



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 7, 2017

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

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; David Mortensen, City Treasurer; Aaron Sanborn, Economic Development Manager; Evan Berrett, Management Analyst; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Mack Straw, Public Utilities Director; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:08 p.m.

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

A. PRESENTATION – Off Highway Vehicles

Economic Development Manager Aaron Sanborn described the City's plans for the off-highway vehicle trails. The Utah ATV Association hosted a trail ride in January. The event went well, and the group provided some feedback as to how the trail system could be improved. They recommended better trail signage, more parking and restrooms near trailheads.

Mr. Sanborn said the trails were in reasonably good condition, but recommended making some improvements. He suggested sending the City's summer interns out with GPS to do a trail audit. The data could then be downloaded and used to create a trail map. He also recommended paving the parking lot by the old Sheriff's Office trailer and allowing riders to use the restrooms. It wouldn't be directly at a trailhead, but it would be reasonably close by way of Eagle Mountain Blvd.

Mr. Sanborn discussed engaging media partners like the *At Your Leisure* television show, by producing a video for local broadcast. Eagle Mountain has the expertise to produce the video in-house.

The total cost of the trail projects would be \$53,000. Some would be done in the upcoming fiscal year, but most would be in the following fiscal year. The video would be an early project.

Councilmember Bradley asked whether the parking lots would be paved or gravel. Mr. Sanborn said some could be gravel, but the lot by the old Sheriff's Office should be paved, because the office will also be used for a senior citizens' center.

Councilmember Bradley asked which trailhead was the most used. Mr. Sanborn responded the north trailheads were used the most, but improving a parking lot in City Center would move more of the use southward.

Councilmember Reaves asked what trail repairs the \$5,000 would cover. Mr. Sanborn said he would look into the specifics.

Mayor Pengra asked if there were any other areas where a parking lot could be placed. Mr. Sanborn said it would be ideal to locate one at the bike park, but he didn't think there was any land available for it. He looked near the power corridor, but all the possible sites had future uses already planned. If the City was willing to purchase land, there were areas closer to the east bench that would work.

City Administrator Ifo Pili stated City Administration has been discussing the Incubator Program. The program was designed to proactively help Eagle Mountain businesses to grow without using taxpayer funds. It was also designed to accommodate new businesses that couldn't find office space. While the program has been successful, its funds are nearly exhausted and plenty of office space has recently been constructed. He didn't believe there was a need for the program any longer.

Utah Valley University was still occupying space in the incubator offices. Mr. Pili planned to notify them and explain that the program was being discontinued.

Discontinuing the incubator program would free the remaining \$120,000 for other economic development activities.

Councilmember Reaves asked what the City's relationship with UVU was. Mr. Pili responded he would be meeting with them soon. He hoped they would rent the space they're using directly from the building owners and continue operating in Eagle Mountain.

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

9. MINUTES – January 17, 2017.

No comments.

10. BOND RELEASES – Out of Warranty.

Councilmember Curtis noted the bond releases were removed from the agenda at the January 17 meeting. He asked if the issues with them had been resolved.

Mayor Pengra said City Recorder Fionnuala Kofoed would get that information and let the Council know later in the meeting.

11. MOTION – Consideration of Evans Ranch F-1, Preliminary Plat.

City Planner Tayler Jensen stated this was a 20-lot project located on 5.03 acres. It was located on Golden Eagle Road, across from the townhome project. The Planning Commission asked the developers to have Alpine School District sign the dedication of the right-of-way for Golden Eagle Road, which they agreed to do.

Councilmember Curtis asked if the road intersecting Honey Field Drive, which is north of the project, would be moved according to a previous Council discussion. Mr. Jensen said the Council had requested that the Planning Department negotiate with the developers to try to realign the road; however, the developers were unwilling to do so.

Nate Shipp, representing the developers, stated the developers appreciated the City's willingness to work with them. He clarified the fencing issue, saying the master development agreement contained a fencing exhibit, requiring certain fencing to be built by the developer. The fencing in this project wasn't part of that exhibit. This fence will be installed after the homes are complete. The bond will ensure the money will be available.

12. MOTION – Consideration of Spring Run Phase C, Preliminary Plat and Site Plan.

Planning Manager Mike Hadley presented the project, which consisted of 156 townhome units on 17.58 acres, divided into six plats. There would be a pool, clubhouse and parks. The developers proposed a gate at the southeast entry, to avoid through traffic by nonresidents. Residents would have codes to open the gate. There would be plenty of room for nonresidents to pause and open the gate, and for nonresidents to turn around and go back out without blocking the road.

Councilmember Gricius asked if the center, north-south trail would extend outside the subdivision. Mr. Hadley said it would not.

There would be a landscaped entry monument within the roundabout, complete with signage and waterfalls.

Councilmember Curtis asked if the garage articulation complied with the Municipal Code. Mr. Hadley said it complied with the Code.

Councilmember Curtis asked if alley-loading garages were required by the Code. Mr. Hadley said it was not required. These garages would primarily be front-loading.

Mayor Pengra said there will be several Code amendments in the near future. Some will be adopted before the master development plan for this project is complete.

Mr. Mumford read from the Municipal Code, which says garages and parking areas should be placed to the rear of buildings, but that isn't required. If garages are placed on the front of buildings, they shall be staggered and set back to minimize their appearance from the

street. Garages shall never dominate the street-facing façade of the buildings. This means garages shall not protrude from the front of the buildings.

Ralph Johnson, representing 12 Horse Ranch, stated each of the buildings had one side-loading garage. The buildings were set well back from the street, as far back as single-family homes.

13. BID AWARD – Consideration and Award of Bid to FX Construction for the 2.5 MG Valley View Water Tank.

City Engineer Chris Trusty stated the design contract for this project was approved last year. The Engineering Department prequalified construction companies before they were allowed to bid. The contractors bid both conventional and pre-stressed materials. The Engineering Department recommended a conventional tank, so it could be in use this summer.

Councilmember Westmoreland asked Mr. Trusty to explain pre-stressing. Mr. Trusty explained tension cables were coiled in a way that allowed a thinner wall.

Councilmember Westmoreland asked how much of the tank would be aboveground and how much would be underground. Mr. Trusty said most of the tank would be underground. Not much would be visible.

Councilmember Curtis asked Mr. Jerome what the Water Fund balance was. Mr. Jerome stated it was about \$500,000. The Impact Fee Fund, the source for the water tank funds, had about \$5M, with about a \$1M reserve.

Mr. Pili said the Water Fund didn't have a large fund balance. Using the City's available loan would allow the City to retain its funds, which might be needed for other projects.

Councilmember Gricius felt investing utility sale funds for a utility project made sense.

Councilmember Bradley supported taking out a loan since the interest rate was so low.

Mayor Pengra said the impact fees need to cover many new projects to service growth.

Councilmember Reaves noted the audit showed excess funds in the City's reserve. He asked if that money could be used for this project. Mayor Pengra said this project was specific to the Impact Fee Fund.

Councilmember Bradley asked about pre-stressed concrete. He asked if Eagle Mountain would regret building a conventional tank in several years. Mr. Trusty said it wouldn't. If the contractor could build a pre-stressed floor for the same price, the City would accept that, but it wouldn't be worth paying extra.

14. BID AWARD – Consideration and Award of Bid to Advanced Paving for the Light Weight Chip Seal Project.

Streets and Storm Drains Manager Zac Hilton stated the chip seal and fog seal would be applied to Ranches Parkway (north bound from Pony Express Parkway to SR-73), Eagle Mountain Blvd. (Pony Express Parkway to SR-73), and Pony Express Parkway (through the

roundabout at Eagle Mountain Blvd. heading south two miles). The project was budgeted for fiscal year 2017 and came in about \$100,000 under budget.

Councilmember Gricius asked if the repair projects scheduled for Eagle Mountain Blvd. would impact this project. Mr. Hilton said the repairs will be done on other parts of the road.

Mr. Hilton said the department put the contract out to bid in January, getting this job onto the contractor's calendar early, rather than squeezing it in when they were already busy. Mayor Pengra congratulated him on such a strategic move.

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 or the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

The meeting was adjourned at 5:08 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; David Mortensen, City Treasurer; Aaron Sanborn, Economic Development Manager; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:12 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

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

None.

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

Councilmember Curtis

Councilmember Curtis thanked everyone who participated in the moment of silence on January 30, the third anniversary of Sgt. Cory Wride’s death in the line of duty.

Councilmember Bradley

Councilmember Bradley welcomed everyone to the meeting.

Councilmember Reaves

Councilmember Reaves welcomed all the attendees, especially the youth. He said it was never too early to become involved in local government. He thanked the adults who bring young people to meetings.

Councilmember Westmoreland

Councilmember Westmoreland asked the young people to contemplate what they might be able to do to volunteer in the City.

Councilmember Gricius

Councilmember Gricius thanked everyone for attending the meeting.

Mayor Pengra

No comment.

CONSENT AGENDA

9. MINUTES

- A. January 17, 2017 – Regular City Council Meeting

10. BOND RELEASES – Out of Warranty

- A. SilverLake, Plat 8
B. SilverLake, Plat 9

As requested during Work Session, Ms. Kofoed provided information on the bond releases. She stated SilverLake Plat 8 can have a partial release, but funds to cover landscaping must remain in the bond. Mayor Pengra removed item 10A from the agenda, pending solution of the landscape bond issue.

