



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

August 1, 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 Colby Curtis, Stephanie Gricius, Ben Reaves and Tom Westmoreland. Adam Bradley participated by telephone.

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; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations Director; Interns; Starlee Holley and Triana Solomon; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Jeff Weber, Facilities/Operations Director; Zac Hilton, Streets and Storm Drain Manager; Mack Straw, Public Utilities Director; Eric McDowell, Chief Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:05 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.
2. **A. PRESENTATION – Citizen Survey**

Triana Solomon and Starlee Holley, Eagle Mountain's summer management interns, presented the results of the annual Citizens' Survey. 94% of respondents said the quality of life in Eagle Mountain was good or very good. The complete results will be published in the 2017-18 budget document.

The survey asked what services the City wasn't providing that it should be. Respondents asked for more economic development, particularly more businesses in City Center. They requested more and wider roads, with additional streetlights. They also requested a recreation center, community center or swimming pool.

About 40% of respondents were satisfied with the way Eagle Mountain managed its funds, but a majority was neutral. The interns felt many of those were new residents who were unfamiliar with the City's financial operations.

Regarding public safety, the majority of respondents indicated they felt safe in Eagle Mountain; however, they requested more women and children's safety programs.

A section of the survey asked about satisfaction with City departments and services. Overall, respondents were satisfied, with satisfaction increasing over the last three years.

Councilmember Westmoreland asked how many people responded to the survey. Ms. Holley said there were just over 940 responses.

Councilmember Reaves asked how Councilmembers could access the survey and its results. Ms. Solomon said she and Ms. Holley would send the results to all of the Councilmembers.

B. PRESENTATION – Overland Project Update by Ivory Development and SITLA

Elise Erler, representing SITLA, gave the Council background information on the early planning for the property, which was located in City Center just southwest of Unity Pass. Another parcel was located just south of the rodeo grounds, which will be included in the revised master development plan because Ivory Homes had an option on the property.

The project consisted of residential, mixed-use, satellite commercial, regional park and school zoning. The originally-approved overall density was 3 units per acre.

Ms. Erler reminded the Council that SITLA conveyed substantial lands and invested a great deal of funding to the City for Wride Memorial Park and Pony Express Park, roads, schools, other parks, the water system and Well #1. The purpose was to help improve the community and to receive financial returns to support the state's Institutional Trust Lands fund. With so much preparation done, SITLA chose Ivory Homes to develop a residential subdivision.

Bryon Prince, representing Ivory Homes, said Ivory spent a year working with SITLA to redesign the original plans for the subdivision, which will be called Overland. In reviewing the original master development agreement, the applicants (Ivory and SITLA) and City staff found they interpreted the original master development agreement differently. They agreed to move forward on the first phase, with a commitment to resolve the issues the following year.

While they expect to resolve all of the issues, open space was the major cause of disagreement and will be the most difficult to resolve. Ivory's plan was to build ten parks with amenities from two to six acres large throughout Overland, each designed to complement its own neighborhood. All of the parks would complement Wride Memorial Park, as well. There would also be 12 miles of interconnected trail network running throughout the project.

Mr. Prince described two multi-family areas called Village 1 and Village 2, separated by Airport Road, each having its own amenity package. For example, Village 1 will have one large park and two smaller ones.

Mayor Pengra stated he had been very pleased with the communication between Eagle Mountain, Ivory Homes and SITLA regarding the very complicated issues involved in the SITLA Master Development Plan. There were still difficulties to work out, but the discussions had been moving in the right direction.

Mr. Mumford asked the Council to provide any feedback they had as soon as possible, so the discussions went in the direction the Council preferred. The Council continued discussing some of the specific concerns they wanted Mr. Mumford to take to the negotiations.

C. Discussion – Website Redesign

This item was not on the agenda. The City was in the process of hiring a new website vendor and as such, Mr. Pili asked Management Analyst Evan Berrett to explain to the Council the process of acquiring a vendor for a website redesign.

Mr. Berrett said the City's website was out-of-date and having performance issues. City staff sent out a request for proposals and received thirteen submissions. A committee reviewed the submissions and created a "short list" of the most responsive ones. Revize Software made an outstanding presentation. The committee then gave them some mock-ups and asked them to convert them into website format, which they did successfully. They offered a high-quality product at a much lower cost than was budgeted.

