

**MAPLETON CITY
CITY COUNCIL MINUTES
AUGUST 21, 2024**

PRESIDING AND CONDUCTING:

Mayor Dallas Hakes

Members in Attendance:

Kasey Beck
Reid Carlson- By telephone
Jessica Egbert
Therin Garrett
Leslie Jones

Staff in Attendance:

Cory, Branch, City Administrator
Rob Hunter, Public Works Director/City Engineer
John Jackson, Public Safety Director/Police Chief
Logan Miner, Parks and Recreation Director
Bryce Oyler, Finance Director
Madison Wilson, Communications/Public Relations Coordinator

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. Jones gave the Pledge of Allegiance.

PUBLIC FORUM:

Eric Kerr addressed the city council regarding his son's newly built home in Mapleton, which has a lot size of approximately 5,300 square feet. The issue is that the city code requires a minimum lot size of 6,000 square feet to rent out a basement as an accessory dwelling unit, which has prevented his son from proceeding with his plans.

Eric mentioned that the property has a separate entrance and off-street parking and noted that the family was counting on rental income to help afford the home. He had already discussed the matter with Sean, but the council would need to consider whether to amend the city code or grant a variance. The council expressed willingness to further consider the issue, Eric was asked to provide photos of the property to aid in the council's decision-making process.

David McDaniel addressed the city council regarding concerns about a recent survey related to the potential development of a community center in Mapleton. He expressed that while his wife and father-in-law had already spoken with some council members, he was following up with additional concerns. David noted potential bias in the survey questions, particularly regarding the costs associated with building and maintaining a new center. He mentioned that, after reviewing the survey and its implications, he found the financial aspects are less favorable than initially perceived, especially when compared to neighboring recreation centers.

David questioned whether a decision had already been made to build a new facility and sought clarification on the budget and costs. The council clarified that no decision had been made to build a new center. They emphasized that the survey was part of a broader facilities master plan to accommodate Mapleton's growth, and the feedback from the survey would guide future decisions. The council also noted that the survey was not solely focused on a recreation center but aimed to gather general feedback on various community needs.

David acknowledged the council's explanation and agreed that if the survey was indeed preliminary, he had no major issues with it. He stressed the importance of transparency regarding costs in any future developments. The council assured him that any significant decisions involving property taxes would require public approval and that there would be continued opportunities for community involvement and feedback throughout the process.

Linda Mickle expressed concerns about maintaining Mapleton's small-town character, particularly in older, quieter areas. She questioned the accessibility of a recent survey, noting that some residents, especially seniors, might have missed it if they don't use text messaging or social media. She also raised concerns about potential traffic increases and suggested that any new amenities should be carefully located to avoid disrupting the tranquility of certain neighborhoods.

In response, the city council acknowledged these concerns and emphasized their commitment to aligning future developments with the community's desires. They explained that amenities would be distributed throughout the town to manage traffic and avoid overburdening any specific area. The council also assured residents that there would be transparency and opportunities for public input before any final decisions are made.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- August 7, 2024

Item 2. Consideration of a Resolution for a Boundary Line Agreement with Nebo School District **Resolution No. 2024-42**

Motion: Cl. Jones 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 3. **Consideration of a Resolution approving the proposed cost of \$48,621.72 for Total Power & Controls to replace the outdated electrical and controls system at the 1600 North sewer lift station**

Rob Hunter, Public Works Director/City Engineer, reviewed the staff report for those in attendance.

The lift station is one of the oldest built in the early 1990s, it requires an upgrade to its SCADA (Supervisory Control and Data Acquisition) system, which monitors the facility's operations and reports back to Public Works.

The electrical system, which no longer meets current standards and has caused issues in other facilities due to outdated wiring, also needs to be updated. The council allocated \$100,000 in the sewer budget

for these upgrades, prioritizing this lift station as the first to be addressed. There was clarification on the distinction between this lift station and other recent motor replacements in the water system, as well as plans to potentially upgrade additional stations within the budget, depending on the costs of each project.

Motion: Cl. Jones moved to approve a Resolution of the proposed cost of \$48,621.72 for Total Power & Controls to replace the outdated electrical and controls system at the 1600 North sewer lift station

Second: Cl. Garrett seconded the motion.

