REGULAR MEETING AGENDA



Mapleton City Council Meeting Wednesday, July 16, 2025 at 6:00 p.m. Mapleton City Council Chambers 125 W 400 N, Mapleton, UT 84664

CALL TO ORDER—INVOCATION- PLEDGE OF ALLEGIANCE MAYOR'S COMMENTS:

PUBLIC FORUM: Members of the audience may bring to the attention of the Mayor and Council any item that is not on the agenda. Please sign in. Speakers are generally given two to three minutes, at the discretion of the Mayor to address the Council. State law prohibits the Council from acting on items that do not appear on the agenda. **The Mayor reserves the right to amend the order of the agenda items and to delete items no longer required for consideration.**

CONSENT AGENDA: Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Council may ask to remove any items from the consent agenda to be considered individually. Unless that is done, one motion may be used to adopt all recommended actions. If the public has questions or comments regarding the consent agenda, please contact staff prior to the meeting.

- 1. Approval of City Council meeting minutes- June 11, 2025
- Consideration of 2025 Utah County Municipal Recreation Grant Agreement. Logan Miner, Parks and Recreation Director
- 3. Consideration of a Resolution for the approval of the US-89 Waterline Replacement contract with Newman Construction for \$1,195,000.00. *Rob Hunter, Public Works Director/City Engineer*
- 4. Consideration of a Resolution for the approval of the Carnesecca Well electric upgrade contract with Total Power and Controls for \$69,930.00. *Rob Hunter, Public Works Director/City Engineer*

PUBLIC HEARING ITEM:

5. Consideration of an Ordinance authorizing the vacation and transfer of approximately 9,000 square feet of right-of-way located at approximately 1480 E Maple Street. *Sean Conroy, Assistant City Administrator/Community Development Director*

ACTION ITEMS:

- 6. Consideration of a Resolution for the approval of the 300 West Roadway Improvements contract with Rino Excavating for \$589,574.00. *Rob Hunter, Public Works Director/City Engineer*
- Consideration of an Ordinance amending Mapleton City Code (MCC) Title 18 regarding standards for residential accessory buildings. Sean Conroy, Assistant City Administrator/Community Development Director

DISCUSSION ITEM:

8. Discussion item regarding future main city park improvements. *Logan Miner, Parks and Recreation*

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS ADJOURNMENT FROM REGULAR SESSION

CLOSED MEETING:

Mapleton City Council may adjourn the regular meeting and convene into a closed session pursuant to §52-4-205, as provided by Utah Code.

Camille Brown, City Recorder

The public is invited to participate in all Mapleton city council meetings. This meeting will also be streamed via You Tube at Mapleton City Meetings. There will be no public comment via You Tube viewing. The link for the meeting is: https://www.youtube.com/channel/UCx8-QGmCOXWQOsZq8pGYrsAgendag



City Council Staff Report

Date:

July 16th, 2025

Prepared By:

Logan Miner, Parks and Recreation Director

Public Hearing:

No

Attachments:

Grant Agreement

REQUEST

Approval of the 2025 Utah County Municipal Recreation Grant Agreement.

BACKGROUND & DESCRIPTION

The purpose of this item is to approve the 2025 Utah County Municipal Recreation Grant Agreement between Utah County and Mapleton City. This grant provides funding for the purchase of the Mapleton Sports Sampler Trailer.

Utah County administers the Utah County Municipal Recreation Grant Program to support recreation-related projects in local communities using funds from the Tourism, Recreation, Cultural, and Convention Facilities Tax. Mapleton City applied for funding through this program for the Mapleton Sports Sampler Trailer, which will be equipped with a variety of sports equipment and used in schools, parks, and neighborhoods to bring recreational opportunities to residents.

Utah County reviewed the application and determined that Mapleton City qualifies for funding under this program.

The grant agreement awards Mapleton City an amount not to exceed \$16,377 to reimburse documented costs for the Mapleton Sports Sampler Trailer.

RECOMMENDATION

Staff recommends approving the 2025 Utah County Municipal Recreation Grant Agreement as presented.

RESOLUTION NO. 2025-

CONSIDERATION OF A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE UTAH COUNTY MUNICIPAL RECREATION GRANT APPLICATION

WHEREAS, the city desires to apply for the Utah County Municipal Recreation Grant in the amount of \$16,377.00

WHEREAS, the grant must be used for projects that involve the development or construction of tourism, recreation, or cultural facilities

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to authorize the Mayor to sign the Utah County Municipal Recreation Grant Application

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH, This 16th, Day of July 2025.

	Dallas Hakes, Mayor	
ATTEST:		
Camille Brown		
City Recorder		

2025 RECREATION GRANT AGREEMENT BETWEEN UTAH COUNTY AND MAPLETON CITY

This Agreement is made and entered into by and between Utah County, a political subdivision of the State of Utah, with its office located at 100 East Center Street, Provo, Utah, 84606, hereinafter referred to as COUNTY and MAPLETON CITY, with its office located 125 W 400 N, Mapleton, Utah 84664, hereinafter referred to as CITY.

RECITALS

WHEREAS, the Board of County Commissioners, Utah County, Utah has adopted policy guidelines and procedures for approving applications for Utah County Municipal Recreation Fund Grants which comply with the provisions of Title 59, Chapter 12, Part 6, Utah Code Annotated, 1953 as amended: and

WHEREAS, COUNTY has reviewed the Utah County 2025 Municipal Recreation Grant Application submitted by CITY and has determined that CITY should be awarded a Utah County Municipal Recreation Grant.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, it is agreed by and between COUNTY and CITY as follows:

- COUNTY hereby agrees to make a 2025 Municipal Recreation Grant to CITY in an amount not to exceed \$16,377.00 through funds derived from the Tourism, Recreation, Cultural and Convention Facilities Tax of the County of Utah for the purpose of the Mapleton Sports Sampler Trailer.
- 2. CITY hereby agrees that the grant received from COUNTY shall be used exclusively in funding the above-mentioned project.

- 3. The parties agree that all funds granted herein by COUNTY to CITY shall be given only for documented reimbursable costs incurred by CITY for the purpose stated above, and that payments by COUNTY to CITY will be made only upon presentation by CITY to COUNTY of appropriate receipts or other permitted documentation of reimbursable costs made by CITY. The reimbursement period will take place from January 1, 2026, through June 30, 2026, and will be made upon CITY presenting all appropriate receipts or other permitted documentation to COUNTY.
- 4. CITY also agrees that all publicity generated by CITY for the approved project shall display the language, "Sponsored in part by the Utah County Community Activities Fund."
- 5. The parties agree that COUNTY by virtue of this Agreement is making a grant only to CITY and is not responsible for any actions of CITY, or any other entity, in the construction of the project and the completion of the project stated above.
- 6. It is agreed by the parties that COUNTY may audit the records of CITY concerning the abovementioned approved project at any time.
- 7. It is agreed by the parties that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Utah.
- 8. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.
- 9. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.

