

**MAPLETON CITY
CITY COUNCIL MINUTES
AUGUST 2, 2023**

PRESIDING AND CONDUCTING:

Mayor Dallas Hakes

Members in Attendance:

Kasey Beck
Reid Carlson
Jessica Egbert
Therin Garrett
Leslie Jones

Staff in Attendance:

Cory, Branch, City Administrator
Sean Conroy, Assistant City Administrator/Community
Development Director
Matt Hancock, Mapleton City Network Director
Logan Miner, Parks, and Recreation Director
Bryce Oyler, Finance Director

Minutes Taken by

Camille Brown, City Recorder

The items may not have been heard in the order below.

Mayor Hakes called the meeting to order at 6:05 p.m. Cl. Garrett gave the invocation and Cl. Beck led the Pledge of Allegiance.

PUBLIC FORUM: Ron Richey stated that he has irrigation water at 400 East 1600 North and on July 1st there was dirty water that smelled like diesel fuel. It looks like there is a cross connection and it comes from a storm drain. You could see on the road where a vehicle lost a tank of gas and then it went into the storm drain which went into the irrigation water. He is the first guy on the water rotation and so his garden would get everything that is going into the storm drain. He would urge the city to fix this problem. He is also concerned about the urban deer population. It was explained to him that the program timeline has expired, and the city is possibly not going to renew this.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- July 5, 2023

Motion: Cl. Egbert moved to approve the consent agenda.

Second: Cl. Jones seconded the motion.

Vote:

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 5:0

ACTION ITEMS:

Item 2. Consideration of a Resolution approving the Preliminary Plat for the Harmony Ridge Plat "A" subdivision consisting of 99 lots in the Planned Development (PD-3) zone located at approximately 5000 S Hwy 89.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance.

Cl. Carlson asked if there were any changes to what was approved before and Sean stated no changes were made. There are 2 points of access, and the main access will be off of Highway 89. Rob added that the parkway will not have a signal.

Cl. Carlson inquired if the HOA committee for Edge Homes will be the primary until there are homeowners. The developers will be the HOA, they follow the city guidelines. Cl. Jones stated that since the last meeting as she drives by it and based on the terrain of the project, they really are not on the road, they are set back a bit. That lends itself to not having a large high-density project.

Motion: Cl. Jones moved to approve a Resolution approving the Preliminary Plat for the Harmony Ridge Plat "A" subdivision consisting of 99 lots in the Planned Development (PD-3) zone located at approximately 5000 S Hwy 89.

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 5:0

Resolution No. 2023-25

Item 3. Consideration of a request to apply for a Transferable Development right Receiving Site Overlay (TDR-R) to a property located at 1185 West 2400 South.

Motion: Cl. Jones moved to continue this item to the August 16, 2023, City Council meeting.

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Vote: Passed 4:0

PUBLIC HEARING ITEMS:

Item 4. Public Hearing on the proposed Municipal Energy Sales and Sales Tax and Telecommunications Fee Revenue Bonds, Series 2023 in the maximum principal amount of \$11,000,000 to finance the acquisition and construction of a city telecommunications network.

Cory Branch stated that in 2021 the council approved a bond for \$9 million.

As the project proceeded with phase 2 we experienced the rise in costs. In November 2022 we received approval for an additional 2 million for phase 2. Staff has been looking at the critical factors, the community support has been great, and it continues. We are getting positive feedback. The costs have

increased, and they have watched this closely. The current take rate is about 60%. We will not need to increase the monthly charge.

Mayor Hakes added that the 60% take rate is lower than what is wanted, and he believes that it will go up. The demand is high. We are getting more online. Cl. Jones stated that the manner in which the bonds are stacked we are not paying interest, and revenue pays for itself.

Brian Baker, Zions Bank, added that there are lower rates in the first year and high rates later. When you run the numbers, the payment is the same. Even though it is an ascending rate, the rate is fixed.

Cory added that the closing will be August 9th. In the next council meeting the feasibility study will be updated.

The public hearing opened at 6:44 pm and no comments were made.

Item 5. Consideration of a Resolution authorizing the Municipal Energy Sales and Sales Tax and Telecommunications Fee Revenue Bonds, Series 2023 in the maximum aggregate principal amount of \$10,945,000 (the "Series 2023 Bonds") to acquire and construct a City Telecommunications Network; authorizing a pricing committee, a general indenture of trust; and a second supplemental indenture and a bond purchase agreement; authorizing all other actions necessary for the transactions contemplated herein; and related matters.

The public hearing was opened at 6:45 pm and no comments were made.

Motion: Cl. Jones moved to approve a Resolution authorizing the Municipal Energy Sales and Sales Tax and Telecommunications Fee Revenue Bonds, Series 2023 in the maximum aggregate principal amount of \$10,945,000 (the "Series 2023 Bonds") to acquire and construct a City Telecommunications Network; authorizing a pricing committee, a general indenture of trust; and a second supplemental indenture and a bond purchase agreement; authorizing all other actions necessary for the transactions contemplated herein; and related matters.

Second: Cl. Beck seconded the motion.

Vote:

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Vote: Passed 5:0

Resolution No. 2023-26

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Logan Miner thanked the Mayor and Council for their involvement with Pioneer Days. The community involvement was great and thanks to all of our sponsors and volunteers that helped out.

Cl. Beck added that MYCC loved being involved with the weeks events. Mayor Hakes stated that the Governor and his wife came and loved it. He was grateful to be invited and he believes we have the best celebration in the State. The feeling of the community as a whole was fantastic.

Cl. Carlson had an email from a resident that some of the songs the band played were not family oriented. Cl. Egbert stated that the Recreation set up and the Rec and Roll trailer at the concert Monday night was awesome. Cory added that next year July 24th is on a Wednesday and he asked the council when they would like to do the celebration. It was decided to run the celebration from July 13-20th. Logan added that the Moonlight Half is on September 1st.

Chief Jackson stated that we have a great team. The Public Safety night out will be held on September 7th. Fund Raising is a touchy subject in public safety. They would like to get a bell or something in front of the building in honor of a great member of our community.

Sean Conroy stated that Short-term rentals will be brought forward in the next couple of months.

Rob Hunter reported that the Seal Well is approved now and they are waiting for one more piece of equipment. The city received a grant for \$2 million for the Spring Rehab project. This will redevelop all the springs and redo pipes from the lowest spring and then redo the chlorinator and tie into the building. There are exiting lines and with the grant the plan is to do this project all at once. He will bring forward the project at the August 16th meeting. They had a booster pump go out the last few weeks as well as the Westwood Well pump. It was replaced and the AC will get replaced as well.

Cl. Carlson added that the new Solid Waste plant is moving along. The roof is on the main structure now.

Cl. Egbert encourages all to register for the ULCT convention.

Cl. Jones thanked staff for the all the time that each one of them put in for Pioneer Days.

Cl. Garrett also thanked everyone for their hard work.

Cory Branch stated that Mary Fojtek thanked everyone for the puzzle. She also approached Cory about the possibility of the GAK building being part of Towne Square. They are running out of storage areas.

Mayor Hakes stated that without the facility master plan completed we don't know the outcome of that yet.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Garrett seconded the motion.

Vote: Passed unanimously at 7:25 pm

APPROVED: September 20, 2023



Camille Brown, City Recorder