

**MAPLETON CITY
CITY COUNCIL MINUTES
OCTOBER 2, 2024**

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
Rob Hunter, Public Works Director/City Engineer
John Jackson, Public Safety Director/Police Chief
Logan Miner, Parks and Recreation Director
Bryce Oyler, Finance Director
Phil Holmes, Mapleton City Network Director
Madison Wilson, Communications/Public Relations Coordinator

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

Mayor Hakes called the meeting to order at 6:00 p.m. Cl. Beck gave the invocation, and Cl. Egbert gave the Pledge of Allegiance.

CEREMONIAL ITEM: Chief Jackson presented Captain Millet with the Utah Supervising Fire Officer award. Captain Millet has demonstrated professionalism by self-improvement by following an ongoing path of professional development. He has completed hundreds of hours of training education to meet the requirements needed for this award. Chief Jackson has personally witnessed the hard work he has accomplished while on duty and he has responded to serious calls when he is off duty. The Mayor and Council thank Captain Millet for his hard work and dedication.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- September 18, 2024

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

Second: Cl. Carlson seconded the motion.

Vote:

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 5:0

PUBLIC HEARING ITEMS:

Item 2. A Public Hearing to hear arguments for and against the issuance of the Ballot Proposition Number 5, Mapleton City, Utah RAP Tax Election on November 5, 2024.

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

He stated that Mapleton City is currently progressing through the approval process for a proposed RAP tax (Recreation, Arts, and Parks tax), which would add an additional 0.1% sales tax on applicable purchases within the city. If approved, this tax would amount to 10 cents per \$100 spent on goods subject to sales tax, excluding food and other necessities, and would be dedicated to funding projects related to recreation, arts, and parks programs.

The committee that would oversee the use of RAP tax funds would be formed through a process involving recommendations from city staff, council members, and the public, with the final selection made by the city council. The committee itself would consist of resident members, with city staff and council representatives participating in a non-voting, advisory role to guide discussions.

The timeline for the RAP tax proposal is structured to ensure transparency and public engagement. By state law, the city has specific posting requirements and deadlines for residents to submit arguments for or against the tax. These arguments were due by September 2nd, and while the deadline cannot be extended, public hearings provide residents with additional opportunities to voice their opinions

Doug Hamilton expressed strong opposition to a proposed RAP tax in Mapleton, highlighting concerns about the economic strain on residents already struggling with rising costs. He argued that the tax would fund non-essential projects benefiting a small minority, calling it a "selfish regressive tax" that disregards the needs of those facing financial hardship. He also emphasized Mapleton's values of kindness and community, asserting that the tax contradicts these principles by potentially burdening residents in need.

Cl. Jones stated that she made an assumption and wants to publicly apologize for not giving Doug respect in that correspondence. She was glad he came tonight so she has the opportunity to publicly apologize.

Cl. Beck also apologized for not being respectful on the Facebook exchanges.

Mckenzie McDaniels shared concerns about the proposed Proposition 5 RAP tax in Mapleton and questioned its purpose and the comparisons made between Mapleton and larger neighboring cities, like Provo and Spanish Fork. She pointed out that Mapleton, unlike these cities, lacks commercial hubs, freeway access, and geographic capacity for significant expansion, making it fundamentally different. Because of this, she argued, Mapleton should not attempt to emulate the amenities of larger cities through increased taxation. She emphasized that Mapleton's charm lies in its small-town feel and close-knit community, not in big-city amenities. She worried that the tax could burden residents, particularly those on fixed incomes, and that it would generate limited revenue due to Mapleton's constraints. She urged the council to focus on Mapleton's unique qualities and explore alternative ways to address residents' needs without sacrificing the town's character or imposing additional financial strain.

Dane Englund questioned the need for Proposition Five, noting that schools and the city budget already cover many of the proposed amenities, like arts programs and park maintenance. He expressed concerns about adding a tax during a time of economic hardship, especially for residents on fixed incomes. Offering to help find the needed funds within the current budget, he urged the council to prioritize essential needs over wants.

Brian Passey stated that he is retired from local government finance. He shared support for the proposed RAP (Recreation, Arts, and Parks) tax based on prior experience helping to pass a similar measure elsewhere. He highlighted that such a tax can provide valuable funding for community projects that might otherwise be challenging to finance. However, he advised the council to exercise caution,

emphasizing the importance of staying within budget and avoiding overextending resources, which could lead to additional property tax burdens or layered fees on residents.

Josh Daniel stated that he has a background in applied mathematics and finance and questioned the proposed RAP tax and suggested alternative funding methods. He raised concerns about the accuracy of revenue projections for the tax and its potential regressive impact on lower-income residents. Instead of a tax, he recommended exploring debt instruments or creating a fund to raise capital, proposing that \$12 million invested in 30-year treasury bonds could generate steady revenue. He also encouraged involving the community in funding and labor for projects, stressing that taxes often increase over time and may not always allocate funds effectively. He expressed gratitude for the community and suggested that volunteers could contribute to keeping Mapleton unique and affordable.

