

## MINUTES OF THE EAGLE MOUNTAIN CITY COUNCIL MEETING

Eagle Mountain City Council Chambers

1680 East Heritage Drive

Eagle Mountain, Utah 84043

July 2, 2002

### WORK SESSION - No Action or Minutes Taken – 4:00 PM to 6:30 PM

1. Consent Agenda
2. Discussion on Economic Analysis - Lewis, Young, Robertson & Burningham
3. Discussion on a City Welcome Committee - Council Member Linn Strouse
4. Discussion on Fencing around City Water Tanks
5. Discussion on an Ordinance to Repeal & Re-enact Ordinance No. O 13-2001, an Ordinance Regulating Large Public Assemblies
6. Discussion on the Eagle Mountain City Budget Fiscal Year 2002-2003
7. Discussion on Changes to the Eagle Mountain City Policies & Procedures Manual
8. Items as Outlined on the Policy Session
9. Other Business
10. Adjourn Work Session at 6:30 p.m.

### Prayer by Invitation of the Mayor

The prayer was offered by Greg Kehl.

### POLICY SESSION – 7:00 PM

Mayor Bailey called the meeting to order at 7:03 PM.

#### 1. Roll Call:

Council Members Present: Mayor Kelvin Bailey, Diane Jacob, Greg Kehl, Mark Madsen, Brigham Morgan, and Linn Strouse

#### City Staff:

City Attorney:	Gerald Kinghorn
City Engineer:	Korey Walker
City Administrator:	Chris Hillman
Finance Director:	Kent Parker
Planning Director:	Shawn Warnke
City Recorder:	Janet Valentine
Deputy Recorder:	DeAnna Whitney
Utah County Sheriff:	Sergeant Jo Murphy

Others Present: Mike Wren, Eagle Mountain Properties; Brian Haskell, The Ranches; Mark Lofgren, resident; Kathy Barney, resident; Carolina Herrin, resident.

2. **Pledge of Allegiance:**

The Pledge of Allegiance was led by Linn Strouse.

3. **Approval of Minutes (June 18, 2002):**

**MOTION:** *Diane Jacob moved to approve the Minutes of June 18, 2002. Greg Kehl seconded the motion. Aye: 5; Nays: 0. Motion passed.*

4. **General Discussion/Questions/Announcements:**

None

5. **Appointments:**

a. Planning Commission

Mayor Bailey recommended moving Planning Commission alternate Richard Steinkopf to the position of regular commissioner, appointing Jeff Love, a former planning commissioner, to replace Mr. Steinkopf as primary alternate, and appointing Jennifer Rawlings to the position of second alternate on the Planning Commission.

**MOTION:** *Linn Strouse moved to approve the appointments of Richard Steinkopf as a Planning Commissioner, Jeff Love as Primary Alternate Member, and Jennifer Rawlings as Second Alternate Member of the Planning Commission. Greg Kehl seconded the motion. Ayes: 5 – Diane Jacob, Greg Kehl, Mark Madsen, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

The Mayor asked Janet Valentine to notify the new Planning Commission members of the changes and requested that City Administrator Chris Hillman send meeting schedules to the new commissioners.

6. **Public Notices:**

Janet Valentine, City Recorder, announced that there will be a Public Hearing on an Economic Analysis for the Proposed Impact Fees and Proposed Amendment of the Impact Fee Ordinance at the next City Council meeting on July 16, 2002.

7. **Public Comment:**

Mayor Bailey read a written comment from residents Carolina and Tom Herrin regarding the status of the Mountain View Subdivision Trail. The Mayor stated the Public Works Department will be scheduling time in the near future to remove the debris on the trail. Mayor Bailey stated there is no funding currently in place to extend the trail; however, the City will work toward this end.

Kathy Barney, resident, addressed the Council regarding a prior recommendation from her husband that there be an increase in the monies paid to Mayor Bailey and the City Council for the many hours of service they give to the City. She presented a petition signed by local residents supporting the pay increase. Mrs. Barney stated that she received no objections from any residents regarding the signing of the petition. The petition was given to City Recorder Janet Valentine.