UTAH COUNTY

DATED this	day of	2025.
		BOARD OF COUNTY COMMISSIONERS UTAH COUNTY, UTAH
ATTEST: AARON R. DAVIDSO Utah County Clerk	N	BRANDON B. GORDON, Chair
By:		
APPROVED AS TO FO JEFFREY S. GRAY Utah County Attorney		
By:		
		APLETON CITY
DATED this	day of	2025.
		MAPLETON CITY
ATTEST:		By:
Ву:		



City Council Staff Report

Date:

July 16, 2025

Applicant:

Mapleton City Public Works

Location:

Highway 89

Prepared By:

Seth Barrus, Assistant City Engineer

Public Hearing:

Yes

Attachments:

Winning Bid Documents; Bid Tabulation Sheet

REQUEST

Award the contract for the Highway 89 Culinary Waterline Replacement Phase 1 Project to Newman Construction.

BACKGROUND & DESCRIPTION

The project includes the first phase of approximately 2,900 linear feet of 12-inch PVC pressurized drinking water pipe which will connect to the existing system on the east side of US 89. The work includes installation of PVC 3900 DR 18 pipe, fittings, air valve vaults, thrust restraints, and connections to existing drinking water pipelines. Other construction activities include excavation, backfill, traffic control, and restoration of existing asphalt roadway, curb and gutter, and driveways affected during construction.

This project will replace a section of existing drinking water distribution pipeline that has leaked multiple times over the last 3 years. The soils in this area are corrosive and has eroded the existing ductile iron pipe to the point that leaks have sprung and will continue to be a problem until it's entirely replaced. This phase in particular will increase confidence that water will always be available to the Whiting Cove E development, that doesn't have any other access to water and has to be shut off every time a leak is discovered.

A mandatory pre-bid meeting was held on June 12, 2025 for contractors wishing to bid on the project. 11 contractors attended the pre-bid meeting. The final project was advertised on the state's Utah Public Procurement Place (U3P) for 3 weeks from June 3rd to June 24th.

EVALUATION

The pre-bid meeting was attended by 10 contractors. Submittals were made by four (4) contractors on the project. Newman Construction submitted the winning bid for a total of \$1,195,000. See attached bid tabulation sheet for other bids.

RECOMMENDATION

Award the contract for the Highway 89 Culinary Waterline Replacement Phase 1 Project to Newman Construction for a total contract amount of \$1,195,000.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO AWARD THE HIGHWAY 89 CULINARY WATERLINE REPLACEMENT PHASE 1 PROJECT TO NEWMAN CONSTRUCTION

WHEREAS, Mapleton City wishes to construct drinking water pipe along Highway 89 to replace the corroding existing ductile iron pipeline in the area; and

WHEREAS, funding was included in the FY24 and FY25 budgets for the project, and; and

WHEREAS, the project was advertised on the state's Utah Public Procurement Place, and Newman Construction submitted the winning bid; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City will award the Highway 89 Culinary Waterline Replacement Phase 1 Project to Newman Construction for a total contract amount of \$1,195,000.

This resolution adopted this 16th day of July, 2025, by the City Council of Mapleton City, Utah.

	Dallas Hakes Mayor
ATTEST:	·
Camille Brown	
City Recorder	

MAPLETON US 89 DRINKING WATER PIPELINE

PHASE 1 (2025)

	PHASE I (2025)										
					Spade		Newman		Rino		VanCon
Item	Description	Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization/Demobilization	1	LS	\$36,000.00	\$36,000.00	\$70,000.00	\$70,000.00	\$77,550.00	\$77,550.00	\$200,000.00	\$200,000.00
2	SWPPP	1	LS	\$9,445.10	\$9,445.10	\$5,000.00	\$5,000.00	\$4,600.00	\$4,600.00	\$20,000.00	\$20,000.00
3	Traffic Control	1	LS	\$38,511.95	\$38,511.95	\$65,435.00	\$65,435.00	\$34,550.00	\$34,550.00	\$75,000.00	\$75,000.00
	12-inch PVC DW Pipeline										
4	(Sta 32+59 to St 61=29)	2870	LF	\$185.89	\$533,504.30	\$142.00	\$407,540.00	\$174.60	\$501,102.00	\$211.00	\$605,570.00
5	Removal of Unsuitable Material	750	LF	\$11.74	\$8,805.00	\$19.50	\$14,625.00	\$5.15	\$3,862.50	\$15.00	\$11,250.00
6	8-inch Gate Valves	2	EA	\$11,022.15	\$22,044.30	\$3,650.00	\$7,300.00	\$2,915.00	\$5,830.00	\$4,200.00	\$8,400.00
7	12-inch Gate Valves	10	EA	\$7,552.94	\$75,529.40	\$6,100.00	\$61,000.00	\$5,760.00	\$57,600.00	\$7,000.00	\$70,000.00
8	Drinking Water Service Connections	7	EA	\$4,180.83	\$29,265.81	\$5,100.00	\$35,700.00	\$7,260.00	\$50,820.00	\$8,500.00	\$59,500.00
	1600 S Connection										
9	(per Detail B on Drawing C-2, Night Time Work)	1	LS	\$30,808.37	\$30,808.37	\$25,750.00	\$25,750.00	\$110,975.00	\$110,975.00	\$40,000.00	\$40,000.00
	8" Connection at St 45+85										
10	(per Detail A on Drawing C-3, Day Time Work)	1	LS	\$19,986.22	\$19,986.22	\$13,000.00	\$13,000.00	\$11,500.00	\$11,500.00	\$18,000.00	\$18,000.00
	1050 S Connection										
11	(Per Detail B on Drawing C-3, Night-Time Work)	1	LS	\$26,815.23	\$26,815.23	\$19,000.00	\$19,000.00	\$28,050.00	\$28,050.00	\$39,000.00	\$39,000.00
	800 S Connection to Ex 8-in DW										
12	(per Detail A on Drawing C-4)	1	LS	\$29,866.44	\$29,866.44	\$20,000.00	\$20,000.00	\$60,120.00	\$60,120.00	\$42,000.00	\$42,000.00
13	Install Air Valve and Vault	2	EA	\$15,252.71	\$30,505.42	\$12,000.00	\$24,000.00	\$12,560.00	\$25,120.00	\$24,000.00	\$48,000.00
14	Replace Fire Hydrants	1	EA	\$19,267.63	\$19,267.63	\$11,000.00	\$11,000.00	\$15,225.00	\$15,225.00	\$21,000.00	\$21,000.00
15	Connect to Existing Fire Hydrant	1	EA	\$7,404.83	\$7,404.83	\$4,800.00	\$4,800.00	\$9,660.00	\$9,660.00	\$12,500.00	\$12,500.00
16	Restoration of Asphalt Roadway	3600	SY	\$83.32	\$299,952.00	\$74.25	\$267,300.00	\$60.30	\$217,080.00	\$65.00	\$234,000.00
17	Asphalt Mill and Overlay	4950	SY	\$30.20	\$149,490.00	\$29.00	\$143,550.00	\$33.65	\$166,567.50	\$16.00	\$79,200.00
	TOTAL			Total=	\$1,367,202.00	Total=	\$1,195,000.00	Total=	\$1,380,212.00	Total=	\$1,583,420.00



