

**MINUTES OF THE TOWN COUNCIL MEETING
TOWN OF EAGLE MOUNTAIN, UTAH
Eagle Mountain Community Center
1668 E. Heritage Dr
Eagle Mountain, UT 84043
January 2, 2001**

POLICY SESSION – 7:00 TO 10:30 p.m. – Eagle Mtn. Community, 1668 E. Heritage Dr., Eagle Mtn.

1. Roll Call:

Mayor Bond called the meeting to order @ 7:05 p.m.

Council Members present: Mayor Paul Bond, Dave Albrecht, Bert Ankrom, Greg Kehl and Brigham Morgan.

Town Staff:

Town Administrator: John Newman
Town Attorney: Jerry Kinghorn
Town Engineer: Corey Walker
Town Planner: Ken Leetham
Town Recorder: Janet Valentine
Fire Chief: Robert DeKorver

Others present:

2. Pledge of Allegiance:

Robert DeKorver led the pledge of Allegiance.

3. Approval of Minutes:

The minutes of December 5, 2000 were tabled.

December 21, 2000.

MOTION *Bert Ankrom moved to approve the minutes of December 21, 2000 as amended. Greg Kehl seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

4. General Discussion/Questions/Announcements:

None.

5. Appointments:

There were no appointments.

6. Public Notices:

There were no notices.

TC Mtg
1-16-01
BM DA Approved
(5) Ayes

7. **Public Comment:**

There were no comments from the public.

8. **Consideration for Approval of an Amendment to the Law Enforcement Services Agreement with Utah County:**

Jerry Kinghorn explained that the Amendment provided the Town with an additional deputy sheriff and extended the term of the contract.

MOTION *Dave Albrecht moved to approve an Amendment to the Law Enforcement Services Agreement. Bert Ankrom seconded the motion. Ayes: 5, Nays: 0. Motion passed*

9. **Grant Gifford, Sundance Homes Appeal to the Town Council regarding disputes of fees paid for Chimney Rock, Plat A & Plat C:**

There was no representation from Sundance Homes with respect to an appeal for the fees that the developer was disputing for Chimney Rock, Plat A and Plat C.

Mayor Bond stated that Grant Gifford, Sundance Homes, had commented in a letter to John Newman that neither Sundance Homes nor the Town Inspectors discovered the lot line error until after completion of the home. Mayor Bond clarified that Sundance Homes noticed the error prior to the completion of the home and approached the Town Inspectors regarding a timeline for inspections of lot lines. Two inspections of the lot lines would take place, one at the footings and one at final inspection. Upon investigation by the Town it was noted that the surveyor had placed stakes marking the lot lines. At the time of excavation, Sundance personnel accidentally covered or removed one of the stakes causing the lot line error to occur.

Due to fast tracking, the inspector didn't have an approved site plan from the builder when he went to do the footings inspection and so the error went undetected. The Town's policy has since changed requiring an approved site plan to avoid the problem from happening in the future. It was the opinion of the Council that the responsibility of the incident fell upon the developer and therefore denied the appeal.

MOTION *Brigham Morgan moved to decline the appeal regarding fees incurred for Chimney Rock, Plat A & Plat C. Dave Albrecht seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

10. **Confirmation and Ratification of Transaction: Subordinated Electric Revenue Bond Anticipation Notes Series 2000 and Equipment Lease Purchase Agreement with First National Bank of Layton:**

Jerry Kinghorn explained the transaction.

MOTION *Greg Kehl moved to Confirm and Ratify of the Subordinated Electric Revenue Bond Anticipation Notes with First National Bank of Layton in the amount of \$348,348.00 and that all of the proceeds of the sale of the note be approved for right-of-way acquisition for the electric power transmission system. Also, the confirmation and ratification of the Equipment Lease-Purchase Agreement with First National Bank of Layton in the amount of \$1,619,430.00 with \$1,357,194.00 used to purchase the equipment described on Exhibit A as submitted, and that the balance of the funds be used and approved as follows: \$174,174.00 to engineering design and related matters for the power transmission line and related electric systems improvement projects and \$78,062.00 for additional funds for right-of-way acquisition. The total right-of way acquisition budget will then total \$416,410.00. Brigham Morgan seconded the motion. Ayes: 5, Nay: 0. Motion passed.*

11. Development Item:

- a. Amendment to The Ranches Community Design Guidelines.

