

Eagle Mountain City Redevelopment Agency Minutes 2002

Date of RDA Meeting:

- April 16, 2002

**MINUTES OF THE CITY COUNCIL
OF EAGLE MOUNTAIN CITY, UTAH**

**Eagle Mountain City Council Chambers
1680 E. Heritage Drive
Eagle Mountain City, Utah 84043
April 16, 2002**

WORK SESSION – No Action of Minutes Taken – 4:00 PM to 6:30 PM

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

Prayer by Invitation of the Mayor

The prayer was offered by Shawn Warnke

POLICY SESSION – 7:00 PM

Mayor pro tempore Greg Kehl called the meeting to order at 7:00 PM.

1. Roll Call:

Council Members Present: Mayor pro tempore Greg Kehl, Diane Jacob, Mark Madsen, Brigham Morgan, and Linn Strouse. Mayor Kelvin Bailey was excused.

City Staff:

City Attorney:	Gerald Kinghorn
City Engineer:	Excused
Finance Director:	Kent Parker
Planning Director:	Shawn Warnke
Deputy Recorder:	Fionnuala Kofoed

Others Present:

Carolina Herrin, resident; Mark Lofgren, resident; Gregory Neff, Aimes Construction; Chris Hillman, Alan Grindstaff and Jerry Medina, candidates for City Administrator position; Vikie Grindstaff; Leeann Bottman, Lake Mountain Interactive; Vincent Liddiard, Economic Development Board; Barbara Wren, resident; Scot Hazard, resident; Shelia & Dave Curtis, residents.

2. Pledge of Allegiance:

Mark Lofgren led the Pledge of Allegiance.

3. Approval of Minutes (April 2, 2002):

MOTION: *Mark Madsen moved to approve the Minutes of April 2, 2002, as amended. Diane Jacob seconded the motion. Ayes: 5; Nays: 0. Motion passed.*

4. General Discussion/Questions/Announcements:

None

5. Appointments:

A. Deputy Recorder

Greg Kehl recommended the appointment of Jody Harris, Planning Assistant, as a Deputy Recorder to enable her to give the oath of office to members of the Planning Commission.

MOTION: *Brigham Morgan moved to approve the appointment of Jody Harris, Planning Assistant, to be a Deputy Recorder. Linn Strouse seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

B. Sports Recreation Board

Greg Kehl recommended the appointments of Darren Twede and Bea Twede as Assistant Directors, Vivian Morrison as Treasurer, Kristy Ellers as Assistant Treasurer, and Audrey Lee as Secretary of the Sports Recreation Board. The Council decided to wait on the appointment of Bea Twede until further information was gathered with respect to having a husband and wife team appointed as Assistant Directors.

MOTION: *Diane Jacob moved to approve the appointments of Darren Twede as Assistant Director, Vivian Morrison as Treasurer, Kristy Ellers as Assistant Treasurer, and Audrey Lee as Secretary of the Sports Recreation Board. Brigham Morgan seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

6. Public Notices:

None

7. **Public Comment:**

Carolina Herrin, resident, discussed the unfinished trail between The Landing and Mountain View Subdivisions. Mrs. Herrin also commented on the trash that had collected between the berms and the subdivisions along Eagle Mountain Boulevard.

Greg Kehl stated that he would bring up the issue of the trail at the Public Works Meeting. Mr. Kehl also noted that the City had scheduled a cleanup for April 13, 2002.

Mark Lofgren, resident, commented on Mayor Bailey's recent letter published in the Eagle Mountain Interactive and stated that he was upset that the Mayor had used the title of Eagle Mountain City Administrator. Mr. Lofgren also commented that he appreciated that the City had experienced no power outages during the recent storm.

Scot Hazard, resident, commended Mayor Kelvin Bailey for a job well done while acting as City Administrator until the position was filled. Mr. Hazard further recommended that the Council consider hiring the Mayor to act as a full time Mayor/Administrator.

Josh Elledge, Eagle Mountain Interactive, stated that he had been working closely with potential businesses and it was his opinion that Eagle Mountain City's reputation was beginning to change. Mr. Elledge expressed his excitement about the things that were in store for the City and thanked the Mayor and Council for doing a good job. Mr. Elledge also believed that the Mayor should be compensated for the time he had put in acting as Administrator for the City.

8. **Motion to Recess in to a Closed Executive Session for the Purpose of Discussing Personnel Issues:**

MOTION: *Linn Strouse moved to recess in to a Closed Executive Session for the purpose of discussing Personnel Issues and potential litigation at 7:30 PM. Brigham Morgan seconded the motion. Ayes: 5; Nays: 0. Motion passed.*

Present: Mayor pro tempore Greg Kehl, Diane Jacob, Mark Madsen, Brigham Morgan, Linn Strouse, Gerald Kinghorn and Fionnuala Kofoed..

9. **Interviews for the Eagle Mountain City Manager Position:**

The City Council interviewed Alan Grindstaff, Chris Hillman and Jerry Medina for the position of City Manager.

10. **Motion to Reconvene in to Open Session:**

MOTION: *Brigham Morgan moved to reconvene in to Open Session at 9:00 PM. Diane Jacob seconded the motion. Ayes: 5; Nays: 0. Motion passed.*

11. **Appointment of Eagle Mountain City Manager:**

There was no decision made in regard to the appointment of a City Administrator. This item was tabled.