City Council Staff Report

Date:

July 16, 2025

Applicant:

Mapleton City Public Works

Location:

Carnesseca Well

Prepared By:

Rob Hunter, City Engineer/ Public Works Director

Public Hearing:

No

Attachments:

Proposed scope and fee from Total Power & Controls

REQUEST

Approve the proposed scope and fee for Total Power & Controls to upgrade the electrical and SCADA controls at Carnesecca Well.

BACKGROUND & DESCRIPTION

SCADA (Supervisory Control and Data Acquisition) systems send vital information from Public Works facilities (such as lift station, wells, and tanks) to the Public Works Building. This makes it so Public Works staff can monitor these key facilities from the Public Works building, instead of only when they are at the facility for regular inspection. SCADA systems also send advisories/alerts when the facilities are not functioning propertly.

The Public Works Department has experienced recent malfunctions in some of the older facilities, including Carnesseca Well. This due to the outdated electrical systems, which has resulted in costly repairs to the SCADA systems they power. Therefore, the Public Works Department has been budgeting money to replace outdated electrical and SCADA controls systems at its older facilities. \$100,000 was budgeted for this fiscal year.

EVALUATION

Total Power & Control is the contractor we have trusted on several electrical and SCADA repairs/installations on Mapleton Public Works facilities. The proposed fee of \$24,500 for the electrical service upgrades in the building and \$45,430 for the motor control upgrades and integration with the SCADA system appears to be on par with comparable work we have seen and project we have done. The total of \$69,930 is well within the \$100,000 we had budgeted for this fiscal year's upgrades.

RECOMMENDATION

Approve the proposed scope and fee of \$69,930 for Total Power & Controls to upgrade the electrical and motor controls and intregate them into the SCADA at the Carnesseca Well.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO APPROVE THE SCOPE AND FEE FOR TOTAL POWER & CONTROLS TO UPGRADE THE CARNESECCA WELL ELECTRICAL AND CONTROLS

WHEREAS, regular maintenance and replacement is required to keep city facilities reliable and efficient; and

WHEREAS, Public Works has budgeted funds to upgrade older electrical and control systems for SCADA controls at older facilities; and

WHEREAS, the Carnesecca Well has older electrical and controls systems, and needs upgrades;

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City approves Total Power & Controls to upgrade the electrical and SCADA controls at Carnesecca Well for the proposed cost of \$69,930.00.

This resolution adopted this 16st day of July, 2025, by the City Council of Mapleton City, Utah.

	Dallas Hakes Mayor	
ATTEST:		
Camille Brown		
City Recorder		



Mapleton City
Public Works

June 18, 2025

Carnesecca Well Electrical Service and Motor Control Upgrade Proposal

1. Scope Summary

This Scope of Work has been developed based on information provided by Mapleton City. Our understanding is that the Carnesecca Well requires an electrical service and motor control system upgrade. This site is currently in operation with an existing pump control/plc panel and power distribution equipment. Total Power & Control (TPC) has been tasked to provide the electrical/control design and installation needed to update the equipment at this site. TPC will supply labor, materials, and items described under the scope of services below. TPC is qualified to do the work and has installed many similar systems.

1.1. Exclusions and Exceptions

- Cost for excavation is not included in this proposal.
- Cost associated with Rocky Mountain Power are not included in this proposal.
- Cost associated with the system integrator and programming are not included in this proposal.

2. Scope of Services

The Scope of Services has been divided into the following tasks (each task is further described below):

2.1. Electrical Service Upgrade

- Task 1 Labor
- Task 2 Equipment

2.2. Motor Control Upgrade

- Task 1 Labor
- Task 2 Equipment

Electrical Service Upgrade

Task 1 - Labor

The following labor will be provided as part of the project: (TOTAL POWER & CONTROLS - \$9,200.00)

- 1. Provide and install new 400 amp service equipment.
- 2. Provide and install a new 120/240v distribution panel and transformer.
- 3. Conduit and cabling installation where necessary.
- 4. Coordinate efforts with Rocky Mountain Power and Mapleton City.
- 5. Assist in Testing, Startup and Commissioning of the System.

Task 2 - Equipment

The following equipment will be provided for the project:

- 1. 400 amp Service Equipment (TOTAL POWER & CONTROLS \$7,250.00)
- 2. Lighting panel and Transformer (TOTAL POWER & CONTROLS \$2,550.00)
- 3. Conduit, Conduit Bodies, Connectors, Couplings, Conduit Supports, Panel Rack Material and Associated Hardware: (\$4,000)
- 4. Power, Control, and Signal Cabling. (\$1,500.00)

ESTIMATED COST FOR CARNESECCA WELL ELECTRICAL SERVICE UPGRADE: \$24,500.00 USD

Motor Control Upgrade

Task 1 - Labor

The following labor will be provided as part of the project: (TOTAL POWER & CONTROLS - \$6,900.00)

- 1. Design and construct a new reduced voltage soft starter (RVSS) assembly.
- 2. Conduit and cabling installation where necessary.
- 3. RVSS assembly installation.
- 4. Provide and install a new RVSS assembly.
- 5. Coordinate efforts with System Integrator, Panel Shop, and Mapleton City.

6. Assist in Testing, Startup and Commissioning of the System.

Task 2 - Equipment

The following equipment will be provided for the project:

- 1. RVSS Assembly (Electro Power Utah \$37,780.00)
- 2. Conduit, Conduit Bodies, Connectors, Couplings, Conduit Supports, Panel Rack Material and Associated Hardware: (\$500.00)
- 3. Power, Control, and Signal Cabling. (\$250.00)

ESTIMATED COST FOR CARNESECCA WELL MOTOR CONTROL UPGRADE: \$45,430.00 USD

ESTIMATED COST FOR CARNESECCA WELL ELECTRICAL SERVICE AND MOTOR CONTROL UPGRADE PROJECT: \$69,930.00 USD

Thank you for the opportunity to estimate this project. Let me know if you have any questions or need additional information.