City personnel had high expectations for a new website. The intent was to improve communication with residents, increase transparency and serve as an economic development tool. Some improvements included an improved search tool, onsite event registration and motion graphics to illustrate the status of issues of interest to residents.

Councilmember Curtis stated he wanted to be able to find every possible City document on the website.

City Recorder Fionnuala Kofoed pointed out that the Recorder's Office could provide any documents that were unavailable on the website.

Mr. Pili commended Mr. Berrett on the quality of his work on the website redesign project.

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

11. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning The Foothills at Unity Pass from Agriculture to Residential.

City Planner Taylor Jensen stated the project was a 126.25 acre rezone from Agriculture to Residential, located east of Pony Express Parkway and Lake Mountain Road and northeast of the recently-approved Glenmar Ranches project. The applicant proposed a minimum lot size of 1/3 acre in the north and central areas of the project, with a one-acre minimum in the south area and a large open space due to a ridgeline in the eastern portion of the project. The Planning Commission recommended the project be approved on the condition that the minimum lot size would be 1/3 acre.

The project was located adjacent to planned residential developments of varying densities on three of its four sides, with agricultural zoning to the southeast. The current General Plan showed a collector road going through the property. The property was also located fairly close to Pony Express Parkway, which was a major arterial road. These conditions all needed to be considered in the decision.

Councilmember Gricius asked how the 1/3 acre minimum lot size was chosen. Mr. Jensen said staff worked with the applicant, who decided 1/3 acre was missing from the choices available to home buyers, and so would sell well. Most of the lots in the City were less than 1/4 acre.

Mr. Mumford noted 1/3 acre lots would be a nice transition to the one acre lots in the Glenmar project.

Councilmember Curtis asked if the developers would be allowed to blast rock. Mayor Pengra noted that option was not part of the rezone process.

Councilmember Westmoreland asked if the applicant had given any feedback regarding his opinion of the proposed overlay zone for the ridgeline. Mr. Jensen stated the applicant chose to leave the ridgeline wild. An overlay hadn't been discussed with him.

12. AGREEMENT – First Addendum to The Ranches Golf Course Purchase Agreement.

Assistant City Administrator/Finance Director Paul Jerome reviewed the terms of the agreement, which was signed in October, 2012. The buyers were required to pay 10% of the net profits of the golf course each year towards the purchase price. They accrued over \$150,000 in unpaid utility bills since the agreement was signed and asked that this amount be added to the purchase price and paid as part of the annual payment.

Mr. Pili reviewed the history of the golf course. Its original owners, Ames Construction, wanted to divest it because they were losing more money each year. They asked if the City would purchase it. City Administration refused. The owners then offered to donate the golf course to the City for free. City Administration refused again, but later realized Eagle Mountain would wind up owning it when the owners defaulted, and it would be too expensive to maintain. In light of that, they met with Ames Construction and created a deal that didn't cost the taxpayers any money and protected taxpayers against any losses the golf course might suffer. There has been no cost to the taxpayers; in fact, the City has made money from the agreement.

The City hired Vanguard to manage the golf course for three years, after which Vanguard purchased it. Because the golf course wasn't profitable at first, Vanguard needed some help from the City by improving the terms of the agreement. City Administration wanted Vanguard to be successful so the golf course didn't go into default.

Councilmember Curtis felt the City should be paid faster than the terms of the agreement require. Mr. Pili noted Vanguard had to repair the well twice, at a cost of \$60,000 each time, which made it impossible to pay the utility bills.

Councilmember Curtis wanted the City to require payment on time, as it required individuals to do. Mr. Jerome said Vanguard had paid part of the arrears and were current on their ongoing utility bills.

Mayor Pengra pointed out this was a different situation than would be found in an individual household.

13. AGREEMENT – Utah State University Fixed Price Research Agreement.

City Attorney Jeremy Cook stated the agreement with Utah State University was for a water conservation project. Water conservation was a benefit to the City.

Councilmember Curtis asked why the time frame of the project was in the past. Mayor Pengra said the agreement was in conjunction with the utility sale. It was a grant application that was awarded at that time. The City hadn't paid any money yet.

