs and expenses incurred in connection with finalizing the design, bidding and construction of the pump station. In exchange, the City would agree to acquire a regional water utility right-of-way and easement corridor for the District through the City. Upon receipt from the City of the required franchise and easement rights, the District would re-convey to the City all of the District’s right, title and interest in and to the pump station.

16. MOTION – Reconsideration of Approval of Bid for Niels Fugal Sons Company, LLC, for the Cedar Pass Ranch, Phase 1, Natural Gas System.

BACKGROUND: *(Presented by Staff)* The Cedar Pass Ranch, Phase 1, Natural Gas System was approved at the August 20, 2013, City Council meeting. Two City Councilmembers have requested that it be reconsidered to address the conditions of approval.

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

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.

19. COMMUNICATION ITEMS

- a. Upcoming Agenda Items
- b. Financial Report

20. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **30th day of August, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **30th day of August, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

September 3, 2013

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

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

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

1. PRESENTATION – Recommendation from the Parks and Recreation Advisory Board regarding the purchase of property for a cemetery.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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.
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

10. MINUTES
 - A. August 20, 2013 – Regular City Council Meeting

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.

SCHEDULED ITEMS

11. **PUBLIC HEARING – To Allow Public Input Regarding the Issuance and Sale of \$3,000,000 Aggregate Principal Amount of Sales Tax Revenue Refunding Bonds, Series 2013 and Any Potential Economic Impact that the Project Described Herein to be Refinanced with the Proceeds of the Series 2013 Bonds May Have on the Private Sector.**

BACKGROUND: *(Presented by Cody Deeter)* The City is in the process of refunding or refinancing its 2006 SID Bonds (2000-1 SID). The City will now be pledging sales tax as the security for the bonds, which will greatly reduce the annual interest expense on the bonds. The purpose of the public hearing is to receive input from the public on the pledge of sales tax for this purpose. It is currently anticipated that the bonds will close on September 17th and will be purchased by Chase Bank.

12. **RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.**

BACKGROUND: *(Presented by Adam Ferre)* The proposed resolution amends the Eagle Mountain City Consolidated Fee Schedule to add a rock and frost clause to the gas connection fee and create a connection fee for open space electric meters.

13. **AGREEMENT – Consideration and Approval of a Grant Agreement between Eagle Mountain City and the Department of Defense for the Camp Williams Training Site Joint Land Use Study (JLUS) Implementation.**

BACKGROUND: *(Presented by Fionnuala Kofoed)* This agreement details the terms of a grant agreement with the Department of Defense for the JLUS implementation project. Eagle Mountain, along with representatives from other regional communities, Camp Williams, and the Utah Army National Guard, participated in the development of a JLUS. In partnership with a consultant team, and with financial assistance from OEA, the JLUS was completed in January, 2013. The goal of this implementation effort is to carry out recommendations from the JLUS that will ensure the public's health, safety, and welfare, and continue to recognize private land owners' current property rights, and ensure the continued viability of the mission activities on Camp Williams.

14. **MOTION – Consideration of a Request from Curt Faus Corporation to Waive the Hours of Construction Noise Restrictions.**

BACKGROUND: *(Presented by Kent Partridge)* Curt Faus Corporation has requested that the City Council waive the hours of Construction Noise Restriction for 4 concrete pours during the month of September. The 4 specific dates will be dependent on the weather. They intend to start pouring concrete slab at 4:00 am but only during the work week. City Code Section 8.15.080 (g) states that the City Council may waive the hours of work for projects in generally isolated areas where the extended hours do not impact adjoining property occupants.

15. **AGREEMENT – Consideration and Approval of An Interlocal Agreement Between Eagle Mountain City and the Central Utah Water Conservancy District.**

BACKGROUND: *(Presented by Ifo Pili)* The City is currently in the process of designing a pump station to be located in the City of Saratoga Springs to supply water under certain water supply

agreements with the Central Utah Water Conservancy District (the “District”). The City anticipates the cost of the pump station to be approximately \$2.5 million. The interlocal agreement would require the District to assume full responsibility for all costs and expenses incurred in connection with finalizing the design, bidding and construction of the pump station. In exchange, the City would agree to acquire a regional water utility right-of-way and easement corridor for the District through the City. Upon receipt from the City of the required franchise and easement rights, the District would re-convey to the City all of the District’s right, title and interest in and to the pump station.

16. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
17. 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.
18. COMMUNICATION ITEMS
 - a. Upcoming Agenda Items
 - b. Financial Report
19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **29th day of August, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **29th day of August, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

September 17, 2013

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

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

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

1. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
2. PRESENTATION – Recommendation from the Economic Development Board regarding the Pony Express Days Concert.
3. 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.
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
10. APPOINTMENT
 - A. Matthew Everett – Planning Commission – term ending December 2014

CONSENT AGENDA

11. MINUTES
 - A. August 27, 2013 – Special City Council Meeting

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.