Very Best Regards,

Eric Clark - PRESIDENT Total Power & Controls



City Council Staff Report

Date:

7/16/2025

Applicant:

Greg Sefcik

Location:

1480 E Maple

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

Yes

Attachments:

- 1. Application information.
- 2. ROW Policy.

REQUEST

Consideration of an Ordinance authorizing the vacation and transfer of approximately 9,000 square feet of right-of-way located at approximately 1480 E Maple Street.

BACKGROUND & DESCRIPTION

The applicant owns lots 1 and 2 of the Aspen Grove Plat "B" subdivision. The City's Parkway Trail bisects lot 1 and runs along the rear property line of lot 2. The City owns the trail right-of-way, but the Bureau of Reclamation (BOR) claims an 80' wide easement within the right-of-way. The existing fencing and retaining walls encroach into the right-of-way and have been in place for many years. The applicant would like to purchase the right-of-way so that the fence lines will match the property lines.

EVALUATION

On September 18, 2024, the City Council adopted a policy to help guide decisions regarding requests to acquire excess rights-of-way (see attachment "2"). Staff has included the review criteria below followed by a brief response.

A. The City has determined that the right-of-way being vacated is unlikely to be needed to accommodate future road widening, curb, gutter, sidewalk, trail improvements or other public utility needs.

<u>Response:</u> The existing right-of-way was acquired by the City as part of the construction of the Parkway Trail and is not intended for any roadway or utility improvements. The right-of-way varies from 60 to 80 feet in width currently and would remain at least 50 feet in width if the vacation is approved, which is more than sufficient to maintain the 14-foot-wide asphalt trail. The BOR has indicated that it is supportive of the proposed vacation.

B. The right-of-way being vacated should not be for only a single property if there are other abutting properties that face the same street within a block. The newly established right-of-way should be consistent along the block or in between two intersecting streets and should not be closer than five feet from the edge of the road pavement.

<u>Response</u>: The right-of-way width is inconsistent now between Maple Street and Dogwood Drive and would remain inconsistent if the vacation is approved. However, the right-of-way will better follow existing fence lines. Staff is not concerned about the variations in width since this is not intended to be a road right-of-way in the future.

C. The applicant's property must abut the right-of-way being vacated.

Response: The application complies with this criterion.

D. The vacated right-of-way cannot remain as a separate parcel and must be combined with the applicant's abutting parcel.

<u>Response</u>: The applicant will be required to file an amended plat combining the vacated rights-of-way with his existing lots.

Next Steps: If the Council adopts the proposed ordinance, the following would be required:

- Applicant to prepare a survey and amended plat for the right-of-way to be transferred;
- City prepares a deed to transfer the property;
- Property owner pays the City a pro-rated amount of \$10,000 per acre;
- Deed and amended plat get recorded.

RECOMMENDATION

Adopt the ordinance approving the right-of-way vacation and transfer.

ORDINANCE NO. 2025-

AN ORDINANCE TO VACATE APPROXIMATLEY 9,000 SQUARE FEET OF RIGHT-OF-WAY LOCATED
AT APPROXIMATELY 1480 E MAPLE STREET

WHEREAS, the applicant owns lots 1 and 2 of the Aspen Grove Plat "B" subdivision; and

WHEREAS, the City's Parkway Trail right-of-way bisects lot 1 and runs along the rear property line of lot 2; and

WHEREAS, the existing lot fence lines encroach into the right-of-way and the applicant would like to acquire the property to ensure the fence lines and the property lines match; and

WHEREAS, the City Council adopted a policy to evaluate requests to acquire rights-of-way on September 18, 2024; and

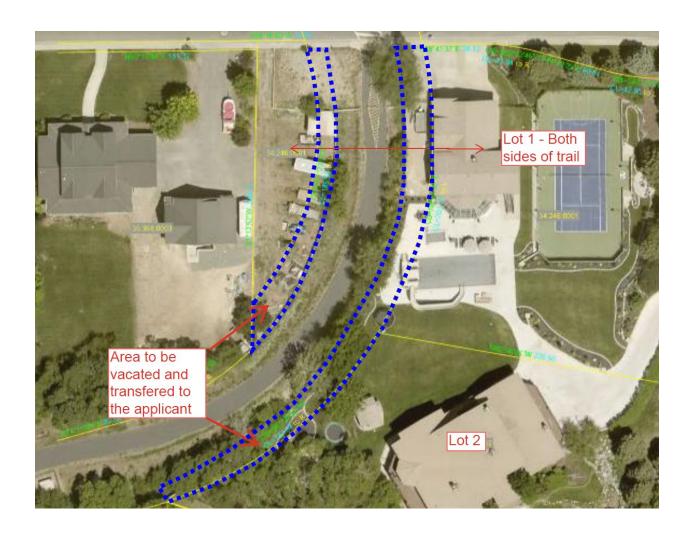
WHEREAS, the City Council finds that there is good cause for the vacation of the rightof-way, that it will not be contrary to the public interest or materially injure any person and is consistent with the right-of-way policy.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to vacate a portion of the Mapleton Parkway Trail right-of-way as described in exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH, this 16th Day of July, 2025.

	Dallas Hakes	
	Mayor	
ATTEST:		
Camille Brown		
City Recorder		
Publication Date:		
Effective Date:		

Exhibit "A" Area of Vacation









City Council Staff Report

Date:

July 16, 2025

Applicant:

Mapleton City Public Works

Location:

300 West 166 N to 680 N

Prepared By:

Seth Barrus, Assistant City Engineer

Public Hearing:

Yes

Attachments:

Winning Bid Documents; Bid Tabulation Sheet REQUEST

Award the contract for the 300 West Roadway Improvements to Rino Excavating.

BACKGROUND & DESCRIPTION

The project includes installation of approximately 1,400 linear feet of curb & gutter and sidewalk on the East side of Mapleton City's 300 West, from 166 North to 680 North. The work also includes about 160 linear feet of irrigation pipe crossing 300 West, owned by the Mapleton Irrigation District. Other construction activities include road excavation, traffic control, paving, and drainage facilities necessary for the completion of road improvements where curb & gutter and sidewalk are being installed.

This project will provide a safer walking path for students attending Mapleton Elementary on Maple Street. It also will bring that eastern section of 300 West up to current city standards.

The project was advertised on the state's Utah Public Procurement Place (U3P) for 3 weeks from May 21st to June 12th 2025.

EVALUATION

Bid submittals were made by four (4) contractors on the project. Rino Excavating submitted the winning bid for a total of \$589,574. See attached bid tabulation sheet for other bids.

