

**MAPLETON CITY
CITY COUNCIL MINUTES
JUNE 19, 2024**

PRESIDING AND CONDUCTING:

Mayor Pro Tem Leslie Jones
Mayor Dallas Hakes- Excused

Members in Attendance:

Kasey Beck
Reid Carlson- attended by phone
Jessica Egbert
Therin Garrett
Leslie Jones

Staff in Attendance:

Cory, Branch, City Administrator
Sean Conroy, Assistant City Administrator/Community
Development Director
Nicholas Glasgow, Fire Chief
Rob Hunter, Public Works Director/City Engineer
John Jackson, Public Safety Director/Police Chief
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 Pro Tem Jones called the meeting to order at 6:00 p.m. Cl. Garrett gave the invocation and Cl. Beck led the Pledge of Allegiance.

PUBLIC FORUM: No comments were made.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- May 15, 2024

Item 2. Consideration of a Resolution authorizing the city pick up of Tier 2 Public Safety and Fire Fighters Employee Contributions. **Resolution No. 2024-23**

Item 3. Consideration of a Resolution to approve a Contract Amendment for \$28,318.90 for compensation of additional services provided by Hansen, Allen & Luce for design of the Highway 89 Pressurized Irrigation Pipeline. **Resolution No. 2024-24**

Motion: Cl. Garrett moved to approve the consent agenda as presented.

Second: Cl. Beck 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 4. Consideration of a Resolution to award the contract for the South Mapleton Waterline-Well to Tank Project to RB Construction & Concrete, Inc.

Rob Hunter, Public Works Director/City Engineer reviewed the staff report for those in attendance. The current line from Crowd Canyon Tank serves as both a transfer and service line, leading to higher chlorine residual and iron content in the water, causing taste and smell issues despite being within regulatory limits.

The proposed solution involves separating the transfer line from the service line, directing well output directly to the tank. This change will reduce chlorine residual, allow iron to settle in the tank, and improve the mingling of water from various sources, enhancing overall water quality.

The project design was completed and sent out for bidding, resulting in seven bids. RB Construction submitted the lowest bid, and it is proposed that they be awarded the contract.

Motion: Cl. Beck moved to approve the Resolution awarding the contract for the South Mapleton Waterline-Well to Tank Project to RB Construction & Concrete, Inc. in the amount of \$342,472.10.

Second: Cl. Egbert 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. 2024-25

Item 5. Consideration of a Resolution authorizing the adoption of a new county coverage area (map area UCSV2) to our existing contract with Utah County.

Nicholas Glasgow, Fire Chief, reviewed the staff report for those in attendance. He introduced Kirk Bertelsen who is the Fire Marshal with Utah County Fire. He added that it is proposed that Mapleton take on the fire and EMS coverage in Hobbie Creek Canyon. Springville Fire can no longer handle the call volume. The contract includes a payment of \$53,000 annually plus additional per call revenue, totaling approximately \$100,000 in new revenue for an estimated 38 calls per year.

Council members discussed managing this with existing resources, the history of call volumes, potential wear and tear on equipment, and the possibility of using excess funds for part-time staff. They agreed to monitor staffing needs over time and to be cautious about hiring full-time staff immediately.

Motion: Cl. Egbert moved to approve a Resolution authorizing the adoption of a new county coverage area (map area UCSV2) to our existing contract with Utah County

Second: Cl. Beck seconded the motion.

Vote:

Cl. Beck Yes
Cl. Jones Yes
Cl. Garrett Yes

Cl. Carlson Yes
Cl. Egbert Yes

Vote: Passed 5:0

Resolution No. 2024-26

Item 6. Consideration of a Resolution to approve a Residential Solid Waste Collection and Disposal Agreement between Mapleton City and Allied Waste Services of North America, LLC, d/b/a Allied Waste Services Republic Services of Utah.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. The city has used Republic Services (Allied Waste Services) for solid waste collection since 1996. The current agreement, ending this month, is proposed to be extended for another five years until June 30, 2029. The current rates are \$6.61 for the first trash container and \$3.74 for the second. The proposed increase would raise rates to \$7.24 for the first container and \$4.30 for the second. Annual rate adjustments will be based on the water, sewer, and trash collection services Consumer Price Index (CPI).