14. **RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.**

Mr. Mumford explained that recently-approved State legislation placed a 14-business-day time limit on residential plan reviews, which caused Eagle Mountain's plan inspectors to work a lot of overtime, and required the department to hire a contractor to assist with inspections. Eagle Mountain's plan review fees (25% of the permit fee) were lower than nearly every other city in Utah. Most charged 65%, including Saratoga Springs and Herriman. The City's three building inspectors completed nearly 8,000 inspections during the previous fiscal year and averaged more daily inspections than inspectors from other cities. The inspectors being so busy with inspections left limited time to complete thorough plan reviews. The proposed changes would cover the City's costs without unduly burdening builders or homeowners.

Mr. Mumford said he contacted the Utah Valley Homebuilders' Association for comments on the proposed changes. He revised the proposal based on their feedback.

Councilmember Reaves asked if the department would need to hire more staff. Mr. Mumford said he could continue to pay overtime, pay a consultant for building inspections and plan reviews, or hire a plans examiner.

4. **ADJOURN TO A CLOSED EXECUTIVE SESSION**

No Closed Executive Session was held.

The meeting was adjourned at 6:10 p.m.

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

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

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; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

5. **CALL TO ORDER**

Mayor Pengra called the meeting to order at 7:05 p.m.

6. **PLEDGE OF ALLEGIANCE**

Benjamin Reaves led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

- **Tour of Utah** – The 2017 Tour of Utah cycling event will be passing through Eagle Mountain City on Wride Highway (SR 73) and on Pioneer Crossing and Redwood Road in Saratoga Springs on Thursday, August 3. Residents should expect major delays during the time periods that riders are traveling through the area (approximately 9:15 a.m. to 9:50 a.m. and again at approximately 11:45 a.m. to 2:00 p.m.). Please visit the City website, News section for a route map and course log.
- **Street Fair** – The Street Fair will be held this Saturday, August 5 from 9:00 a.m. to 4:00 p.m. on Peregrine Rd. (behind Chevron in The Ranches). There will be over 100 vendors and nine food trucks. Come enjoy a fun day out and support local businesses.
- **Beat the Heat Bonanza** – Eagle Mountain City will hold a free "Beat the Heat Bonanza" with inflatable water slides and featuring Eagle Mountain's largest Slip'n'Slide. The event will take place at Nolen Park, August 12 from 11 am to 4 pm. The Soup & Smoothie food truck will also be there.
- **Special Council Meeting** – A special City Council meeting will be held on Monday, August 14 at 7:30 p.m. for the appointment to fill the Mayor's Office vacancy due to the resignation of Mayor Chris Pengra.
- **Primary Election** – Eagle Mountain City will conduct its 2017 Municipal Primary Election for the office of Mayor and two City Council seats on Tuesday, August 15. The last day to register in person or online with Utah County is August 8. Candidates elected at the primary election will continue on to the general election, to be held on November 7. Eagle Mountain City will use Vote by Mail for the 2017 municipal election. Utah County is in the process of mailing out ballots. Any questions can be directed to the City Recorder's Office.
- **Movie in the Park** – The final free Movie In The Park for 2017 at SilverLake Amphitheater will be held on Friday, August 25 beginning at 9:30 p.m. The feature film is *Sing*. Free popcorn will be available while supplies last. A food truck will be announced.
- **Back to School Dance** – Eagle Mountain City will hold its annual Back to School Dance Party at SilverLake Amphitheater on August 19 from 7:00 p.m. to 10:00 p.m.

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

Jeff Ruth, a resident of The Landing, felt the addendum to the golf course agreement was a bad idea. From what he understood, Eagle Mountain was going to agree to roll over \$150,000 into a loan. He thought the golf course was going to go bankrupt, because golf was going downhill, and the City would lose the money. He said if the golf course got a break on its water bill, each resident should get a break, too.

Jody Hooley asked if there was a way for City staff and/or the Council to change the time frame for submitting documents to the Planning Commission and City Council. The documents weren't available to the public until the Friday before the meeting. She felt putting the documents online on Friday didn't give the residents enough time to prepare for the meeting. She also commented on the rezone of The Foothills at Unity Pass. She preferred to keep all of the remaining land along Lake Mountain Road zoned Agriculture.

