

**MINUTES**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**September 21, 2010**

**Work Session 6:00 p.m. - Policy Session at 7:00 p.m.**

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

**6:00 P.M. WORK SESSION – ADMINISTRATIVE CONFERENCE ROOM**

1. **ADJOURN TO A CLOSED EXECUTIVE SESSION** – The City Council adjourned into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

**ELECTED OFFICIALS PRESENT:** Donna Burnham, Jonathan Celaya, Ryan Ireland, Nathan Ochsenhirt and John Painter.

**CITY STAFF PRESENT:** John Hendrickson, City Administrator; Ifo Pili, Assistant City Administrator; Adam Ferre, Energy Division Director; John Mulder, Sheriff; Jerry Kinghorn, City Attorney; Fionnuala Kofoed, City Recorder; Jenalee Harper, Deputy Recorder; Steve Mumford, Planning Director; Jason Walker, Management Analyst; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Gordon Burt, City Treasurer; Chris Trusty, Public Works Director; Rand Andrus, Fire Chief.

2. **CALL TO ORDER**

Mayor Jackson called the meeting to order at 7:07 p.m.

3. **PLEDGE OF ALLEGIANCE**

Adam Ferre led the Pledge of Allegiance.

4. **INFORMATION ITEMS/UPCOMING EVENTS**

- A pancake breakfast, yard sale and silent auction fundraiser for the Parker family is being held September 25, 2010 from 8:00 to 11:00 a.m. All funds raised will go to the Parker family to help with their medical expenses. More information is available on the City website.
- UTA will be closing Lehi Main Street at the railroad crossing to install upgrades for the FrontRunner South commuter line. Main Street will be closed between 300 West and the 500 West roundabout from September 27 to October 3.
- The Eagle Mountain City library is having a book fair to be sponsored by Barnes & Noble in Orem. This event takes places on Saturday, September 25 from 1 – 5 p.m. at the Orem location.
- The Hidden Hollow PTA is hosting a meet the Candidate Event at Hidden Hollow Elementary on September 30 at 6:00 p.m. All candidates for contested races on the Eagle Mountain ballot have been invited to attend. The event is co-sponsored by the PTA/FSO organizations at all of the other Eagle Mountain Elementary Schools and Eagle Mountain City.

Mayor Jackson announced that Kindra Jones's husband, a member of the military and the Eagle Mountain community was in an accident over in Afghanistan and is in critical condition.

## 5. PUBLIC COMMENTS

Jennifer Holdsworth, 4632 Independence Way, thanked the Council for their hard work. She stated that she has noticed some walking trails and open space being used as dump areas. She said that there are many vacant lots with overgrown weeds that are getting tall and growing out into the sidewalks. She would like to see these maintained. She said that the volleyball court at Pioneer Park has turned into a weed patch and is unusable and that she would like to see drinking fountains at the parks.

Marci Bray, 4568 Maple Drive, stated that the bathroom at the amphitheater has been locked so children and families playing there can't use the restroom. She would like to see it left open during the day.

Mr. Trusty stated that he has been to the amphitheater recently and that the restrooms were open when he was there.

## 6. CITY COUNCIL/MAYOR'S ITEMS

### Councilmember Ireland

No comment.

### Councilmember Burnham

Councilmember Burnham stated that some of the Council went to the Utah League of Cities and Towns training. She explained that one of the classes she attended was the emergency training and that new regulations require certain courses to be held. She said that she went to speak to the Fire Chief regarding these courses and that he was already aware of them and was taking the steps necessary to have those courses conducted. She also explained that residents have made complaints about City employees speeding down Lake Mountain Road. She asked that the employees be reminded to go the speed limit, she also asked residents to slow down as well. She explained that a resident had asked if signage could be put up around the Lake Mountain Area letting people know that it is still within City limits. She stated that residents have complained that people are shooting in the area.

### Councilmember Celaya

Councilmember Celaya explained that this is the first City Council meeting he has attended since he was appointed as a City Councilmember to fill Eric Cieslak's position. He thanked the Mayor and Council for the confidence they had placed in him and expressed his gratitude for the ability to contribute to the community in this manner. He stated that he could be an effective member of the Council by keeping his communication open and encouraged residents to share their opinions on different matters with him.

### Councilmember Painter

Councilmember Painter explained that in light of the Herriman fire several individuals have asked him if the City has an emergency plan in place and how it has and will be communicated. He stated that Mayor Jackson has kept the Council informed on different issues and that the City website is used as well to communicate different information. He appreciates that the Mayor and Fire Chief have taken preemptive measures to protect the City. He explained that the Youth Council Election will take place November 9<sup>th</sup> and encouraged the Youth to vote. He said that his thoughts and prayers are with the Jones family.

Councilmember Ochsenhirt

Councilmember Ochsenhirt thanked the residents for making comments about the local areas that need extra attention. He said that the City tries to remedy issues that come up but sometimes due to funds it takes longer to put the plans into place to remedy the issues. He encouraged the community to take pride in their property and their neighbor's property to keep the community a nice place. He said that his thoughts and prayers were with the Jones family as well.