12. **Final Plat Approval:**

a. Smith Ranch Church Final Plat

MOTION: *Brigham Morgan moved to authorize the Final Plat Approval for the Smith Ranch Church as submitted. Linn Strouse seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

13. Consideration to Approve a Maintenance Facility Site for Golf Course, Site Plan Review:

The Council considered the Maintenance Facility Site for The Ranches Golf Course.

MOTION: *Brigham Morgan moved to approve a Maintenance Facility Site for a Golf Course, Site Plan Review subject to the receipt of a letter from The Ranches Design Review Committee stating their approval, and that the facility meets the Architectural Design Guidelines. Diane Jacob seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

14. Consideration to Approve The Ranches Design Guidelines Amendment:

Mayor pro tempore Greg Kehl explained the amendments to the guidelines. The Council considered the amendments and recommended approval of the Design Guidelines regarding the wrapping of materials at outside corners.

MOTION: *Diane Jacob moved to approve The Ranches Design Guidelines Amendment. Brigham Morgan seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

15. Consideration to Terminate Access to the Howard Ault Property:

This item was tabled.

16. Engineer's Report on Substation Completions & R-pot Compliance for the following Subdivisions: Rockwell Village; Crittenden Corner; Castle Rock; Saddleback Plats A, B & C; Saddleback Offsite Storm Water; Diamond Springs Plats A & B; and Sundance Subdivisions:

Discussion ensued regarding a telephone card deficiency that had been established before the completion of the subdivisions. Mark Lofgren, Telecom Board Chair, believed that there were issues regarding the cards that needed to be rectified prior to final acceptance. Jessa Schalich, The Ranches, stated that the necessary items for the subdivisions had been secured and, therefore, should be released. City Attorney Gerald Kinghorn recommended that the Council approve the City Engineer's proposal.

MOTION *Brigham Morgan moved to approve the final acceptance for the Saddleback Subdivision Plats A, B & C only. Linn Strouse seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

Brigham Morgan moved to approve the final acceptance for Crittenden Corner, Castle Rock, Saddleback Offsite Storm Water, Diamond Springs Plats A & B, and Sundance Subdivisions subject to verification of the bond being in place for the R-Pot cards. Diane Jacob seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Nays: 0. Motion passed.

17. Consideration to Approve an Ordinance Creating the Redevelopment Agency of Eagle Mountain City:

Mark Lofgren questioned why the Economic Development Board is not responsible for the Redevelopment Agency. Mark Madsen responded that this Agency would work in conjunction with the Economic Development Board; however, the establishment of the Agency within the City would allow for government funding.

MOTION: *Linn Strouse moved to approve and adopt Ordinance No. 09-2002, An Ordinance of Eagle Mountain City, Utah, Creating and Establishing the Redevelopment Agency of*

Eagle Mountain City and Designating the City Council to be the Governing Body of the Redevelopment Agency of Eagle Mountain City, Pursuant to the Redevelopment Agencies Act (Utah Code annotated 17B-4-101, ET.SEQ) and Granting the Said Agency Authority as Provided by State Law and Providing for an Effective Date. Brigham Morgan seconded the motion. Ayes: 5 - Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.

18. Motion to approve Consent Agenda items as follows:

- a. Warrant Register
- b. Contract Change Order
 - i. Interconnection Substation (CO No. 1), Caribou Construction
 - ii. Eagle Mountain City Loan Application Project (CO No. 1), Arrow Engineering

MOTION: *Brigham Morgan moved to table item 18 B from the Consent Agenda, as submitted. Linn Strouse seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

MOTION: *Mark Madsen moved to approve the Consent Agenda, as amended. Brigham Morgan seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

19. City Council's Ratification for Partial Bond Releases & Partial Payments:

- a. Partial Payments
 - i. Red Hawk Ranch Landscape Development – SID 2000-1 (PP No. 1), Bratt Landscape
 - ii. Saddlerock 2MG Reservoir SID 2000-1 (PP No. 1), Gerber Construction, Inc.
 - iii. Eagle Mountain City Loan Application Project (PP No. 1), Arrow Engineering

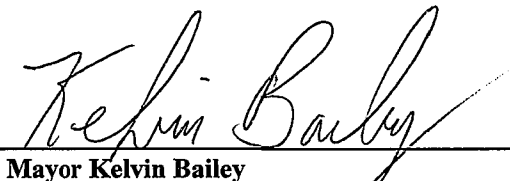
MOTION: *Brigham Morgan moved to ratify the Partial Bond Releases and Partial Payments, as submitted. Diane Jacob seconded the motion. Ayes: 5 – Mark Madsen, Diane Jacob, Greg Kehl, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

20. Other Business:


There was no other business.

21. Adjournment:

Brigham Morgan moved to adjourn the meeting at 9:35 PM.

APPROVAL:  DATE: 5-7-02
Mayor Kelvin Bailey

This certifies that the minutes of
Apr. 16, 2002 are a true, full and
correct copy as approved by the
City Council on MAY 7, 2002

Signed: 
City Recorder