Drew Curley, a resident of North Ranch, objected to the golf course agreement amendment. He said there are four major golf courses near Eagle Mountain. Most of them had lower fees than The

Ranches Golf Course. He said if the price was discounted for Eagle Mountain residents, the golf course would make more money and wouldn't need financial help from the City.

John Harrington thanked the Mayor and Council for their service to the City. He lived near the golf course and wanted it to remain in operation. However, he said Eagle Mountain should review the golf course accounting and determine how to ensure that the golf course would meet its financial obligations to the City.

Jan Preece stated The Foothills at Unity Pass rezone should be tabled until new blasting and ridgeline ordinances were in place.

Karen Scott said she'd seen comments online about City Administration wanting to protect open space and slopes. She asked for a clear definition of what open spaces and slopes were going to be protected and whether that affected any landowners.

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

Councilmember Curtis

Councilmember Curtis encouraged all the young people present at the meeting to come to Youth Council meetings when they turned 14. The meetings were held every 2nd and 4th Wednesday in the City Council Chamber. The activity this week, arranged by Councilmember Reaves, would be a youth leadership conference. Councilmember Curtis expressed his appreciation for the firefighters and Sheriff's deputies in attendance at the City Council meeting. He also thanked Mayor Pengra for his service to the City, and wished him luck in his future endeavors.

Councilmember Bradley

Councilmember Bradley apologized for not attending the meeting in person and appreciated being able to participate by telephone. He was excited about the Street Fair to be held on Saturday.

Councilmember Reaves

Councilmember Reaves welcomed everyone to the meeting, especially the young people and Boy Scouts. He said it was never too early to learn how government worked. He commented on the Youth Leadership Summit presented by the Utah State Division of Substance Abuse and Mental Health, which was an opportunity for youth all over the state to learn about community organization, local government, how to collaborate with coalitions to identify risks and how to work with all types of organizations. Three young people from the Eagle Mountain Youth Council were going to attend the meeting at Snow College. He hoped there would be more opportunities for youth to lead and serve.

Councilmember Westmoreland

Councilmember Westmoreland appreciated those who asked questions and expressed concerns. Their participation helped make the process of local government work better.

Councilmember Gricius

Councilmember Gricius conveyed her appreciation for local law enforcement because of recent incidents.

Mayor Pengra

Mayor Pengra stated this would be his last regularly-scheduled City Council meeting. He had prepared some comments, but he decided to save them for another time. The most important thing he wanted to say was to thank everyone who put their trust in him during his term in office. Serving as Mayor had been a life-changing experience for him.

10. APPOINTMENTS

- A. Planning Commission – Richard Wood
- B. Military and Veterans Advisory Board – Jon Banbury

MOTION: *Councilmember Curtis moved to appoint Richard Wood to the Planning Commission for a term ending on December 31, 2017, as well as an additional three-year term. 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.*

MOTION: *Councilmember Reaves moved to appoint Jon Banbury to the Military and Veterans Advisory Board for a term ending on December 31, 2019. 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.*

Mr. Wood was appointed to complete a term vacated by Daniel Boles. Mr. Banbury was appointed to complete a term vacated by Mike Ditto.

Mayor Pengra congratulated Mr. Wood and Mr. Banbury and thanked them for being willing to serve the City. He had planned not to make any appointments, preferring to leave those to the next administration. However, the Planning Commission and Military and Veterans Advisory Board have been unable to operate properly without a full roster.

City Recorder Fionnuala Kofoed administered the oath of office to Mr. Wood and Mr. Banbury.

CONSENT AGENDA

11. MINUTES

- A. July 18, 2017 – Regular City Council Meeting

MOTION: *Councilmember Gricius moved to approve the Consent Agenda. 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.*

SCHEDULED ITEMS

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning The Foothills at Unity Pass from Agriculture to Residential.

This item was presented by City Planner Tayler Jensen. The proposed ordinance rezoned a 126.25 acre parcel known as The Foothills at Unity Pass from Agriculture to Residential. The property

was located east of Pony Express Parkway and Lake Mountain Road, and north of Glenmar Ranches. The City Council held a public hearing on June 20, 2017 and the item was tabled to the August 1, 2017 meeting.