RECOMMENDATION

Award the contract for the 300 West Roadway Improvements Project to Rino Construction for a total contract amount of \$589,574.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO AWARD THE 300 WEST ROADWAY IMPROVEMENTS TO RINO EXCAVATING

WHEREAS, Mapleton City wishes to construct roadway improvements along 300 West from 166 North to 680 North; and

WHEREAS, funding was included in the FY24 and FY25 budgets for the project; and

WHEREAS, the project was advertised on the state's Utah Public Procurement Place, and Rino Excavating submitted the winning bid; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City will award the 300 West Road Improvements Project to Rino Excavating for a total contract amount of \$589,574.

This resolution adopted this 16th day of July, 2025, by the City Council of Mapleton City, Utah.

	Dallas Hakes Mayor	
ATTEST:		
Camille Brown		
City Recorder		

300 WEST ROAD IMPROVEMENTS

					RC		Wilson		Rino		B Hansen
Item	Description	Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	LS	\$85,000.00	\$85,000.00	\$55,000.00	\$55,000.00	\$22,555.00	\$22,555.00	\$5,000.00	\$5,000.00
2	Construction Survey	1	LS	\$10,500.00	\$10,500.00	\$8,200.00	\$8,200.00	\$5,725.00	\$5,725.00	\$15,500.00	\$15,500.00
3	Traffic control	1	LS	\$25,000.00	\$25,000.00	\$12,300.00	\$12,300.00	\$5,900.00	\$5,900.00	\$10,000.00	\$10,000.00
4	Roadway Excavation	2250	CY	\$51.00	\$114,750.00	\$41.00	\$92,250.00	\$25.85	\$58,162.50	\$42.00	\$94,500.00
5	Remove Trees	2	EA	\$1,000.00	\$2,000.00	\$2,100.00	\$4,200.00	\$590.00	\$1,180.00	\$1,500.00	\$3,000.00
6	Remove Ex Irrigation Culvert	1	LS	\$7,500.00	\$7,500.00	\$17,200.00	\$17,200.00	\$6,910.00	\$6,910.00	\$4,500.00	\$4,500.00
7	Remove and Reset Sign	1	EA	\$750.00	\$750.00	\$910.00	\$910.00	\$400.00	\$400.00	\$950.00	\$950.00
8	Remove and Reset Hydrant	2	EA	\$5,500.00	\$11,000.00	\$7,100.00	\$14,200.00	\$5,150.00	\$10,300.00	\$3,000.00	\$6,000.00
9	Adjust Valve to Grade	1	EA	\$1,500.00	\$1,500.00	\$1,100.00	\$1,100.00	\$710.00	\$710.00	\$500.00	\$500.00
10	Granular Subbase	1000	CY	\$60.00	\$60,000.00	\$51.00	\$51,000.00	\$49.00	\$49,000.00	\$45.00	\$45,000.00
11	8" Roadbase	500	CY	\$62.00	\$31,000.00	\$54.00	\$27,000.00	\$71.50	\$35,750.00	\$46.00	\$23,000.00
12	Asphalt Pavement	2250	SY	\$21.00	\$47,250.00	\$24.00	\$54,000.00	\$18.40	\$41,400.00	\$23.00	\$51,750.00
13	Type E Curb & Gutter	1405	LF	\$40.00	\$56,200.00	\$33.90	\$47,629.50	\$38.30	\$53,811.50	\$41.00	\$57,605.00
14	6" Driveways with 6" Base	450	SY	\$113.00	\$50,850.00	\$99.00	\$44,550.00	\$49.30	\$22,185.00	\$117.00	\$52,650.00
15	4" Separated Sidewalk w/ 4" Base	570	SY	\$84.00	\$47,880.00	\$86.00	\$49,020.00	\$90.00	\$51,300.00	\$99.00	\$56,430.00
16	6" Attached Sidewalk w/ 4" Base	170	SY	\$95.00	\$16,150.00	\$99.00	\$16,830.00	\$112.00	\$19,040.00	\$117.00	\$19,890.00
17	Pedestrian Ramps	4	EA	\$3,500.00	\$14,000.00		\$8,400.00	\$2,990.00	\$11,960.00	\$4,000.00	\$16,000.00
18	Irrigation Pipe and Structures	1	LS	\$75,250.00	\$75,250.00	\$28,300.00	\$28,300.00	\$39,340.00	\$39,340.00	\$58,850.00	\$58,850.00
19	Combo Curb & Grate Inlet	6	EA	\$8,500.00	\$51,000.00	\$5,100.00	\$30,600.00	\$4,060.00	\$24,360.00	\$2,000.00	\$12,000.00
20	Stormtech Retention Systems	1	LS	\$155,000.00	\$155,000.00	\$71,000.00	\$71,000.00	\$76,260.00	\$76,260.00	\$72,500.00	\$72,500.00
21	Collector Street Light	1	EA	\$11,200.00	\$11,200.00	\$7,200.00	\$7,200.00	\$7,555.00	\$7,555.00	\$10,500.00	\$10,500.00
22	New Tree	3	EA	\$560.00	\$1,680.00	\$1,400.00	\$4,200.00	\$770.00	\$2,310.00	\$500.00	\$1,500.00
23	Sod Landscaping	1200	SF	\$5.00	\$6,000.00	\$6.40	\$7,680.00	\$4.95	\$5,940.00	\$1.75	\$2,100.00
24	Landscape Rock	5400	SF	\$3.50	\$18,900.00				-		-
25	Utility Box Relocation	4	EA	\$3,800.00	\$15,200.00	\$4,500.00			\$12,680.00	\$3,000.00	\$12,000.00
	TOTAL			Total=	\$915,560.00	Total=	\$691,829.50	Total=	\$589,574.00	Total=	\$647,925.00



City Council Staff Report

Date:

7/16/2025

Applicant:

Mapleton City

Location:

N/A

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

No

Attachments:

- 1. Draft ordinance.
- 2. PC & CC minutes.

REQUEST

Consideration of an ordinance amending Mapleton City Code (MCC) Title 18 regarding standards for residential accessory buildings.

BACKGROUND & DESCRIPTION

The Planning Commission held two meetings to review and discuss potential changes to the accessory building standards and have made recommendations to the City Council. The City Council held a public hearing on May 7, 2025 to review the Planning Commission's recommendations and to receive public comment. The Council then closed the public hearing and continued the item to a future meeting. The Council also held a work session on June 18, 2025.