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 5:0

Resolution No. 2024-43

Item 4. Consideration of a Resolution approving a purchase agreement with Falcon Buildings, LLC.

Logan Miner, Parks and Recreation Director, reviewed the staff report for those in attendance. He provided an update to the council on the progress of the new maintenance building project. He reminded everyone that the budget for the construction, which was set at \$3 million, was approved back in June, and current estimates are coming in under budget, which is encouraging.

The need for the new building arises because the Parks and Recreation maintenance staff is currently working out of an outdated and partially burned-down facility, which they have outgrown. The new building will not only provide more space but will also centralize city services in the same area. The design process is about 80% complete, and the next step involves procuring the metal building to finalize the design before going out to bid.

Logan explained that the construction timeline is ambitious, with the goal of finalizing the design by the end of the month, going to bid in early September, and awarding the contract by mid-October. Ideally, site and civil work would begin before winter, allowing vertical construction to proceed during the colder months. The hope is to have the new facility fully operational by next spring. He also emphasized that the project has already been budget-approved, and only major contract awards will be brought back to the council for further approval. Logan also mentioned that he has been diligent in obtaining multiple bids to ensure the best price and timeline for the metal building.

Motion: Cl. Jones moved to approve a Resolution approving a purchase agreement with Falcon Buildings, LLC.

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. 2024-44

DISCUSSION ITEM:

Item 5. Presentation on the draft Mapleton City Water Systems Master Plan (culinary water and pressurized irrigation).

Rob Hunter turned the time over to Hansen, Allen and Luce for the presentation.

There was a detailed discussion about the water and irrigation master plan for the city, focusing on the current state of the water systems and the future needs as the city continues to grow. The presentation highlighted that the city is in good shape overall, with sufficient capacity in both the drinking water and pressurized irrigation systems to meet future demands.

A few key points include:

- The city's growth is expected to continue, and the master plan is based on current land use plans and growth projections.
- There is a recommendation to maintain and possibly expand water storage and transmission infrastructure to ensure reliability, particularly by planning for a new well to provide redundancy.
- Some pipes will need to be replaced over time as part of routine maintenance, but the city is well-prepared for future growth with its current systems.
- The discussion also touched on the implications of recent zoning changes, such as allowing accessory dwelling units (ADUs) in all zones, which were not explicitly considered in the current calculations but should not significantly impact the overall water usage projections.

There was a question about the impact of ADUs on water usage, which was addressed by noting that while ADUs weren't specifically factored in, the city's water system has enough capacity to absorb some additional demand.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Bryce Oyler stated that he is in the process of closing the yearend budget. He informed the council that our auditor, Greg Ogden has retired. We used a company out of Bountiful, HPME and they will replace Greg.

Logan Miner reported that the proposed park at Mapleton Heights will be a great asset for Mapleton. The city will retain ownership of this park, and it is close to the trail, trail head with parking, picnic tables bathroom and landscaping. The City agreed to pay for a pavilion and the Developer would like a playground. Logan would like a playground that will accommodate our city, so he was wondering if the council would agree to pay half of the cost so a nice playground could be built.

His department is getting ready for soccer and football to start. He invited the council to participate in the Moonlight Half aid station at the irrigation pond on September 13th. He went through the other events that will take place through the end of the year.

Chief Jackson stated that he doesn't have anything to report from the fire side. He had some follow up with the speed complaint in the Sunrise Ranch development. 52% are going below the speed limit. Public Safety night out will be on August 27th. He invited any of the council to participate in the dunk tank.

Rob Hunter informed the council that as there is not a meeting on September 4th, he needs to get the ADA ramp bid done, so he will be emailing the council the information to get approval and then it will be ratified at the September 18th meeting.

Cl. Egbert updated the council on upcoming legislative and policy changes related to zoning and development in Utah. Developers are advocating for the use of their own inspectors, reducing garage requirements, and prescribing smaller parking stall sizes. There are also proposals for expedited reviews

and upzoning all residential areas by one unit per acre statewide. Jessica expressed concerns about rushing new policies before evaluating the effects of current housing regulations

Cl. Garrett reminded all that there will not be a Fall Cleanup. This will only take place in the spring.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Beck seconded the motion.

Vote: Passed unanimously at 7:50 pm

APPROVED: September 18, 2024



Camille Brown, City Recorder