The applicant proposed one section with a minimum lot size of 1/3 acre and another section with a one-acre minimum. A ridgeline area would remain undeveloped. The specific zoning would be Rural Residential, which normally had a minimum lot size of 1/2 acre. However, the Community Development Dept. felt 1/3 acre would be suitable for this project.

Mr. Jensen noted the project would require access to Lake Mountain Road. The current access was owned by SITLA, with no easement. SITLA had assured the applicant the access would be taken care of with the Overland master development plan. The road layout would need to be approved for a rezone at the preliminary plat stage of the approval.

Ridgeline development involved a slope study; any lot with an average slope of 25% or more would be deemed unbuildable. The City was working on a new ridgeline ordinance, which would apply to this project.

Councilmember Curtis asked if Upper Hidden Valley was bound by the City's buffering standards. Mr. Jensen said it was. Although Upper Hidden Valley was approved for 1/8 acre lots, it would have to have 1/2 acre lots adjacent to the one-acre lots at the edge of The Foothills at Unity Pass.

Councilmember Bradley asked if the buffering in this project met the requirements of the current Municipal Code. Mr. Jensen stated the issue being voted on at this meeting didn't include lot lines. It was only a rezone.

Ken Olson, the applicant, pointed out that there were very small lots across Pony Express Parkway from this project. One-third of an acre would be considered a large lot in many places.

Councilmember Curtis asked whether this project should be delayed until the SITLA master development plan was revised, since SITLA was such a large landowner. He felt this decision was being made too fast.

Discussion continued on how the Council should determine the density allowed in the project and how transition between lot sizes should be managed.

MOTION: *Councilmember Curtis moved to deny an ordinance of Eagle Mountain City, Utah, rezoning the Foothills at Unity Pass from Agriculture to Residential. Councilmember Gricius seconded the motion.*

Councilmember Curtis amended the motion, as a denial would prevent the applicant from submitting the project again for a year unless he made major changes. It was his opinion that additional information was needed on the ridgeline overlay, the development of the road, and future density related to the SITLA master development agreement, before an informed decision could be made.

AMENDED MOTION: *Councilmember Curtis moved to table an ordinance of Eagle Mountain City, Utah, rezoning The Foothills at Unity Pass from Agriculture to Residential to the September 5, 2017, City Council meeting. Councilmember Gricius accepted the amendment. Those voting aye: Colby Curtis, Stephanie Gricius and Tom*

Westmoreland. Those voting no: Adam Bradley and Benjamin Reaves. The motion passed with a vote of 3:2.

13. AGREEMENT – First Addendum to The Ranches Golf Course Purchase Agreement.

This item was presented by City Administrator Ifo Pili. The proposed agreement increased the purchase price of the golf course to include past due utility fees and charges related to the operation and maintenance of the golf course. Vanguard Ranches Golf Course, LLC requested that the City increase the purchase price by \$152,914.16 and allow the company to pay annually, according to the terms of the agreement.

City Administrator Ifo Pili stated the history of the City's actions regarding the golf course, since it was donated to Eagle Mountain in 2009, were based on it being an essential amenity. It was initially owned by Ames Construction, which donated it to the City. The City hired Vanguard to manage it until Vanguard purchased it in 2012. Vanguard took it from annual losses to revenue of \$30,000 annually. At no point was there a loan to any entity. Nor was any tax revenue ever spent on the golf course. In fact, Eagle Mountain received \$500K from the sale of the golf course. Vanguard's delinquency on its utility bills was not due to negligence. It was operating under adverse circumstances, including two major repairs to the well and disagreement as to whether it was responsible for the water bill. The Ranches Golf Course was the only municipal course in the state that received no subsidy from local government.

Mr. Pili negotiated a \$550,000 installment payment from Vanguard, in addition to the rest of the terms of the agreement. The terms of the agreement called for Vanguard to pay 10% of its net profits to the City each year. Mr. Pili stated adding the utility bill to the agreement was no loss to the City.

Councilmember Westmoreland said this was not a philosophical decision, it was a business decision. In his opinion, approving the addendum was good business.