Based on the feedback from the City Council, staff is now proposing the following:

- To eliminate confusion and redundancy, place all requirements for accessory buildings in section 18.84.230;
- Reduce the maximum allowable rear yard coverage for accessory buildings from 30% to 20%;
- Continue to allow accessory buildings that are less than 15' in height to be as close as 3' to a side and/or rear property line;
- Accessory buildings that are at least 15' in height shall comply with the side yard setback of the zone in which the building is located;
- Accessory buildings that are at least 15' feet in height but do not exceed 24' in height shall have a rear yard setback of at least 10';
- For every 1' of additional height above 24', the building shall be setback at least 2 additional feet from the rear property line, or comply with the standard rear yard setback of the zone (typically 25'), whichever is less restrictive. An exception has been included for properties that abut non-residential zones;
- Maximum height of buildings will be allowed as follows:
 - -30' for lots less than ½ an acre
 - -35' for lots of ½ to 2 acres
 - -40' for lots of 2 acres or larger; and
- For buildings of 500 square feet or larger, metal siding may only be allowed if at least 30% of the wall space includes non-metal siding materials (e.g. brick, stone, stucco, wood, hardy board, etc.).

RECOMMENDATION

Approve the proposed amendments.

ORDINANCE NO. 2025-

CONSIDERATION OF AN ORDINANCE AMENDING MAPLETON CITY CODE (MCC) TITLE 18

REGARDING STANDARDS FOR RESIDENTIAL ACCESSORY BUILDINGS.

WHEREAS, Mapleton City Code (MCC) Title 18 contains the City's zoning ordinance; and

WHEREAS, a number of sections address various standards for accessory buildings; and

WHEREAS, to more fully balance property rights with impacts on adjacent owners, a number of amendments are being proposed to the regulations governing accessory buildings; and

WHEREAS, the Planning Commission made a recommendation to the City Council on April 10, 2025; and

WHEREAS, the City Council held a public hearing on May 7, 2025. The Council then closed the public hearing and continued the item for future discussion; and

WHEREAS, the City Council discussed this item as part of a work session on June 18, 2025.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to adopt the proposed ordinance as described in Exhibit "A". This ordinance will take effect sixty (60) days from the date of adoption.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 16th Day of July, 2025.

Effective Date:

	Dallas Hakes	
	Mayor	
ATTEST:	_	
Camille Brown		
City Recorder Publication Date:		

Exhibit "A" (changes shown in strikeout and underline)

18.84.230: AREA OF ACCESSORY BUILDINGS:

No accessory buildings or group of accessory buildings in a residential zone shall cover more than thirty percent (30%) of the rear yard.

Accessory buildings in a residential zone shall comply with the following requirements:

- A. <u>Coverage: No accessory building or group of accessory buildings shall cover</u> more than twenty (20) percent of the rear yard of the lot on which it is located.
- B. Height and setbacks:
 - 1. <u>Height shall be measured as identified in the zone in which the building</u> is located.
 - 2. All accessory buildings shall comply with the front yard and side yard, corner lot setback requirements of the zone in which the building is located.
 - 3. An accessory building that is less than fifteen (15) feet in height shall have a side and rear yard setback of at least three (3) feet.
 - 4. An accessory building that is at least fifteen (15) feet in height shall comply with the side yard setback of the zone in which the building is located.
 - 5. An accessory building that is fifteen (15) feet in height but does not exceed twenty-four (24) feet in height shall have a rear yard setback of at least ten (10) feet. For every one (1) foot of additional height above twenty-four (24) feet, the accessory building shall be setback at least two (2) additional feet from the rear property line, or comply with the standard rear yard setback of the zone in which the building is located, whichever is least restrictive.
 - a. Exception: If the rear property line abuts a property zoned as commercial, industrial, critical-environmental or open space and parks, the additional rear setback beyond ten (10) feet shall not be required.
 - 6. <u>Unless otherwise specified in the zone in which the building is located, the maximum height of an accessory building shall be as follows:</u>
 - a. Thirty (30) feet for lots or parcels that are 21,779 square feet in size or smaller.
 - b. Thirty-five (35) feet for lots or parcels that are between 21,780 square feet and 87,119 square feet in size.
 - c. Forty (40) feet for lots or parcels that are 87,120 square feet or larger.

- d. <u>Small decorative architectural elements (e.g. cupola, weather vane, dormer, skylight etc.) may extend up to four (4) feet above the maximum height for no more than eight (8) feet in length.</u>
- C. Design Standards: The following design standards shall apply:
 - 1. Reflective roof materials such as unpainted metal shall be prohibited.
 - 2. For buildings of five hundred (500) square feet or larger, metal siding may be permitted provided at least thirty (30) percent of the exterior walls include other siding materials such as stucco, wood, hardy board, brick or stone.
- D. <u>Public Utility Easement (PUE): If any accessory structure must be removed, relocated, or otherwise modified in any manner in order to access public utilities within a PUE, the property owner shall bear the full expense of such removal, relocation or modification, together with all costs of restoration.</u>
- E. <u>Drainage: All roof drainage shall be retained on site and not directed at adjacent parcels.</u>

18.26.020: EXCEPTION TO SIDE AND REAR SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES IN RESIDENTIAL ZONES:

Accessory buildings on residential lots shall comply with the front yard and side yard; corner lot setback requirements, and the building height requirements for the zone in which the building is located. Accessory buildings shall be set back at least ten feet (10') from the side and rear property lines, unless the rear yard faces a public street, in which case the setback shall be the same as the required front yard setback. An accessory building may be located no closer than three feet (3') from the side and/or rear property lines if the following conditions are met:

- A. The building shall be less than fifteen feet (15') tall;
- B. All roof drainage shall be directed away from any adjacent property lines and shall be drained to the property wherein the building is located;
- C. The side and/or rear property line is not facing a public street; and
- D. The building will not be placed over any land designated as a utility easement upon which any underground utility line or system shall have been constructed.

Conforming changes to sections 18.30.020, 18.32.050, 18.36.040, 18.36.060, 18.48.050, 18.50.060, 18.56A.030, 18.56B.020,18.78A.030, 18.78B.040, 18.78C.080.020, 18.78D.050, 18.78D.050, 18.82A.070, 18.82C.050, 18.82C.070, 18.82D.050, 18.82D.060, 18.82D.070, 18.82F.070, 18.82G.060, 18.82H.070, 18.82I.070, and 18.82J.070 will be made to reference the new requirements in 18.84.230.

MAPLETON CITY CITY COUNCIL MINUTES MAY 7, 2025

PRESIDING AND CONDUCTING: Mayor Dallas Hakes- Excused

Mayor Pro Tem Leslie Jones

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

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

OPEN FORUM:

Miss Springville/Mapleton Roxy Packard expressed her gratitude for the opportunity to serve and shared her excitement about beginning her community involvement following her upcoming graduation. She recently attended the Mapleton track meet with her royalty, where they enjoyed working with local youth and helping with race times. Her attendants are Whitney Jarman, Paige Ballard, and Scarlett Fullmer.