7. PRESENTATION – City Trails – *Presented by Chris Trusty*

Mr. Trusty gave a presentation on the City Center Trails which included maps of existing and future trails in the Eagle Park and Pioneer Addition subdivisions. He discussed with the Council various trail options for the park in Eagle Park. He also reviewed a funding analysis for the City Center Trails which highlighted the following information:

- Total Budget for City Center Trails: \$150,000
- Cost for Existing Project: \$70,000
- Remaining Balance: \$80,000
  - Eagle Park Trail: \$7,000
  - Pioneer Addition Ramps: \$20,000
  - Contribution from Alpine School District: \$35,000
- Remaining Budget: \$88,000

He also explained that a \$42,000 grant will cover the full cost of a trail in the Overland Trails subdivision from Ira Hodges to Major Street.

Mayor Jackson stated that she had left an item out of her information items. She explained that 3 new lights have been placed in the lobby and that each of them has a meter below it. She asked Mr. Ferre and Mr. Mumford to give a brief presentation on them.

Mr. Mumford explained that the setup consists of an incandescent bulb, a compact fluorescent bulb and an LED bulb. He said that each of these have a meter attached to them that displays the yearly cost to run each light. He stated that more information will be put into flyers and will be available on the City website for energy and water saving tips.

8. CITY ADMINISTRATOR INFORMATION ITEMS  
A. Pole Canyon Annexation Status Report

Mr. Hendrickson explained that the annexation is almost complete and that it has been a very complex annexation. He said that there have been several issues that the City has had to work through with the main one being the water system. He said that the City is trying to figure out how to upgrade the system and what it will take. He said that a system has to be in place that can be operated on a City level. He said that the annexation process can be completed once this water system is in place. He explained that the City will own and operate all of the utilities with the exception of gas in the White Hills subdivision. Mr. Hendrickson stated that he expects to see this annexation finalized before the end of the year.

## CONSENT AGENDA

### 9. MINUTES

A. September 7, 2010 – Regular City Council Meeting

**MOTION:** *Councilmember Burnham moved to approve the consent agenda. Councilmember Painter seconded the motion. Those voting aye: Donna Burnham, Jonathan Celaya, Ryan Ireland, Nathan Ochsenhirt and John Painter. The motion passed with a unanimous vote.*

## SCHEDULED ITEMS

### 10. PUBLIC HEARING – Proposed 2010 Recreation General Obligation Bonds.

Mayor Jackson stated that on May 4, 2010, the City Council of Eagle Mountain adopted a resolution that authorized the calling of an election concerning the issuance of the City's General Obligation Bonds. She said that the public hearing is to allow Public Comment regarding (1) the issuance of not to exceed \$7,000,000 General Obligation Bonds to finance costs of constructing a community recreation facility and related improvements and (2) any potential economic impact that the improvements, facilities or properties financed in whole or in part with the proceeds of the bonds may have on the private sector. She explained that nothing is being voted on tonight and that this public hearing is just part of the process.

Mr. Walker gave a presentation that included a possible floor plan for the Eagle Mountain Recreation Center. He reminded everyone that this will be an aquatics center with the basics and that eventually it could be turned into a full blown recreation center. He said that it would be similar to an aquatics center built in Payson. He explained that the total revenues are projected to be \$387,500 and that the total expenses will be \$386,500.

Laura Lewis with Lewis Young Robertson & Burningham, Inc. gave a presentation on the GO Bond for the Recreation Center. She presented 3 different financing options, a 20, 25 and 30 year. She explained that a home valued at \$200,000 together with a 20 year GO Bond would cost a homeowner approximately \$8.31 a month in a property tax increase to have the aquatics center. With a 25 year GO Bond it would be \$7.47 a month and a 30 year would be \$6.99 a month. She also explained that construction costs are beginning to stabilize and that interest rates are relatively low.

Mr. Walker also presented the most recent aquatics center survey results. He said that 43% of those who took the survey would support the building of an aquatics center and 51% would be willing to pay the proposed property tax increase. He said that 61% of those who took the survey currently use the Lehi Recreation Center. He also explained that the survey was sent to each household and that there was a 20% response rate.

*Mayor Jackson opened the public hearing at 8:28 p.m.*

Nikki Wickman, 2766 Fort Hill Road, stated that she does not want to see a bond election held at this time because she feels that most people are uneducated regarding the recreation center and she does not want to see an uneducated vote made. She feels that too many people are struggling in this economy and that most cannot afford to pay any more. She stated that the Council needs to work on getting residents excited about what the City already has and needs to make improvements to those areas instead.

Bryan Free, 7654 Red Kite Way, explained that he is on the Parks & Recreation Board and that he would like to see the elected officials (the State legislature) reverse this process so that a public hearing is held first not last. He explained that the board does not look to spend every dime and that they do try and be conservative with their recommendations. He feels that it is a good time to hold an election on this issue. He said that the board's goal is to inform the residents so that they can make a very informed vote.