The Council reviewed the proposed revisions to The Ranches Community Design Guidelines. Greg Kehl expressed concerns with respect to a change on page 45, item K that addressed the use of carports. Mr. Kehl believed that the amendment should only refer to multi-housing units (condos) and should be indicated as such to avoid any misunderstandings.

Discussion ensued.

Due to the lack of clarity and to avoid any potential problems, the Town Council requested that the Town Staff propose additional language to the Planning Commission, for their review, in order to clarify when covered parking may be used and the prohibition of carports in single family areas.

MOTION *Brigham Morgan moved to approve the Amendments to The Ranches Community Design Guidelines as presented excluding changes referenced on page 45. Bert Ankrom seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

12. EMS Inter-local Agreement:

Jerry Kinghorn explained that the EMS Inter-local Agreement was a reciprocal agreement with Lehi City. There would be a separate agreement for all communities involved, Salt Lake County Fire Department, Tooele County Ambulance, Juab County Ambulance, Lone Peak Fire/EMS and American Fork Ambulance.

MOTION *Bert Ankrom moved to approve the Reciprocal Emergency Ambulance Service Agreement between the Town of Eagle Mountain and Lehi City and authorize the Mayor to execute identical agreements with Salt Lake County Fire Department, Tooele County Ambulance, Juab County Ambulance, Lone Peak Fire District and American Fork Ambulance. Brigham Morgan seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

13. Consideration of an Ordinance of the Town of Eagle Mountain, Utah Amending the Record plat of Chimney Rock Plat A, and Approving the Amended Plat of Chimney Rock:

The Council considered Ordinance # O 01-2001.

MOTION *Dave Albrecht moved to approve Ordinance # O 01-2001, an Ordinance of the Town of Eagle Mountain, Utah Amending the Record Plat of Chimney Rock Plat A and Approving the Amended Plat of Chimney Rock Plat A. Greg Kehl seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

14. Consideration of an Ordinance of the Town of Eagle Mountain, Utah Adopting the 1997 Uniform Fire Code and to Enact More Restrictive Fire Hydrant Placement Requirements for the Fire Department Connections and More Restrictive Minimum Requirements for Installing Fire Suppression Systems in the Town of Eagle Mountain, Utah:

Fire Chief Robert DeKorver addressed the Council regarding Ordinance # 01-2001 which would upgrade the Town's current Fire Code to the 1997 Uniform Fire Code.

Dave Albrecht requested that the Fire Chief research other towns and cities to compare standards regarding the issues and present the information at the next Town Council meeting.

Discussion ensued.

Mayor Bond commented that, in his opinion, Eagle Mountain needed to do what was in the best interest of the Town and it's residents. The Mayor believed that this ordinance was too vague.

Fire Chief DeKorver said that he would find out what other communities are doing and do a comparison on the ISO ratings.

Greg Kehl requested a copy of Table A 111-A-I.

Approval of the Ordinance was tabled until there was more information available.

15. **Motion to approve Consent Agenda items as follows:**

- a. Warrant Register
- b. Contract Change Orders
- c. Partial Payment Requests
- d. Partial Bond Releases

MOTION *Dave Albrecht moved to approve the Consent Agenda Items with the exception of the Booster Pump Station and Well No. 2, 2000 Partial Payment Request. Brigham Morgan seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

MOTION *Dave Albrecht moved to approve the Partial Payment of the Booster Pump Station Well No. 2, 2000 based upon The Ranches making a payment of \$4,102.50. Greg Kehl seconded the motion. Ayes 5, Nays: 0. Motion passed.*

16. **Other Business:**

There was no other business to discuss.

17. **There was no Executive Session:**

18. N/A

19. N/A

20. **Adjournment:**

MOTION *Greg Kehl moved to adjourn the meeting @ 8:50 p.m.*

APPROVAL: _____ **DATE:** _____
 Mayor Paul R. Bond, Jr.