She introduced her community service initiative, "Shop Local, Support Local," which focuses on promoting and supporting small businesses in Mapleton and throughout Utah. Emphasizing the importance of investing in local entrepreneurs rather than large corporations, she encouraged community members to inform her of any new business openings so she can attend and offer her support. She also expressed interest in partnering with the Chamber of Commerce for ribbon cuttings and engaging with young entrepreneurs, including possibly visiting schools to inspire students to consider business ownership.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- April 9, 2025

Item 2. Consideration of a Resolution to approve the proposed leveling course bid from

Eckles Paving for Slant Road and East 1600 North. Resolution No. 2025-23

Item 3. Consideration of a Resolution to amend the boundaries of a conservation easement in

the South Hollow subdivision. Resolution No. 2025-24

Item 4. Consideration of a Resolution to award the 2025 Cross City Overlay project to Black

Forest Paving. Resolution No. 2025-25

Item 5. Consideration of a Resolution to approve the 2025 HA5 High Density Mineral Bond

contract with Holbrook Asphalt. Resolution No. 2025-26

Item 6. Consideration of a Resolution entering into a Memorandum of Understanding

between Utah County Sheriff's Office and Mapleton City regarding the retention

of evidence in misdemeanor cases. Resolution No. 2025-27

Item 7. Consideration of a Resolution entering into an Interlocal Agreement between

Nebo School District and Mapleton City. Resolution No. 2025-28

Motion: Cl. Egbert 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

PUBLIC HEARING ITEMS:

Item 8. Consideration of an Ordinance to apply a Transferable Development Right Receiving Site Overlay (TDR-R) to an existing 2-acre parcel located at 1575 South 1000 East.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance. The applicant is requesting a TDR receiving site overlay for a 2-acre property at the corner of Peterson Lane and 1600 South. The property is not part of a plated subdivision and backs onto a public trail. The proposal would allow the lot to be split, with a future subdivision application required. Staff recommends approval, as the site meets eligibility requirements and aligns with the General Plan.

The applicant, Mel Huffaker stated that their goal is to have their daughter building a home next to them.

The public hearing was opened at 6:11 pm and no comments were made.

Motion: Cl. Egbert moved to approve an Ordinance to apply a Transferable Development Right

Receiving Site Overlay (TDR-R) to an existing 2-acre parcel located at 1575 South 1000

East.

Second: Cl. Garrett seconded the motion.

Cl. Egbert Yes
Cl. Beck No
Cl. Jones Yes
Cl. Garrett Yes
Cl. Carlson Yes

Vote: Passed 4:1
Ordinance No. 2025-05

Consideration of an Ordinance amending Mapleton City Code (MCC) Title 18 regarding

Item 9.

standards for residential accessory buildings

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

The public hearing was opened at 6:16 pm.

Benjamin Hickman voiced concerns about proposed building regulations that increase setback requirements for tall accessory structures. Planning to build a 25–26 ft. tall outbuilding, the resident explained that the new rules would force the structure farther into their yard, creating unusable space that is out of sight and potentially vulnerable to theft.

They also noted a recent development behind their property where elevated homes overlook their yard, resulting in a loss of privacy. While they didn't object to that project out of respect for property rights, they now feel their own rights are being limited by these new restrictions.

The resident emphasized the practical need for a taller building to accommodate a vehicle lift and expressed willingness to enhance the appearance of the metal structure to fit the neighborhood.

Sharee Killpack expressed support for property rights but emphasized the importance of considering neighbors when building large structures. Referring to a nearby tall outbuilding, she urged others to imagine living next to something double the height of a typical wall and questioned whether just because something is allowed, it should be done.

She pointed out that their neighborhood has CC&Rs (Covenants, Conditions & Restrictions) that were ignored by the property owner, and suggested the city should have some level of oversight, perhaps as simple as a permit checkbox to confirm architectural committee review.

Sharee also advocated for basic aesthetic standards in residential zones, noting that commercial buildings like Maverik or Quick Quack look better than some large metal residential outbuildings. She supported a setback-to-height ratio that would naturally discourage overly large structures and help preserve neighborhood character.

Trent Wride raised concerns about the appropriateness of large accessory buildings in residential areas. While acknowledging the need for space especially for those with hobbies or work-related equipment, he pointed out that his own business storage and auto lift are in an industrial zone, not a residential backyard.

He noted that many large metal buildings going up in neighborhoods appear to be used for commercial or work-related purposes, not recreation or residential needs. He questioned at what point such structures become incompatible with residential zoning and emphasized the need to consider the building's use when determining what's acceptable.

He acknowledged that the current proposal isn't perfect but felt the Planning Commission's compromise was reasonable. He also empathized with the earlier speaker's privacy concerns due to poor planning but reiterated that the core issue is the scale and function of these buildings in a residential context. The public hearing was opened at 6:30pm.

The councilmembers expressed appreciation for the effort that had gone into the draft but felt that the issue was not yet ready for a final decision. There was a strong consensus that the item should be continued to allow for additional research and refinement. Councilmembers noted that while the current proposal was moving in a positive direction, there were still unanswered questions and concerns that warranted further consideration.

One of the primary issues discussed was the height and setback standards for accessory buildings. Several members mentioned that allowing structures up to 40 feet tall within 25 feet of a property line could negatively impact neighboring properties. Some referenced other cities, such as Riverton, which have more restrictive standard, typically capping accessory building heights at 25 feet and requiring greater setbacks. There was a desire to see a broader comparison of best practices and how other

communities manage similar issues.

Another key topic was the potential use of accessory buildings for business purposes. Councilmembers raised questions about whether large structures might be used commercially and whether a conditional use permit should be required in such cases. Staff clarified that accessory buildings are permitted only for residential use, and when a violation occurs, enforcement is possible. However, it was acknowledged that the city cannot deny a permit upfront solely based on suspicion of future commercial use. The zoning context of a property also emerged as a factor worth considering. Several council members suggested that if a residential lot backs up to a commercial zone, or is designated for future commercial use on the general plan, then perhaps additional flexibility in building height and placement could be justified in those specific cases.

Design standards for accessory buildings were also discussed. While there was openness to considering requirements that buildings match the primary home in color or materials, councilmembers expressed caution about being too prescriptive or adding costs unnecessarily. Staff noted that while state law restricts design standards for primary residences, similar limits do not necessarily apply to accessory structures, leaving room for potential design guidelines.