The proposed rate increase will add approximately \$48,000 to the budget. However, due to continued growth and a strong current cash balance, there is no immediate need to increase the garbage collection rates for residents. Staff recommended approval of the addendum. There was discussion about the potential future increases based on the CPI and the consistency of using this index compared to previous agreements. The staff confirmed that the proposed CPI-based adjustment is considered reasonable and fair.

Motion: Cl. Jones moved to adopt a Resolution for Residential Solid Waste Collection and Disposal Agreement between Mapleton City and Allied Waste Services of North America, LLC, d/b/a Allied Waste Services Republic Services of Utah.

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Carlson Yes
Cl. Egbert Yes
Cl. Beck Yes
Cl. Jones Yes
Cl. Garrett Yes

Vote: Passed 5:0

Resolution No. 2024-27

Item 7. Consideration of a Resolution adopting the 2024 Certified Tax Rate as calculated by Utah County.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. Utah County provided a new tax rate of .001575 with a revenue of \$3,187,543 Property values have decreased so the tax rate went up.

Motion: Cl. Egbert moved to approve the Resolution adopting the 2024 Certified Tax Rate as calculated by Utah County.

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

Resolution No. 2024-28

PUBLIC HEARING ITEMS:

Item 8. Consideration of an ordinance amending Mapleton City Code section 18.56B eliminating the age restriction on some units in the Sunrise Ranch development.

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

The public hearing opened at 6:24 pm. and no comments were made.

Motion: Cl. Beck moved to approve an ordinance amending Mapleton City Code section 18.56B eliminating the age restriction on some units in the Sunrise Ranch development.

Second: Cl. Egbert seconded the motion.

Vote:

Cl. Carlson Yes
Cl. Egbert Yes
Cl. Beck Yes
Cl. Jones Yes
Cl. Garrett Yes
Vote: Passed 5:0

Ordinance No. 2024-04

Item 9. Consideration of an ordinance to rezone 26 acres located at approximately 800 N 2000 E from A-2, TDR-R to Planned Residential Community (PRC-9) and to vacate a portion of Maple Hills Lane. The applicant is Patterson Construction.

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. This item was heard back in November as a discussion item. The applicant has made improvements and worked with FEMA and it is no longer in a flood plan.

Scott Dunn, Patterson Construction highlights their involvement in a development project in Mapleton. They acknowledge the challenges posed by geological features discovered during the project and express gratitude for the support from city staff. They emphasize their commitment to adhering to existing zoning ordinances and avoiding requests for zone changes, opting instead for creative design solutions within the current regulations. The speaker mentions their efforts to incorporate public amenities and mitigate density concerns, viewing their proposed plan as a fitting and beneficial option for the community.

Public hearing was opened at 6:43 pm.

Craig Murdock raised several concerns about the proposed development and its impact on the community. He questioned the consistency of zoning ordinances and expressed frustration about potential changes that could allow smaller lot sizes than originally planned. Additionally, he raised specific questions about the development's impact on traffic, including concerns about a proposed parking lot and trail system. He mentioned potential environmental impacts and logistical challenges, citing previous evacuation difficulties during emergencies. He opposed the current development plans and advocated for maintaining the area's current zoning and rural character.

Spencer Anderson stated that he lives near the parking lot to Mapleton Canyon, and opposes the proposal to allow half-acre lots, which he believes contradicts the neighborhood's rural character. He highlighted concerns about increased traffic and potential degradation of the area's spacious feel, and would like to maintain one-acre lot sizes to preserve the community's original appeal. Several neighbors share these concerns, urging the council to reconsider the development plans to better align with resident preferences and zoning expectations.

Don Garlitz expressed concern about the proposed plan, particularly focusing on the introduction of half-acre lots in Mapleton. He highlighted that when he moved to the area a decade ago, it was with the expectation of a semi-rural environment characterized by peace, quiet, and low population density. The introduction of smaller lots, he argued, would disrupt this atmosphere. He also raises concerns about setting a precedent for further developments in the area, particularly referencing adjacent properties that are currently undeveloped. He worries that if the current proposal is approved, it could pave the way for similar density increases in neighboring properties, ultimately altering the character of the community in a way that residents did not anticipate when they moved there.