B. September 3, 2013 – Regular City Council Meeting

12. FINAL PLATS

- A. Arrival, Phase A, Plat 1
- B. SilverLake, Plat 10

13. DEVELOPMENT AGREEMENT

- A. Sunset Ridge (aka Lone Tree West), Phase 1, Plat 1

SCHEDULED ITEMS

PUBLIC HEARING

14. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Approving the Evans Ranch Master Development Plan and Rezoning the Master Development Plan Area.

BACKGROUND: *(Presented by Steve Mumford)* The proposed ordinance approves the Master Development Plan for the Evans Ranch development, located at the intersection of Porter’s Crossing and Clark Street and consisting of 298 single-family lots and 163 townhouse units on 120.45 acres.

PUBLIC HEARING

15. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Porter’s Crossing Town Center Master Development Plan and Rezoning Certain Areas within the Master Development Plan Area.

BACKGROUND: *(Presented by Steve Mumford)* The proposed Ordinance amends the Porter’s Crossing Town Center Master Development Plan, decreasing the amount of office space, and replaces it with a church site and single-family residential zoning, along with some other minor changes. This development is located north of the Pony Express Parkway and Porter’s Crossing intersection, and consists of 144.83 acres.

16. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Confirming the Assessment List and Levying an Assessment Against Certain Properties in the Assessment Area 2013-1 (the “Assessment Area”) to Finance the Cost of Constructing and Installing Road, Sewer, Storm Water, Culinary Water and Related Improvements, to Complete Said Improvements in a Proper and Workmanlike Manner (Collectively, the “Improvements”); Establishing a Reserve Fund; Providing for Certain Remedies Upon Default in the Payment of Assessments; Establishing the Effective Date of this Ordinance; and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* The assessment ordinance formally levies an assessment onto each parcel in the assessment area. This ordinance also establishes the payment terms, timing, and use of funds related to the assessments. Additionally, this ordinance outlines the procedures to follow should assessment payments become delinquent including forecloser requirements as well as uses and replenishment of the reserve fund. By statute, a 30 day contestability period follows the effective date of the ordinance. The special assessment bonds will close after this 30 day period runs.

17. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah (the “Issuer”), Establishing the Terms and Conditions of the Issuance of the Issuer’s Special Assessment Bonds (Assessment Area 2013-1), Series 2013 in the Total Principal Amount of Not to Exceed \$2,700,000 (the “Series 2013 Bonds”) and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* The purpose of this resolution is to define the boundaries or parameters under which the special assessment bonds will be issued and to establish a pricing committee to make the final determination on the pricing of the bonds. This resolution goes hand-in-hand with the provisions of the assessment ordinance.

18. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
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.
20. COMMUNICATION ITEMS
 - a. Upcoming Agenda Items
21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **12th day of September, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **12th day of September, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

October 15, 2013

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

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

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

1. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
2. PRESENTATION – Public Works Landscaping Along Ranches Parkway.
3. 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.
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

10. MINUTES
 - A. September 17, 2013 – Regular City Council Meeting
11. CHANGE ORDER
 - A. Mid Valley Completion Project – Staker Parson
 - B. 2013 Construction 12.47kV Main Feeders and Gas Lines – Niels Fugal Sons Company

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
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please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.

12. FINAL PAYMENTS
 - A. Mid Valley Completion Project – Staker Parson
 - B. 6” High Pressure Natural Gas Pipeline Project – Tempest

SCHEDULED ITEMS

13. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, (the “Issuer”), Authorizing the Issuance of Sale of Not More Than \$3,400,000 Aggregate Principal Amount of Water and Sewer Revenue Bonds, Series 2013.

BACKGROUND: *(Presented by Cody Deeter)* The City will be constructing a pipeline along Pony Express Parkway to increase the availability of water to the City. The State Drinking Water Board has agreed to provide funding for the project by purchasing Water & Sewer Revenue Bonds proposed to be issued by the City in the next few months. The parameters resolution being considered by the Council sets the maximum parameters under which the bonds can be issued, sets a public hearing to receive input, allows for costs incurred prior to the issuance of the bonds to be reimbursed with bond proceeds, provides for the noticing of the public hearing, and other related matters.

14. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving the Evans Ranch Master Development Agreement.

BACKGROUND: *(Presented by Steve Mumford)* The Evans Ranch Master Development Plan was approved by the City Council on September 17, 2013. The Master Development Agreement specifically itemizes all of the obligations of both the City and the developer, and finalizes the zoning by resolution.

15. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving the Arrival Master Development Agreement.

BACKGROUND: *(Presented by Steve Mumford)* The Arrival Master Development Plan was approved by the City Council on August 20, 2013. The Master Development Agreement specifically itemizes all of the obligations of both the City and the developer, and finalizes the zoning by resolution.

16. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Establishing a Military and Veterans Advisory Board for Eagle Mountain City.

BACKGROUND: *(Presented by Jeremy Cook)* The proposed ordinance establishes a Military and Veterans Advisory Board for Eagle Mountain City. Military families comprise an important and growing part of Eagle Mountain’s population. The ordinance promotes responsible public involvement and advice concerning issues related to active duty military, veterans and their families.

17. AGREEMENT – Consideration and Approval of an Improvement Purchase Agreement with RCA65, LC for the Ranches Parkway Extension Project.

BACKGROUND: *(Presented by Jeremy Cook)* The City has created an Assessment Area to fund certain infrastructure improvements related to the Ranches Parkway Extension Project north of SR

73. RCA65, LC has entered into an agreement with Sunroc Construction to construct the improvements on the property owned by RCA65, LC. As the improvements are constructed, the City will purchase the improvements from RCA65, LC with funds from the Assessment Area bonds. The Improvements Purchase Agreement sets forth the terms and conditions of the City's purchase of the improvements from RCA65, LC.

18. AGREEMENT – Consideration and Approval of an Agreement with Matrix Design Group as a Consultant for the Camp Williams Joint Land Use Study (JLUS) Implementation Grant.

BACKGROUND: *(Presented by Fionnuala Kofoed)* This agreement details the terms for Matrix Design Group as a consultant for the JLUS implementation project. Eagle Mountain, along with representatives from other regional communities, Camp Williams, and the Utah Army National Guard, participated in the development of a JLUS. In partnership with a consultant team, and with financial assistance from OEA, the JLUS was completed in January, 2013. The goal of this implementation effort is to carry out recommendations from the JLUS that will ensure the public's health, safety, and welfare, and continue to recognize private land owners' current property rights, and ensure the continued viability of the mission activities on Camp Williams.

19. BID AWARD – Consideration and Award of Bid to VanCon for the CWP Pony Express Pipeline Project.

BACKGROUND: *(Presented by Dave Norman)* This bid award is for the CWP Pony Express Pipeline project that will pipe water to Eagle Mountain City.

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

21. 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.

22. COMMUNICATION ITEMS

- a. Upcoming Agenda Items
- b. Financial Report

23. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **10th day of October, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **10th day of October, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

November 19, 2013

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

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

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

1. DISCUSSION – Eagle Mountain Properties Master Development Plan Amendment Introduction – Matthew Godfrey
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. 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. Salary Survey Presentation – Mike Swallow, Technology Net
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
10. PRESENTATION – CAFR Award, presented by Dean Lundell, UGFOA President
11. APPOINTMENTS
 - A. Senior Council – Tonette Roberts, 4-year term
 - B. Veterans Board – Luke Pannell, 4-year term; Kindra Jones, 4-year term; Casey Jones, 2-year; and Elizabeth Hoepfner, 2-year term

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- C. Youth Council – Jason Olson, Weston Dastrup, Taylor Jensen, Jace Christian, and Christian Ulibarri

CONSENT AGENDA

12. MINUTES
A. October 15, 2013 – Regular City Council Meeting
13. BOND RELEASE – Out of Warranty
A. Rock Creek, Phase 2
14. DEVELOPMENT AGREEMENT
A. Meadow Ranch V, Plats 1 & 2
15. FINAL PLAT
A. Evans Ranch, Phase B, Plat 1

SCHEDULED ITEMS

16. A. MOTION - The City Council will Recess the Meeting and Convene as the Official Board of Canvassers to Canvass the Eagle Mountain City General Election.

BACKGROUND: *(Presented by Fionnuala Kofoed)* The Board of Canvassers will review the report of election results prepared by the City Recorder as the Election Official, consider and approve the report of the results, execution of the report and certification of the final vote totals for persons on the ballot. Pursuant to State law, it is necessary that the City Council, as the Board of Canvassers, canvass the 2013 General Election no sooner than seven (7) days and no later than fourteen (14) days after the election.

B. MOTION – Consideration and Approval of the Report of the Eagle Mountain City General Election of November 5th, 2013, Verifying the Results of the Election by Ratifying the Results of the Canvass; Accepting the Report of the Election Official and Certifying the Election Results; and Declaring the Mayoral and City Council Candidates, Reported by the Election Official as Receiving the Highest Number of Ballots, to be Elected.