8. **Public Hearing: General Plan for Eagle Mountain City:**

- a. Open Public Hearing (7:10 p.m. or as soon thereafter as may be heard)

Mayor Bailey opened the Public Hearing at 7:14 PM.

- b. Receive Public Comment

There was no public comment.

- c. Close Public Hearing

Mayor Bailey closed the Public Hearing at 7:15 PM.

9. **Public Hearing: Development Code (Land Development Regulations):**

- a. Open Public Hearing (Directly following Public Hearing on the General Plan)

The Mayor opened the Public Hearing at 7:15 PM

- b. Receive Public Comment

Brian Haskell, The Ranches, stated his company has gone through the Development Code and will present a written list of comments to the City Council by July 3, 2002.

Mark Lofgren, resident, wanted to know what changes are being recommended to Development Code. The Mayor stated plan has been available for review at the City office; however, he asked Shawn Warnke to explain the proposed changes.

David Loper, chairman of the Community Arts Council, expressed his concerns that the arts have not been included in the proposed Development Code as a key component to the vision of Eagle Mountain. He indicated that the original Development Code includes a whole section devoted to how art will play a major role in both the economic development and the intrinsic value of the City.

- c. Close Public Hearing

The Mayor closed the Public Hearing at 7:22 PM

10. **Consideration to Approve Memorandum of Understanding Among Utah National Guard & Camp W.G. Williams & Eagle Mountain City (regarding a Two-inch Water-service Hookup from Tickville Gulch to Eagle Mountain):**

Gerald Kinghorn advised this agreement does not represent a final understanding because there are changes that need to be made. He explained the responsibilities of each partner listed in the agreement. He recommended he be allowed to change the amounts in the current agreement and present the re-drafted agreement to personnel at Camp Williams for review.

Korey Walker stated he had given the changes to the amounts to Colonel Hansen at Camp Williams.

**MOTION:** *Greg Kehl moved to authorize the Memorandum of Understanding among Utah National Guard and Camp Williams and Eagle Mountain City for review, with the change in Section C to reflect a dollar amount of \$8,300. Diane Jacob seconded the motion. Ayes: 5 – Diane Jacob, Greg Kehl, Mark Madsen, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

Mark Madsen had questions regarding the wording of the memorandum. These questions were addressed by Gerald Kinghorn and Korey Walker.

Mike Wren, Eagle Mountain Properties, asked if the City will have any controls on this system. His concerns were addressed by Gerald Kinghorn.

**11. Consideration to Approve the Site Plan Review for the Town Center East Commercial Building #1:**

Shawn Warnke presented this site plan and pointed out the designated property. He explained the two conditions that need to be met before approval.

Brigham Morgan had questions that were explained by Korey Walker, Shawn Warnke, and Mike Wren, the builder.

**MOTION:** *Greg Kehl moved to approve the site plan for the Town Center East Commercial Building No. 1, subject to the following conditions: 1) that the utility plan complies with the engineering requirements; and 2) that the necessary easements (both on and off site) be submitted. Brigham Morgan seconded the motion. Ayes: 5 – Diane Jacob, Greg Kehl, Mark Madsen, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

**12. Consideration to Approve a Resolution Amending the Eagle Mountain City Policies and Procedures Manual:**

This item was tabled.

**13. Consideration to Approve a Resolution Adopting an Eagle Mountain City Employee's Manual:**

This item was tabled.

**14. Consideration to Approve a Resolution Amending the Eagle Mountain City Consolidated Fee Schedule (for the purpose of implementing fees for ambulance service):**

Chris Hillman explained the necessity of adding previously approved ambulance service fees to the Consolidated Fee Schedule.

**MOTION:** *Brigham Morgan moved to approve Resolution No. R 07-2002, A Resolution of the Governing Body of Eagle Mountain City Amending the Eagle Mountain City Consolidated Fee Schedule as submitted. Linn Strouse seconded the motion. Ayes: 5 – Diane Jacob, Greg Kehl, Mark Madsen, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

**15. Consideration to Approve Secondary Access for Ghost Rider II, a Utah County Development:**

Korey Walker explained this request from a developer that the City provide secondary access to a piece of property being developed. Mr. Walker pointed out the proposed areas on a map. He explained the three conditions that have been recommended by the Public Works Board.