Michelle Anderson stated that the community's strong preference for maintaining a rural lifestyle, which she considers paramount over new trail systems. She expressed discontent with the Clegg Canyon development's impact, noting that even with reduced density, the large homes on small lots feel out of place and dense. She argued against the notion that offering trails justifies compromising on lot sizes. She urged the council to prioritize the community's interests, with respect to existing zoning decisions, and maintain the rural character of the area.

Thomas Ewell expressed concern about proposed lot sizes that are smaller than one acre near his property, emphasizing the impact on the area's character and daily living environment. He urged the council to consider preserving the current neighborhood feel by avoiding smaller lot sizes.

Lori Sheranian stated her concerns are about the proposed trail system in Mapleton. She highlighted the ongoing issues with trespassing on their property, despite clear signage, and expressed worries about a trailhead being located near her son's property. She emphasized the potential for increased traffic and safety concerns, citing incidents of illegal activities and littering at current trail access points. She suggested exploring alternative trail routes that minimize impact on residential areas while still offering scenic views. She urged the council to reconsider the necessity of the proposed trail system to maintain neighborhood privacy and safety.

Mark Sheranian stated that his son Brandon Sheranian was unable to be here tonight. He objected to the proposed development near their property in Mapleton. He opposed reducing the lot sizes below one acre, and expressed strong opposition to locating a trailhead at the entrance to their son's property due to traffic, parking, and privacy concerns, and raised issues about historical access easements that need further investigation. He urged the council to either reject the proposal or delay it for more thorough review to protect the community's rural character and residents' interest.

Rob Reed disagreed with the notion that the area can support six-acre lots, noting that their own one-acre property could fit two or three of these lots. He emphasized the higher density already present in the area and expressed disbelief that such small lots would be considered appropriate. He raised issues with the proposed trailhead, citing concerns about increased traffic and potential disturbances. He agreed with their neighbors' objections and expressed surprise that the proposal had progressed to this point without more scrutiny.

Nate Bringham stated he has concerns about a proposed development, emphasizing the impact on the area's character and the "feeling" that drew them to Mapleton. He acknowledged the efforts by Patterson Homes to find a solution but expressed that the proposed half-acre lots do not align with the

community's desired atmosphere. He questioned whether the development fits the city's strategic plan and suggested that the discussion about a trailhead is not relevant to the main issue at hand.

Cameron Rich expressed concerns about the current development proposal and the use of Planned Residential Communities (PRC). He highlighted that no nearby residents support the PRC and questioned its necessity. He argued that the comparisons to previous denser proposals should not influence current decisions and each proposal should be judged on its own merits. His main objection was the perceived unfairness of approving high-density developments adjacent to low-density areas. He emphasized the importance of protecting platted subdivisions and felt that the current proposal, which places half-acre lots next to three and a half-acre lots, was egregiously unfair. There should be a more gradual transition in lot sizes and called for fairness in development decisions, suggesting that residents adjacent to proposed developments should have more input.

Jordan Hall expressed his preference for larger lots, which was a key reason for moving to the area. He voiced concerns over ongoing attempts to decrease lot sizes, noting that even half-acre lots can feel cramped, especially compared to higher-density developments. He appreciates the trails and uses them but questioned the necessity of a parking lot.

The public hearing was closed at 7:20 pm.

The council discussed concerns about traffic and trail access related to a proposed development. They suggested relocating the trailhead to Maple Canyon as an alternative to mitigate potential issues with increased traffic and other community impacts. This suggestion sparked a discussion among council members about the feasibility and benefits of altering the trailhead location.

Council members shared their views on the proposed development's density and lot configurations.

There was consensus that while density itself wasn't the primary concern, the clustering of smaller half-acre lots in one area raised aesthetic and community integration issues. Some council members favored larger lot sizes to create a more balanced neighborhood feel and address visual concerns.

The discussion also touched on the process of public input and community feedback. Council members expressed a desire for more public engagement, particularly regarding trail access options.

The council agreed to schedule another meeting to gather additional input and explore alternative solutions. They emphasized the importance of community engagement in shaping the final development plan.

Motion: Cl. Egbert moved to continue this item to a future meeting.