C. MOTION – The Board of Canvassers will Adjourn and Reconvene as the City Council.

17. PUBLIC HEARING – Regarding the Issuance and Sale of Not More Than \$2,600,000 Aggregate Principal Amount of Water and Sewer Revenue Bonds, Series 2013 and To Allow Public Input Regarding Any Potential Economic Impact That the Project Described Herein to be Financed With the Proceeds of the Series 2013 Bonds May Have on the Private Sector.

BACKGROUND: *(Presented by Cody Deeter)* The purpose of the public hearing is to receive comments from the public related to the issuance of the 2013 Water & Sewer Revenue bonds so the pricing committee can make a final determination on issuance. The purpose for issuing these bonds is to generate proceeds to construct a pipeline from the City to the Central Utah Water Conservancy District's (CUWCD) wholesale water system. The City has entered into contracts to purchase water from CUWCD and this pipeline will provide access to that water. The original amount of the bonds was reduced by approximately \$2M from the original estimate, as the City was able to negotiate with CUWCD to pay for portions of the original project.

18. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.
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.
20. COMMUNICATION ITEMS
 - a. Upcoming Agenda Items
 - b. Financial Report
21. ADJOURNMENT

CERTIFICATE OF POSTING

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Fionnuala B. Kofoed, City Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

December 3, 2013

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

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

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

1. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
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. Fitch Bond Rating
 - B. Rachel LeCheminant, Administrative Law Judge
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.

POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
9. APPOINTMENTS
 - A. Economic Development Board
 - i. Trent Jackson – 3 year term
 - B. Library Board
 - i. Tyler Shimakonis – 2 year term
 - ii. Lesley Jackman – 2 year term
 - iii. Mellissa Ochsenhirt – 3 year term
 - iv. Kim Reid – 3 year term
 - v. Daniel Farmer – 3 year term

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- C. Parks & Recreation Advisory Board
 - i. Kurt Griffiths – 3 year term
 - ii. Matt Barrett – 3 year term
- D. Planning Commission
 - i. Wendy Komoroski – 3 year term
 - ii. Miriam Allred – 3 year term
- E. Public Works Board
 - i. Allen Martin – 3 year term
- F. Senior Citizen Advisory Council
 - i. Sandra Ring – 4 year term
- G. Yellow Ribbon Committee
 - i. Erika Douglas – 1 year term
- H. Youth Council Advisory Board
 - i. Alicia Hill – 1 year term
 - ii. Robert Hill – 1 year term
- I. Timpanogos Special Service District Board
 - i. David Norman – 4 year term

CONSENT AGENDA

- 10. MINUTES
 - A. November 19, 2013 – Regular City Council Meeting
- 11. DEVELOPMENT AGREEMENT
 - A. Porter’s Crossing Town Center Plat B (Church Lot)
- 12. FINAL PLATS
 - A. Clearview Ranch Phase A Plat 1 Final Plat
 - B. Clearview Ranch Phase A Plat 2 Final Plat
- 13. 2014 CITY COUNCIL MEETING SCHEDULE

SCHEDULED ITEMS

PUBLIC HEARING

- 14. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Development Code, Chapters 15 and 16.

BACKGROUND: *(Presented by Steve Mumford)* The proposed amendment includes changes to Chapter 16.05.100 Compliance Required, Chapter 16.05.130 Most Restrictive Standards Apply, and Chapter 15.10.230 Building Permits. The amendments require that electrical and natural gas infrastructure be installed and functioning prior to issuing any building permits, including model homes.

PUBLIC HEARING

- 15. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2013-2014 Budget.

BACKGROUND: *(Presented by Paul Jerome)* The proposed amendment to the FY 2013-2014

Budget is for personnel, trails and road improvements.

16. RESOLUTION – Consideration and Approval of a Resolution of Eagle Mountain City, Utah Transferring the General Fund Balance in Excess of 25% of Anticipated Revenues to the General Fund Capital Projects Fund.

BACKGROUND: *(Presented by Paul Jerome)* State law mandates that a municipality can hold between 5% and 25% of its budgeted revenues in reserve within the General Fund. Any excess funds must either be spent or held within the General Fund Capital Projects Fund for future capital needs of the City.

17. AGREEMENT – Consideration and Approval of a Cemetery Purchase Agreement.

BACKGROUND: *(Presented by Ifo Pili)* The City has been negotiating the purchase of land for a cemetery in the Sage Park area.

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

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.

20. COMMUNICATION ITEMS

- a. Upcoming Agenda Items
- b. Financial Report

21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **26th day of November, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **26th day of November, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder