

May 15, 1997

**Minutes of the Town of Eagle Mountain Town Council meeting held Thursday, May 15, 1997 at the American Legion Hall located at 55 North Center Street, Lehi, Utah. The meeting was called to order at 7:05 by Mayor Hooge.**

Cyril Watt led the Council in the Pledge of Allegiance.

John Jacob moved that the minutes of The Eagle Mountain Town Council for May 8, 1997 be approved. Nick Berg seconded. Ayes: 5, Nays: 0.

Carl Allred presented the Council with the final plat map for the Cedar Meadows Subdivision. James Dahl of MCM said that he had reviewed the plans briefly and that the following items needed to be addressed:

- 1) The water system (well) should meet state standards.
- 2) Must obtain permit from UDOT.
- 3) Soil Tests should be completed.

Carl Allred stated that he is willing to do all of the above and work with Mike Wren to meet all criteria required by MCM. He has already talked to UDOT.

Mayor Hooge would like to see all property on the roadway deeded to the Town for a public easement in order to create a dedicated town road. The question was raised as to who would be responsible for the improvement of said road. Mike Wren recommended that until the other side is developed, there is no need for improvements. There was discussion which followed regarding road widths and requirements.

John Jacob asked if Carl had planned for a fire protection water storage tank. Carl assured him that the Protection Zone had been applied for through the State which would take 90 days if everything is in order. This approval is subject to water system/tank approval. He assured the Council that the storage tank would meet state standards and would not be built without a water system in place.

After considerable discussion, it was agreed that subject to mylar conditions being met, water system approval, UDOT clearance, soil testing, and submittal of an application, the subdivision could be approved. MCM would like a chance to review the plans more thoroughly and Dave Conine would like to run a checklist just to see if the development met criteria. John Jacob also suggested that Carl have a secondary plan available in the case that the water system is not approved.

**MOTION:** Diane Bradshaw moved that the Council table the final approval on Cedar Meadows until a future date. Cyril Watt seconded. Ayes: 5, Nays 0.

Resolution 97-17 - MCM Engineering to Draft Address System for the Town of Eagle Mountain: Mike Wren addressed the council and showed the preliminary review that MCM had made of the Town. He pointed out that the streets were not proportionately placed and therefore would need to be revised. Street names will remain the same and numbers will change. Developers will have an obligation to name streets subject to Town approval; the Town will assign addresses. Major streets will be named by the Town. MCM will prepare a grid map on the G.I.S. and will present at next weeks meeting. Nick Berg questioned whether Cedar Pass Ranch addresses would be affected. The answer was yes. There was other discussion as to whether or not the addresses should be assigned at the residence doorstep or driveway and how the sequence would change as per scenario.

John Jacob asked what the cost would be to the town for the service being provided by MCM? Will it be a lump sum or per hour? Nick Berg suggested that a proposal letter be submitted by MCM. Mike Wren stated that it would be one to two days of work with a one time fee.

**MOTION:** John Jacob moved to approve Resolution 97-17 which is to hire MCM Engineering to draft an address system for the Town of Eagle Mountain. Diane Berg seconded. Ayes: 5, Nays: 0.

Tasco Construction - Bid Acceptance/Town of Eagle Mountain Electrical Infrastructure: Bob Lynds of Eagle Mountain Properties, L.L.C. explained the bid process to the Council and recommended that they accept the bid submitted by Tasco Construction., which was \$485,274.69, as compared to Cache Valley Electric who bid the job at \$629,925.00 and Wasatch Electric who returned a bid at \$497,000.00. He reminded the Council that Eagle Mountain Properties will guarantee the contract until the Bonds are approved, at which time the Town would become responsible. John Jacob asked for clarification of the bid and Gary Tassainer responded to the question.

**MOTION:** Cyril Watt moved that the Town Council accept the bid from Tasco Engineering, Inc. for the Electrical Infrastructure for the Town of Eagle Mountain. Nick Berg seconded. Ayes: 5, Nays: 0.

Gary Tassainer took a minute to address the Council regarding the Pacificorp Contract. He reminded the Council that the Resolution to accept the Pacificorp Contract was accepted subject to review. It was confirmed that the Town did not have a contract with UAMPS. He pointed out that the Town needs the connection now and Pacificorp is their only source. He also stated that UAMPS will be willing to look at a contract in the future if it were necessary.

**MOTION:** John Jacob moved that the contract with Pacificorp be approved. Cyril Watt seconded. Ayes: 5, Nays: 0.

Resolution to Hire Bob Phelps on a Consulting Basis to assist the Town Clerk and Treasurer in setting up a bookkeeping system for the Town of Eagle Mountain that will meet State Regulations.

**MOTION:** Nick Berg moved that the Town Council should adopt Resolution 97-19 to hire Robert Phelps, a certified Public Accountant, to assist in establishing a bookkeeping system for the Town of Eagle Mountain that will be in keeping with State Regulations, for \$50/hr., not to exceed 10 hours. John Jacob seconded. Ayes: 5, Nays: 0.

Resolution to Approve Special Improvement District for the Town of Eagle Mountain: Randy Skeen addressed the Council regarding the SID's and reviewed the Resolution to Approve. He indicated that the following additions or changes be made:

pg. 2 Property Owners None  
Total number of acres protesting 0  
Benefited 27,000+ ACRES

pg. 3 Council member Elect Cyril Watt introduced . . .  
Resolution No. 97-20  
Section 4. \$3,600,00

pgs. 5 & 6 to be executed by Mayor Hooge and Dana Neth

pgs. 8 & 9 Dave Conine to be changed to Dana Neth

There was quite a bit of discussion regarding the bid process, bond anticipation notes and the Town's responsibility after accepting bids from contractors. Bob Lynds explained that Eagle Mountain Properties, L.L.C. provides the security for the bonds, but as soon as the Bond Notes are in place the Town accepts the liability.

Cyril Watt moved that the Resolution to approve that the SID for the Town of Eagle Mountain be accepted and adopted. John Jacob seconded. Ayes: 5, Nays: 0.

Cedar Grove Report: John Jacob showed the Council the plans for the Cedar Grove Development such as it has been recorded and indicated that they propose to plat the 5 acre lots that have already sold, but the remainder of the lots as presented in the preliminary will change. This will be resubmitted at the end of June. Mayor Hooge stated that she would like to see the roads deeded to the Town. It was stated that in order to convert to the dedicated plat, each property owner on the plat must sign and agree to the dedication.

There followed discussion regarding plat reviews at which Mike Wren of MCM suggested that the city hire secondary engineers to contract with developers to review plats and thereby reduce the load on MCM. Mayor Hooge asked Council member Nick Berg to review the bids which had been submitted to the town. Wilding Engineering offered to review the Plat submitted by Touchstone Properties.

**MOTION:** John Jacob moved to accept Wilding Engineer's offer to review the Plat submitted by Touchstone Properties. Cyril Watt seconded. Ayes: 5, Nays: 0.

Public Comment:

Janet Valentine of 6186 N. Lake Mt., Rd., Eagle Mountain asked whether or not they could expect to have mailboxes on the road anytime in the near future. Mayor Hooge responded that the Town has no jurisdiction regarding the adding of postal routes. John Jacob volunteered to contact the Post Office in Lehi and pursue the matter.

Council member Nick Berg commented on the new buildings that are being built within the Town boundaries without permits and would like to have an inventory done of the area. He would also like to find out how many businesses are being run within the town limits without a license. He proposed that the Town hire the building inspector to take inventory of the area.

**MOTION:** Nick Berg moved that the Town have Kent Partridge take an inventory of buildings and businesses located in the Town of Eagle Mountain without building permits or business licenses. John Jacob seconded. Ayes: 5, Nays: 0.

Nick Berg brought up the issue of Glen and Maryanne Smith, property owners in the Town who felt slighted when they felt that their property was inappropriately discussed in a previous town council meeting. John Jacob admitted that he had made the statement to a member of the public that the property may have been divided incorrectly and he should be aware of that. Mayor Hooge had countered that the Town did not have the actual facts, but if the gentleman really wanted to know, he could obtain the information from the County offices for \$5. John Jacob agreed to pursue this matter by contacting the Smith's with an apology as necessary.

John Jacob asked how many houses in Cedar Pass Ranch are under construction with a Utah County Building Permit? His question was asked in regards to Lot #3 at CPR where the home is in the process of being built with a Building Permit issued by the County. Now that the homeowner has decided that he wants to finish the basement at the same time, which was not approved at the time the permit was issued, the County has told him to retain a second permit through the Town. The question was, how should this be handled. It was agreed that John would do more research on the subject and it would be discussed more thoroughly later.

John Jacob moved that the Council adjourn to Executive Session. Diane Bradshaw seconded. Ayes: 5, Nays: 0. The meeting adjourned at 9:00 p.m.