Mayor Bailey suggested that the developer be requested to hook up to utilities for the benefit of the City. Korey Walker stated this option had been presented to the developer, who stated he would have to give this consideration.

The Council had a discussion regarding their concerns that this secondary access might become a primary access.

**MOTION:** *Linn Strouse moved to give conceptual approval of secondary access for Ghost Rider II, a Utah County Development, with reservation of final approval pending the submission of approved engineering studies demonstrating that this is, in fact, a true secondary access to the development. Greg Kehl seconded the motion. Ayes: 5 – Diane Jacob, Greg Kehl, Mark Madsen, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

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

- a. Warrant Register
- b. Change Orders
  - i. Pony Express East Landscape Development SID 2000-1 (CO No. 4), American Landscape
- c. Final Payment
  - i. Porter's Crossing Roadway Extension SID 2000-1 (Final Payment), Sowby & Berg Consultants
  - ii. Red Hawk Ranch Park (Final Payment), Bratt, Inc.
- d. Partial Payments
  - i. 138 kV Transmission Line (PP No. 3), Par Electric Contractors
  - ii. Ranches & Pony Express Landscaping Improvements SID 2000-1, Area No. 1 (PP No. 5), Golden Landscaping
  - iii. Ranches & Pony Express Landscaping Improvements SID 2000-1, Area No. 3 (PP No. 3), Golden Landscaping

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

**17. Other Business:**

- a. Consideration to Approve a Name for the Eagle Mountain Substation
- b. Consideration to Approve a Name for the Eagle Mountain Switch Yard

**MOTION:** *Greg Kehl moved to approve the name of Eagle Mountain North Substation for the Eagle Mountain Substation and the name of The Sovine Switch Yard for the Eagle Mountain Switch Yard. Brigham Morgan seconded the motion. Ayes: 5 – Diane Jacob, Greg Kehl, Mark Madsen, Brigham Morgan, Linn Strouse; Nays: 0. Motion passed.*

Chris Hillman advised the Council that the Lone Peak Fire Department has a 1978 E-1 fire engine for sale for about \$15,000 to \$18,000. He stated this engine has only 19,000 street miles. Mr. Hillman indicated that \$20,000 was approved in the new budget to refurbish the currently-owned LaFrance engine. He

indicated that Chief DeKorver feels this E-1 engine is a very dependable engine that should be more reliable than the LaFrance engine. The Mayor and Council gave approval to move forward with negotiations to purchase the E-1 fire engine from the Lone Peak Fire Department.

18. **Motion to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security:**

**MOTION:** *Greg Kehl moved to recess in to a Closed Executive Session for the purpose of discussing personnel issues, potential litigation and/or public safety/security at 8:02 PM. Brigham Morgan seconded the motion. Ayes: 5; Nays: 0. Motion passed.*

Present: Mayor Kelvin Bailey, Council Members Diane Jacob, Greg Kehl, Mark Madsen, Brigham Morgan, and Linn Strouse, City Attorney Gerald Kinghorn, City Engineer Korey Walker, City Administrator Chris Hillman, City Recorder Janet Valentine, Deputy Recorder DeAnna Whitney.

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

**MOTION:** *Brigham Morgan moved to reconvene in to open session at 8:37 PM. Greg Kehl seconded the motion. Ayes: 5; Nays: 0. Motion passed.*

20. **Any Actions from the Closed Executive Session:**

None

21. **Adjournment:**

Brigham Morgan moved to adjourn the session at 8:37 PM.

APPROVED: *Kelvin E. Bailey* DATE: 7-16-02  
Mayor Kelvin E. Bailey

This certifies that the minutes of 2-July 2002 are a true, full and correct copy as approved by the City Council on 16-July 2002

Signed: *Janet B. Valentine, CMC*  
City Recorder