Councilmember Gricius preferred to place the utility bill on a payment plan, as residents were. Councilmember Curtis agreed.

Mayor Pengra stated this was not a decision about whether or not the Eagle Mountain would recoup its investment. It was risk mitigation. It would be easy for Vanguard to return the golf course to the City, which wouldn't be in the City's best interest. The addendum allowed a slight benefit to Vanguard to retaining the golf course.

Councilmember Bradley pointed out \$120,000 of the delinquent utility bill was due to the two repairs Vanguard made to the City's well, not to any negligence by Vanguard. Waiting for payment of the utility bill was a small price to pay for retaining a partner which was operating a defining amenity for the City. Insisting on another payment plan would damage the City's relationship with Vanguard.

Councilmember Reaves said he thought Vanguard's improvement to the golf course, bringing it from a large annual loss to a small annual profit, was very positive. Requiring them to make a utility payment as well as the contract payment would lessen their ability to make the contract payment, because it would reduce the net profit.

Discussion continued on how to manage payment of the agreement with Vanguard.

MOTION: *Councilmember Westmoreland moved to approve the first addendum to The Ranches Golf Course purchase agreement. 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.*

14. AGREEMENT – Utah State University Fixed Price Research Agreement.

This item was presented by City Attorney Jeremy Cook. The proposed cost-share agreement was for a research project between Utah State University and Eagle Mountain City for water-efficient landscaping. The Center for Water Efficient Landscaping would assist Eagle Mountain in water conservation through extension programs and outreach efforts, including water checks and landscape design for public spaces. The project would be a benefit to the City in water conservation.

In response to a comment from Councilmember Reaves, Mr. Cook approved some changes in wording.

MOTION: *Councilmember Curtis moved to approve a fixed price research agreement with Utah State University, changing “egregious water users” to “heavy water users,” stating resident involvement was voluntary, and removing section 8. 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. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

This item was presented by Community Development Director Steve Mumford. Additional details were given in Mr. Mumford’s Work Session presentation, found on page 5 of these minutes. The proposed amendment to the Consolidated Fee Schedule increased the building plan review fee from 25% of the building permit fee to 40%. This adjustment was to offset the additional cost for overtime and contractor fees for inspections. The additional costs were due to new legislation setting a 14-day deadline for residential plan reviews. Eagle Mountain’s review fees were lower than those of most Utah cities. In comparison, Saratoga Springs and Herriman charge 65% of the building permit fee. He stated a representative of the Utah Valley Homebuilders’ Association told him she appreciated his soliciting builders’ opinions on the proposed changes.

MOTION: *Councilmember Reaves moved to adopt a resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Consolidated Fee Schedule. 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.*

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

Councilmember Curtis

Councilmember Curtis thanked everyone for attending the meeting.

Councilmember Bradley

Councilmember Bradley thanked everyone for allowing him to participate by telephone.

Councilmember Reaves

Councilmember Reaves thanked Councilmember Bradley for participating by telephone. He felt having the full Council participating made City business go better. He appreciated working with Mayor Pengra.

Councilmember Westmoreland

Councilmember Westmoreland thanked Mayor Pengra for all of the great work he did and felt it was a privilege to work with him.

Councilmember Gricius

Councilmember Gricius thanked everyone for attending the meeting.

Mayor Pengra

Mayor Pengra said it was very difficult for him to resign as Mayor; however, this decision was for the benefit of his family. He understood his decision was unsettling to some residents. He had great faith in the Council's ability to make wise decisions for the City. He was grateful for the opportunity he was given to serve as Mayor. He cared about all of Eagle Mountain's residents. He was proud of the work everyone accomplished together and the City staff was exceptional. He wasn't a politician and he found political leadership exhausting, although the exhaustion indicated that he put all of his efforts into serving the City. He said all of the success was based on God's grace. He was grateful to everyone who went through this experience with him.

17. 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.

18. COMMUNICATION ITEMS
A. Upcoming Agenda Items

19. ADJOURNMENT

MOTION: *Councilmember Gricius moved to adjourn the meeting at 9:49 p.m. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

Approved by the City Council on September 5, 2017.



Fionnuala B. Kofoed, MMC
City Recorder