Paul Raymond voiced support for the RAP tax, viewing it as a way to fund community amenities given the limited revenue from commercial development in the area. He acknowledged that while taxes are unpopular, a small increase could improve the quality of life in the community if managed wisely. He also emphasized the importance of thoughtful spending and having the right decision-makers overseeing how the funds are allocated. He suggested that the city should seek additional resources from organizations like the Mountainland Association of Governments (MAG) to reduce reliance solely on the RAP tax revenue. Overall, he expressed a willingness to support the tax if it would benefit the community.

Clint Dixon expressed concerns about bike and pedestrian safety for their young children on the way to school. He lives near Mapleton Elementary and noted that there is no dedicated bike path or consistent sidewalk on the route from their home. He described hazardous conditions, including gravel, potholes, and uneven sidewalks, which forces his children to navigate the busy roads and share limited sidewalk space with other pedestrians.

He asked if the proposed RAP tax funding could be used for bike paths or improvements to the existing infrastructure to enhance safety. He suggested adding bike lanes on Maple and 300 East, creating a sidewalk on the east side of the road, or installing a crosswalk with flashing lights to help children cross more safely. He emphasized his support for any initiatives that would improve safe access to school and hopes the tax could contribute to lasting infrastructure upgrades that benefit the community long-term.

Carol Morgan expressed gratitude to the city council for their thorough research and efforts to gather citizen input regarding the RAP tax. She commended the council for proposing a low tax amount and for establishing a committee that includes community members, calling the process admirable. Drawing from her experience on two city recreation committees, she praised the council's collaborative approach to funding projects and addressing community needs. She concluded by expressing full support for the RAP tax initiative.

Ryan Orr thanked the city council members for their hard work and acknowledged that it often goes unnoticed but is appreciated by many. He expressed his support for the RAP tax, recognizing the benefits it could bring to the community, especially for children, and stated that the advantages far outweigh the cost. He expressed hope for the measure to reach the ballot for a citizen vote on November 5th and reiterated his support.

Tim Scherer raised concerns about the RAP tax, questioning its structure and the implications of funding allocation. He clarified that the RAP tax is based on a percentage of sales in Mapleton and does not include property sales. He argued that Mapleton's limited commercial development opportunities mean there won't be sufficient revenue to offset residential taxes and the need for specific budgeting instead of a general fund, labeling it a "slush fund" that lacks transparency. He called for clear recommendations on how funds would be used, advocating for community involvement in the budgeting process to ensure transparency and accountability.

Rick Silva expressed his perspective on the RAP tax and its implications for the community. He shared his family's frequent use of recreation facilities, emphasizing that many opportunities for activities exist outside Mapleton. He acknowledged that replicating certain facilities, like a competition pool or a fully stocked library, isn't feasible in Mapleton due to space and resources.

He also raised concerns about the survey used to gauge community interest in proposed projects. He noted that when participants select "none" from a list of options, it skews the data and might not accurately represent community preferences. He argued that many residents enjoy Mapleton's charm and don't necessarily want to see it over-commercialized. Overall, He suggested that while they support recreational activities, the community should have the freedom to choose involvement without mandatory participation through taxes.

Bryce added that there are limitations, especially regarding bike paths and sidewalks. To clarify, the RAP tax is indeed limited to supporting recreation, arts, and parks projects specifically, and cannot be used for infrastructure like road-based bike paths or sidewalks. Instead, those would generally be funded by state sources, such as Class C Road Funds.

However, certain bike paths can qualify for RAP tax funding if they're categorized as park amenities—for example, recreational trails or paths designed for mountain biking or nature walks. Enhancements like benches, lighting, or signage along these trails can also be covered.

On budgeting, the city would plan for known projects at the start of the fiscal year while leaving some flexibility for community-based projects or new initiatives that may come up throughout the year.

There will be clean transparency about how funds are allocated and this will help residents understand the tax's benefits.

Item 3. Consideration of an ordinance to rezone a 3.1 acre parcel located at 780 South Main Street with a Transferable Development Right Receiving Site Overlay in the A-2, TDR-R zone.

Sean Conroy, Assistant City Administrator/Community Development Director, stated that the applicant has requested to continue this item.

Motion: Cl. Jones moved to continue this item.

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

Item 4. Consideration of an amendment to Mapleton City Code section 18.82.090 regarding the minimum project size requirement for a Planned Residential Community (PRC) zone.

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. This amendment would modify the requirements for the Planned Residential Community (PRC) zoning in Mapleton. Currently, an exception allows projects between 10 and 15 acres to apply for PRC zoning. However, due to community concerns regarding the scale of such projects, the proposal suggests removing this exception and setting the minimum project size at 15 acres for PRC eligibility. This change would align with the size of existing PRC-zoned areas, which are all over 15 acres, and would ensure that only larger developments qualify for this zoning. The amendment aims to

address residents' concerns about density and maintain the town's vision for controlled growth and a small-town atmosphere

Cl. Beck made a motion to open the public hearing at 7:29pm. No comments were made and the hearing was closed.