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

Item 10. Consideration of a Resolution adopting the Fiscal Year 2024-2025 Budget, Position List and Fee Schedule.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. Cl. Beck asked if there was a surplus for the last fiscal year. Bryce stated that he will not know until November when the audit is done.

The public hearing opened at 8:24 pm and no comments were made.

Motion: Cl. Jones moved to approve the Resolution adopting the Fiscal Year 2024-2025 Budget, Position List and Fee Schedule

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Vote: Passed 5:0

Resolution No. 2024-29

Item 11. Consideration of a Resolution to approve interfund transfers from the Water Fund to the Capital Projects Fund of \$191,509, Sewer Fund to the Capital Projects Fund of \$448,000, PI Fund to the Capital Projects Fund of \$133,000, Storm Water Fund to the Capital Projects fund of \$69,151 to pay for current and future year vehicle replacement, and \$400,000 from the Water Fund to the PI Fund.

Bryce Oyler, Finance Director reviewed the staff report for those in attendance.

The public hearing was opened at 8:26 pm and no comments were made.

Motion: Cl. Egbert moved to approve the Resolution to approve interfund transfers from the Water Fund to the Capital Projects Fund of \$191,509, Sewer Fund to the Capital Projects Fund of \$448,000, PI Fund to the Capital Projects Fund of \$133,000, Storm Water Fund to the Capital Projects fund of \$69,151 to pay for current and future year vehicle replacement, and \$400,000 from the Water Fund to the PI Fund

Second: Cl. Jones 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. 2024-30

Item 12. Consideration of a Resolution to approve a sewer rate increase

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. The rate will go up \$10.00. This is in conjunction with the sewer treatment upgrade. The increase will be on the August billing.

The public hearing was opened at 8:31 pm, and no comments were made.

Motion: Cl. Beck moved to adopt the Resolution approving a sewer rate increase.

Second: Cl. Jones seconded the motion.

Vote:

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes
Vote: Passed 5:0
Resolution No. 2024-31

Item 13. Consideration of a Resolution amending the Fiscal Year 2023-2024 Budget.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. Multiple revenues have exceeded budgeted revenues. Some of those include Interest Earnings, Sale of Vehicles, and Building Permits. A description of the increased expenditures are included in the budget document.

The public hearing was opened at 8:35 pm and no comments were made.

Motion: Cl. Garrett moved to approve the Resolution amending the Fiscal Year 2023-2024 Budget.

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

Resolution No. 2024-32

DISCUSSION ITEM

Item 14. A discussion item to review the Fraud Risk Assessment.

Bryce Oyler, Finance Director, reviewed the most recent fraud risk assessment results. He said that the city has a very low risk of fraud.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Rob Hunter reported that the sewer plant construction and Maple Canyon springs rehabilitation project is going well.

Cl. Egbert stated that the Police Youth Academy has started. It is every Tuesday, and anyone is welcome to come and observe. A special session was called at the legislature.

Cl. Beck stated that the MYCC finished their day camp. He heard that it was a successful event.

Cl. Carlson reported that the old transfer station is in the final stage of demolition. The seniors had a great barbeque for their June luncheon, and it was very well attended.

Cory Branch advised the council that there will only be one meeting in July on the 17th. The final survey will be heard that night as well as the sidewalk masterplan. A few homeowners that lived by Colin Allan wanted to name their street after him. Cory emailed the proposal to the neighborhood, and some have reached out stating that they do not wish for this to be done. Staff will discuss other options to recognize him.

Logan Miner reported the preparations for Pioneer Days is in full swing. There are a few new events that should make for a fun week. The magazine will be out in 10 days. He also reported that there has been an uptick in vandalism. The council suggested getting some security cameras.

Chief Jackson stated that the officers have been patrolling the electric bikes. They have been giving warnings out. The police department is going to make a video about candy throwing, gaps and water in

the parade. Next Tuesday the police academy will be at the Jr. High doing a shooting exercise. This has been a great group.

Motion: Cl. Egbert moved to adjourn the meeting and move into a closed session pursuant to Utah State Code 52-4-205 for the discussion of pending litigation.
Second: Cl. Garrett seconded the motion.
Vote: Passed unanimously at 9:10 pm

APPROVED: July 17, 2024



Camille Brown, City Recorder