MOTION: *Councilmember Gricius moved to approve the Consent Agenda, with the exception of item 10A. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

11. MOTION – Consideration of Evans Ranch Plat F-1, Preliminary Plat.

This item was presented by City Planner Tayler Jensen. The proposed application is for a 20-lot residential, preliminary plat on a 5.03 acre parcel. The project is part of the Evans Ranch Master Development Plan located south of Pony Express Parkway and east of Porter's Crossing Boulevard.

Councilmember Reaves asked what the full road dedication meant. Mr. Jensen stated it meant the full 77-foot-wide right-of-way would be dedicated to the City, including the roadway and land along both sides.

Councilmember Reaves asked why the developers weren't being required to bond for the fencing before the preliminary plat was approved. Mr. Jensen said bonding is required prior to recording the final plat.

Mr. Jensen said the fencing is required by the Municipal Code, so it will be installed. Mr. Shipp confirmed that when he spoke during Work Session.

MOTION: *Councilmember Curtis moved to approve the Evans Ranch Plat F-1 preliminary plat. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

12. MOTION – Consideration of Spring Run Phase C, Preliminary Plat and Site Plan.

This item was presented by Planning Manager Mike Hadley. The proposed application was for a 156-lot residential, preliminary plat and site plan on 17.5 acres. Spring Run is located north of Cory Wride Memorial Highway and east of Meadow Ranch. An entry monument would be located at the southeast corner of the project.

Councilmember Curtis asked Mr. Johnson if he would be willing to add more articulation to the garages.

Mr. Johnson said the plans have already been designed.

Councilmember Reaves read the section of the Municipal Code requiring garages to be articulated, and not be in a flat line along the façade.

Councilmembers noted that, looking closer at the drawings, the articulation was adequate and the roads would be private, not public.

Mr. Johnson pointed out there would be a trail surrounding the project, accessible to the entire community. He said there would be entry gates on both the southeast and southwest corners of the project. He also said the garages and the driveways each accommodated two cars. Additional parking spaces were planned throughout the project.

MOTION: *Councilmember Gricius moved to approve the Spring Run Phase C preliminary plat and site plan. Councilmember Curtis seconded the motion. Those voting aye:*

Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.

13. BID AWARD – Consideration and Award of Bid to FX Construction for the 2.5 MG Valley View Water Tank.

Mayor Pengra stated the proposed bid was for the construction of a 2.5 million gallon, conventional water tank to be located in the North Service Area pressure zone. This upgrade to the water system was in response to the growth that the City has experienced.

Councilmember Gricius asked what the funding source would be. Mr. Jerome stated a budget amendment was adopted on November 1, 2016, which funded this project with impact fees. No loan funds will be used to pay for the project.

MOTION: *Councilmember Bradley moved to award a bid to FX Construction for the 2.5 MG Valley View water tank in the amount of \$1,986,646.00 and authorize the Mayor to sign the contract. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

14. BID AWARD – Consideration and Award of Bid to Advanced Paving for the Light Weight Chip Seal Project.

Mayor Pengra stated this bid proposal was for the placement of a light weight chip seal with fog seal as presented earlier. The seal will be placed on Ranches Parkway (northbound from Pony Express Parkway to SR 73), Eagle Mountain Blvd. (Pony Express Parkway to SR 73), and Pony Express Parkway (through the roundabout at Eagle Mountain Blvd. heading south two miles).

MOTION: *Councilmember Gricius moved to award a bid to Advanced Paving for the light weight chip seal project in the amount of \$253,950.00 and authorize the Mayor to sign the contract. Councilmember Reaves seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

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

Councilmember Curtis

No comment.

Councilmember Bradley

Councilmember Bradley welcomed the firefighters and Boy Scouts in attendance, and thanked the Scout leaders for bringing the boys to the meeting.

Councilmember Reaves

No comment.

Councilmember Westmoreland

No comment.

Councilmember Gricius

No comment.

Mayor Pengra

No comment.

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

None.

17. CITY COUNCIL BOARD LIAISON ASSIGNMENTS

Councilmember Curtis – Planning Commission and Youth Council

Councilmember Bradley – Parks & Recreation Advisory Board

Councilmember Reaves – Cemetery Advisory Board and Military & Veterans Advisory Board

Councilmember Westmoreland – Library Board and Planning Commission

Councilmember Gricius – Economic Development Board and Senior Advisory Council

18. COMMUNICATION ITEMS
A. Upcoming Agenda Items

19. ADJOURNMENT

MOTION: *Councilmember Gricius moved to adjourn the meeting at 7:47 p.m. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

Approved by the City Council on March 7, 2017.



Fionnuala B. Kofoed, MMC
City Recorder