

**MAPLETON CITY
CITY COUNCIL MINUTES
NOVEMBER 6, 2024**

PRESIDING AND CONDUCTING:

Mayor Dallas Hakes- Excused
Mayor Pro Tem Leslie Jones

Members in Attendance:

Kasey Beck
Reid Carlson via telephone
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

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. Beck gave the invocation, and Cl. Egbert gave the Pledge of Allegiance.

CEREMONIAL ITEM: Chief Jackson recognized Officer Moises Fernandez during the meeting, and he was accompanied by his family and fellow members of the Police Department.

Officer Fernandez joined the department in July and has since completed the police academy. He is still getting his field training.

Officer Fernandez's dedication and commitment were acknowledged. Camille Brown, City Recorder, administered the Oath of Office to Officer Fernandez.

PRESENTATION ITEM: Logan Miner provided an update on the annual Harvest Bake-Off fundraiser, which began a few years ago. Initially, the funds raised were used to provide warming gifts for the local Food and Care Coalition. This year, the event added a Junior Division, which attracted 16 young bakers from various elementary schools, and this was well received. The bake-off raised \$740 this year, bringing the total combined with last year's funds to \$1,500. The proceeds will be used to help pay off school lunch balances at three local schools: Mapleton Elementary, Maple Ridge, and Hobble Creek. Representatives from each school accepted a \$500 donation, the city council and staff recognize the importance of the partnership between the city and the Nebo School District.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- October 2, 2024

- Item 2:** Authorize the donation of \$500 to Mapleton Elementary, Hobble Creek Elementary, and Maple Ridge Elementary.
- Item 3** Consideration of a Resolution authorizing the Parks and Recreation Department to use up to \$57,300 in Park Impact Fees for the clearing and grubbing of the Evans Park Property. **Resolution No. 2024-49**
- Item 4.** Consideration of Resolution to award design services for the 300 West Road Improvements to Keller Associates, Inc. for \$41,200. **Resolution No. 2024-50**
- Item 5.** Consideration of a Resolution to award design services for the East Maple St Road Improvements to Elevate Engineering for \$49,100. **Resolution No. 2024-51**
- Item 6.** Consideration of a Resolution to award design services for the Highway 89 Drinking Water Pipeline to Hansen, Allen & Luce, Inc. for \$141,000. **Resolution No. 2024-52**
- Motion:** Cl. Beck moved to approve the consent agenda as presented.
- 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 |

ACTION ITEM:

Item 7. Presentation of the fiscal year 2023-2024 Audit Report.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. He discussed the retirement of the city's auditor, Greg Ogden, who was praised for his service. The city has since worked with HBME, specifically Aaron Hixon, for consulting and auditing services. Aaron commended the city's financial team for their knowledge and organization, noting that the audit process had gone smoothly.

In the financial overview, the general fund has unassigned reserves of \$3.46 million, which serves as a safety net, and the capital projects fund holds \$5.145 million in impact fees, mostly for park projects. A further \$11.13 million is reserved for future capital projects. The report highlighted a loan between the general fund and the Community Network fund.

Aaron also reported the issuance of an unmodified opinion on the financial statements, the highest rating an auditor can give, meaning no major issues were found. A small finding was noted regarding the Community Network fund's deficit, but this was due to unbudgeted expenditures and is being managed.

Motion: Cl. Garrett moved to approve the fiscal year 2023-2024 Audit Report as presented.

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

Resolution No. 2024-53

PUBLIC HEARING ITEM:

Item 8. Consideration of an Ordinance to rezone a 3.1 acre parcel located at 780 South Main Street from A-2 to RA-1 with a Transferable Development Right Receiving Site Overlay (TDR-R).

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

The proposal was presented to rezone a three-acre parcel at 800 South and Main Street from A2 to RA1 with a TDR overlay. The applicant plans to sell one acre with the existing home and combine the remaining two acres with neighboring lots in the Thatch Hill subdivision. This zoning change aligns with the city's general plan and designates the property as a TDR receiving site, and it is consistent with nearby areas. If future development is done, it would require infrastructure improvements, like sidewalks and curbs, along 800 South. The council expressed support, noting the plan's alignment with the general plan and preservation of open space.

The public hearing opened at 6:14pm and no comments were made.

Motion: Cl. Beck moved to approve an Ordinance rezoning a 3.1 acre parcel located at 780 South Main Street from A-2 to RA-1 with a Transferable Development Right Receiving Site Overlay (TDR-R).

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

Ordinance No. 2024-07

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Rob Hunter stated that several city projects are nearly complete. The pressurized irrigation (PI) line along the highway is finished, aside from some cleanup along the shoulder. In the canyon, the connection between the well and tank line is expected to be completed this week, with remaining cleanup to follow. Additionally, new pavement has been laid, though some areas need more patching, and this work will resume in the spring due to weather constraints. While parts of the road require complete replacement, other sections will receive additional patching when temperatures allow. The canyon road gate is currently opened and will close at the end of the month for winter until April. The trail reclamation near the campground is largely completed, with just a few spots left to be seeded, and the trail has been regraded to ensure safe access.

Cl. Egbert updated all on upcoming legislation that could impact cities and towns, including potential changes to short-term rentals, revolving loan funds, and requirements for auditing publicly owned land to identify surplus. Proposals are also being considered to revise moderate-income housing plans and zoning reporting requirements that are aiming to improve consistency across cities.

Additionally, there was concern over HB 572, which provides developers with discounted interest rates for affordable housing projects. It was asked if this truly benefits buyers, as smaller homes could end up with higher per-square-foot costs, potentially increasing builder profits rather than creating genuinely affordable options. These developments will be closely monitored as further clarification is sought.

The Community Preparedness Committee is holding a winter safety fair, inviting the community to learn about winter-related preparedness tips while enjoying hot dogs and other activities.

Cl. Beck added that Mapleton Youth City Council (MYCC) is currently accepting applications for its new class of members for the upcoming year. With plans to add three new events, a few additional members will also be included. The advisors are all returning, so next year is anticipated to be strong for MYCC. They are looking forward to Local Official's Day and are interested in receiving an agenda and details on whether the city will provide transportation for the event. It was noted that the city budget includes funds to support MYCC's attendance at Local Officials Day.

Cl. Jones inquired from the council if there was interest in participating in the Chamber Mayor and Council Lunch and Learn that will be held on January 14th. She will secure the date and let everyone know.

Cl. Garrett stated that he had a few citizens inquire about the fall clean up. He added that this was the first year that hasn't been provided, but there were dumpsters for the week for residents to use. He had positive feedback about providing the dumpsters.

Cory Branch reported that he has been working with Phil Holmes who is putting together a fiber presentation. The city received their 1000th connection and he has gotten great feedback on the fiber.

Logan Miner reminded all that the Veterans Drive event is happening tomorrow night along a half mile stretch on the trail from 1200 North to 400 North. This special event will feature an audio, and it aims to honor veterans before Veterans Day as well as the history of the American Flag. The event will feature 200 flags, spaced to represent the 13 stripes of the American flag, and will educate attendees about the flag's history and the branches of the military. There will also be historical photos displayed of those who served in our community. There will be donation bins for clothing, food, and other items for veterans.

Additionally, the "Lights On" event is scheduled for December 2nd. His department has been working ahead of schedule to get the holiday lights up, and new decorations will also be added to Memorial Hall to brighten up the space for visitors, especially those coming to see the Santa display

Bryce Oyler reported that the preliminary numbers show that the RAP Tax passed. The votes will be certified in 14 days.

Motion: Cl. Garrett moved to adjourn the meeting.

Second: Cl. Egbert seconded the motion.

Vote: Passed unanimously at 6:52 pm

APPROVED: November 19, 2024

Camille Brown, City Recorder