Motion: Cl. Beck moved to approve an ordinance amending the Mapleton City Code section 18.82.090 regarding the minimum project size requirement for a Planned Residential Community (PRC) zone.

Second: Cl. Egbert seconded the motion.

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 5:0

Ordinance No. 2024-08

PRESENTATION ITEM:

Item 5. A presentation on the draft Storm Water Master Plan.

Rob Hutner, Public Works Director/City Engineer turned the time over to Kayson with Hansen, Allen and Luce for the presentation. He discussed a stormwater management and infrastructure project aimed at addressing Mapleton's unique drainage challenges. Fifteen years ago, the city developed a master plan that highlighted Mapleton's lack of a direct outflow system to a major water body. This has led to reliance on onsite retention for stormwater, designed for a 100-year retention standard. However, as development continues, certain older areas lack sufficient capacity, leading to increased flooding risks. He reviewed the new analysis which identified specific areas prone to flooding and proposed projects to address these deficiencies. The proposed projects are prioritized, with base projects focusing on areas most at risk. The estimated cost for these projects is around \$12 million, with additional upgrades potentially totaling \$25 million. Funding sources are under review, including impact fees, grants, and city reserves, but significant funds will be required to address the entire scope of the improvements. Council members acknowledged the urgency, given past flooding incidents, and suggested further discussions to prioritize and strategize funding options.

DISCUSSION ITEM:

Item 6. Discussion on memorialized trees, benches, and other commemorative features in public spaces.

Logan Miner, Parks and Recreation Director reviewed the staff report for those in attendance. He discussed the idea of establishing a formal process for memorial or commemorative donations, such as benches or trees, within parks and along trails. The feedback so far from the council appears positive, with several members expressing support for the idea of creating a systematic approach. There's an interest in allowing residents to sponsor existing benches with plaques, and possibly using some of the funds generated to support maintenance and upkeep of trails and park facilities.

The council suggested modeling the program on other cities where specific locations are pre-determined by the city as potential spots for these memorials, which could help manage the placement and quantity to maintain aesthetic and functional order. Other suggestions included creating incentives, like incorporating trailhead dedications, to encourage donations while supporting trail maintenance.

This type of program could be an effective way to enhance community spaces while offering residents a meaningful way to honor loved ones or give back to the community. It seems the next steps will involve more research and the development of a draft policy to outline the process, locations, and guidelines for these commemorative donations.

Item 7. Discussion on Little Miss Mapleton.

Logan Miner, Parks and Recreation Director reviewed the staff report for those in attendance. An enthusiastic community member, involved with the Little Miss Spanish Fork and Miss Spanish Fork pageants, expressed interest in creating similar programs in Mapleton and offered to invest effort to explore the option for a "Little Miss Mapleton" and "Miss Mapleton" pageants, which would be different from the existing Miss Springville/Mapleton pageant.

Currently, Mapleton's participation in the Miss Springville Mapleton pageant involves minimal funding compared to Springville's contributions. The council discussed the potential benefits of having separate pageants, including the opportunity for mentorship for younger participants and fostering community pride. However, concerns were raised regarding funding and the sustainability of such programs, particularly about the variability of contestant numbers and associated fixed costs.

Council members emphasized the importance of assessing community interest and demand for separate pageants, noting that historical data on participation when populations were smaller could provide valuable insights. Suggestions were made to consider partnerships with Springville for combined events or programs instead of completely separating from them at this time.

There was support for exploring the idea, many council members felt that the timing might not be right and that more information was needed before moving forward.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson gave an update on the e-bike topic. In the spring, they started a push to report it and make parents come pick them up. They have given 50 warnings/12 tickets/impounded a few bikes. The problem continues today. He stopped a five-year-old on a four-wheeler today. The Jr. High is having an issue with three kids riding a bike made for one. He is working with them to talk with the parents of the kids who ride them to school. We're seeing enough reckless behavior that tragedy is inevitable. These are good kids, but we can't be on the roads on these.

Logan Miner reminded all that the Scarecrow Spectacular is on Sat., October 12 from 3:00pm-5:00pm. A new cornhole tournament will be part of the event, and line dancing in the park and a community pumpkin night will take place after. The North Park playground installation is 85% complete and they are hoping to have it done by the end of the weekend. Halle is back from maternity leave.

Rob Hunter reported that the PI pipeline project is going well and staying on schedule. The Spring restoration project is also going well. They found an extra spring, so that delayed some of the vegetation restoration efforts.

Cl. Carlson stated that the budget for the transfer station is in line with the proposed budget. They are still having a few issues with getting the road open on 600 West where the pump station is.

Cl. Egbert stated that the Community Preparedness meeting will be next week to plan the next event. The ULCT board meeting is on Monday.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Garrett seconded the motion.

Vote: Passed unanimously at 8:11 pm

APPROVED: November 6, 2024



Camille Brown, City Recorder