Shad Tillotson, 4612 S. Independence Way, asked if there were other projects that could be done that would appeal to more people that would cost the same or less than the recreation center. He suggested that the City do something like paintball arenas, competitive shooting ranges, trails for bikes and 4 wheelers. He does not want to see the City get into debt for a recreation center.

Elaine Duke, 2156 Sunrise Drive, stated that she is in support of the aquatics center. She feels that this would address a large portion of the youth's needs. She thanked Laura Lewis for her presentation. She said that even though she has lost her own job she would still like to see this aquatic center built. She feels that people can make cutbacks in other aspects of spending to be able to afford the small increase in taxes.

Jennifer Holdsworth, 4632 N Independence Way, explained that she does not want to see the city incur debt to build the recreation center. She feels that outside companies should build it and those who want to use it can have a membership to it.

Cathie Frix, 1869 Cedar Trails Way, thanked the individuals who made presentations. She said that she is not opposed to the recreation center rather she questions the timing of it. She feels that the City should wait until the economy is better. She also expressed concern over the location of the aquatics center. She is worried that it will become a mud bath because it has no protection from the wind and dust being located in the middle of a field.

Phil Haderly, 7917 Apache Lane, stated that he was the architect on this project and that he has been happy to work with the City on this project for the past two years. He feels that the

recreation center is a great concept and that it is financially sound. He said that subbing this type of project out to a business will not happen because they will not design it like a family recreation center because if they do, they will lose money. He explained that the building would be designed to last 50 years, and built similar to the centers in Payson and Lindon. He said that if this were to pass a design could be completed in 4 to 6 months and that it would take 1 year to build the center:

Cory Barger, 4063 Mohican Drive, said that he would love to see a recreation center but feels that it is not the right time. He felt that the recreation center would not be able to sustain itself if it is only being used 3 months out of the year. He stated that there are numerous people that will not be able to afford the monthly increase.

Gary Kauhkin, 1758 American Way, said that he would like to see a private business build a recreation center instead of having taxpayers pay for it. He said that the City could incentivize a business by giving them the land to build it on and not making them pay taxes for the first while. He feels that by doing this the City won't be forcing people to pay for the recreation center when they can't afford it.

Charlotte Ducos, 9328 N Deerfield Circle, thanked Laura Lewis for her presentation. She asked that the City make sure that the information presented in the meeting be distributed to residents before the bond election is held. She would like to see information given in meetings, newsletters and on the website. She wants people to know what they are voting for so they can make an informed decision.

Marcy Bray, 4568 Maple Drive, asked if the Payson pool was opened year round. She also asked what will happen if the pool is not used. She asked if the rates on the bond were fixed or variable and if more businesses could be involved to improve the City's tax base.

*Mayor Jackson closed the public hearing at 9:03 p.m.*

Mayor Jackson explained that there is a facility in Ogden called the Solomon Center. She said that the building was built by the City of Ogden and that it is leased by Gold's Gym. She said that it is a joint partnership between the City and a private business. She also explained that the City does not own land to be able to have a gun range or a paintball range. She said that the land that the recreation center is being proposed to be built on is currently owned by the City which is why it is located where it is. She said if the bond is to pass the City would look further into ways of preventing dust and dirt from collecting into the pool. She explained that information on the recreation center will be sent out in a mailer, put in the newsletter, placed on the City website and possibly hold a few Town Hall meetings on the recreation center.

Councilmember Painter said that he has heard a lot of discussion regarding a private business building a recreation center. He said that based on Mr. Walker's presentation there would be no way that businesses would want to build a recreation center because it only breaks even, no profit is made. He stated that activities such a paintballing do not appeal to the general demographic. He also said that Payson's aquatic center is \$10,000 in maintenance costs per year. He asked what surrounded Payson's pool and was concerned that the City's recreation

center maintenance would be more because it is in the middle of an open sagebrush field.

Mr. Walker explained that Payson's aquatic center is surrounded by a skate park and ball fields.

Mayor Jackson stated that there is an open sagebrush area next to the aquatic center as well.

Mr. Hendrickson said that he had managed Payson for 3 to 4 years and that he knows that it has wind like Eagle Mountain.

Mr. Walker stated that this plan was designed to stay more financially sound.

11. CITY COUNCIL BOARD LIAISON REPORTS

No reports were made.

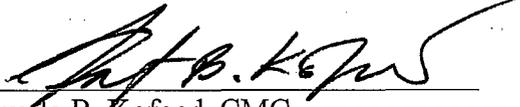
12. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

13. ADJOURNMENT

Councilmember Ochsenhirt moved to adjourn the meeting at 9:11 p.m.

APPROVED BY THE CITY COUNCIL ON OCTOBER 5, 2010.

  
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Fionnuala B. Kofoed, CMC  
City Recorder