Staff suggested that they have received positive feedback to consider limiting how much of a property's rear width could be occupied by an accessory building. For example, rather than allowing a long structure across the entire rear property line, the ordinance could restrict this to 50 percent of the lot width. Reducing maximum lot coverage from 30 percent to 20 percent was also supported by some to reduce the impacts.

Throughout the discussion, councilmembers emphasized the importance of balancing individual property rights with the rights of neighboring property owners. They acknowledged that this is a complex issue and that getting the policy right is especially important in a small-town context like Mapleton. There was broad agreement that ordinances should not be overly rigid but should also evolve to meet new challenges. Several members noted that if any part of the revised ordinance turns out to be problematic in practice, it can be addressed and amended again in the future. To help guide the next draft, one councilmember volunteered to create a comparison chart showing how other cities regulate height, setback, and ADU standards, and to follow up with colleagues in those communities to learn from their experiences.

Motion: Cl. Egbert moved to continue the item pending further discussion and analysis.

Second: Cl. Carlson seconded the motion.

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

Vote: Passed 5:0

DISCUSSION ITEM:

Item 10. A discussion item to review development options for approximately 55 acres of land located at approximately 200 West and 2800 South.

Sean Conroy, Assistant City Administrator/Community Development Director, advised the council that this item has been continued to another meeting.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:



PLANNING COMMISSION MINUTES

March 27, 2025

PRESIDING AND CONDUCTING: Melanie Bott

Commissioners in Attendance: Alece Nelsen

Lily Graham

Staff in Attendance: Sean Conroy, Community Development Director

Jeni Crookston, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Acting Chair Melanie Bott called the meeting to order at 6:00pm. A prayer and Pledge-of Allegiance was given.

Item 4.

Consideration of an ordinance amending Mapleton City Code Title 18 regarding standards for Residential Accessory Buildings.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The city has seen a significant increase in requests for accessory building permits. With current concerns from certain neighbors behind some of these accessory structures, the City felt a possible ordinance amendment should be discussed. Staff are proposing a reduction of rear yard coverage to 20% from the current 30% allowance. For structures over 24' in height, the property owner would have to comply with the same side and rear setbacks as a residential home. Structures less than 15' tall would have a 3' setback. Structures between 15' to 24' tall would have a 10' setback, and structures over 24' tall would require a 25' setback.

Acting Chairman Melanie Bott opened the Public Hearing. Sharee Killpack feels the proposed changes sound more appropriate, but felt 2-story buildings should not be able to be located that close to the property line. She felt that buildings over 15' should need to meet the 25' setback as well. She felt CC&R's should be part of the building permit process when reviewed by the city. Bob Friel feels the city failed the residents in the Monta Vista subdivision when allowing one of the residents to construct an accessory building in their back yard. He felt the neighbors should have been contacted before the structure referred to was built. Rance Hutchings thanked the Commission for looking at changes to the setbacks. He felt the 15' height should be allowed with the 3' setback, but if it exceeded that he felt it should be increased from the current 10' allowance. He wondered if the ordinance would allow for these types of industrial buildings in residential areas to be addressed, feeling they are not being used under the current residential guidelines. Mac Cory is

planning to build a larger building and felt that maybe these larger structures should be required to beautify the exterior, not allowing metal buildings. No additional comments were made, and the Public Hearing was closed.

Sean went through some of the comments that had been made. CC&R's are private restrictions that are placed on the property, and the city is not tied to them. From the city's standpoint the subdivision where some of the stated concerns take place, no HOA has been in place, or contact made with the city. Therefore, there has never been a reason to contact residents about proposed accessory buildings. Design standards could be put on accessory buildings, but it would be challenging to regulate. Building Permits, under Utah State Code, are administrative in nature and if the standards are being met the permit must be approved. Height is determined from the main elevation of the property.

Motion: Commissioner Graham moved to continue approval of an ordinance to City

Council amending Mapleton City Code Title 18 regarding standards for Residential Accessory Buildings with the directive to have staff come up with a variable on the setback requirement based off the size and height of the

proposed accessory building.

Second: Commissioner Nelsen

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary Date



PLANNING COMMISSION MINUTES

April 10, 2025

PRESIDING AND CONDUCTING: Rich Lewis

Commissioners in Attendance: Melanie Bott

Alece Nelsen TJ Uriona

Spencer Croshaw Lily Graham

Staff in Attendance: Sean Conroy, Community Development Director

Jeni Crookston, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Rich Lewis called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given. Alternate Commissioner Spencer Croshaw was seated as a voting member this evening.



Consideration of an ordinance amending Mapleton City Code (MCC) Title 18 regarding standards for residential accessory buildings.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This item was discussed at the previous Planning Commission Meeting. Based on some concerns from residents with larger accessory structures being built in their neighborhoods, Staff felt the code may need some revisions. The amendments would need to protect the rights of property owners while addressing concerns from adjacent property owners. Sean went over the proposed amendments. As accessory structures get taller, the setback requirements will increase.

Commissioner Croshaw asked what the thought process was for the reduction in max rear yard coverage. Reducing the footprint size may cause structures to be built taller. Chairman Lewis agreed with that concern, feeling the 30% lot coverage should stay in place with the more restrictive height restrictions. Discussion took place that 1-story structures should potentially be able to cover 30% where those with 2-stories should be required to meet a smaller coverage area of 20%. Commissioner Nelsen was in agreeance with that type of amendment. Chairman Lewis was not sure that the additional setback based on height would eliminate view obstruction concerns.

Motion:

Commissioner Uriona moved to recommend approval to the City Council of an ordinance amending Mapleton City Code (MCC) Title 18 regarding standards for residential accessory buildings as proposed, with one change listed below:

1. Single story structures be allowed to cover 30% of the rear yard area

and 2-story structures only be allowed to cover 20% of the rear yard

area.

Second: Commissioner Bott

Vote: Unanimous

Item 6. Adjourn.



City Council Staff Report

Date:

July 16th, 2025

Prepared By: Logan Miner,
Parks and Recreation Director

Public Hearing: N/A

Attachments:

Resolution
Winning Bid Documents
Bid Tabulation

REQUEST

Award the contract for the Mapleton City Park Renovations Phase 1 to Visco LLC.

BACKGROUND & DESCRIPTION

Mapleton City Park is a central gathering place for our community and represents the importance of maintaining our public spaces. Phase 1 focuses on aging infrastructure that needs replacements or upgrades to meet current standards and accommodate future use. To address these needs, funding for Phase 1 of the renovations was approved in the FY26 budget, with an original budget of \$1,500,000.

Phase 1 includes the following:

- Replacing aging irrigation systems and electrical systems.
- Constructing a new bathroom facility to better meet the needs of our growing population.
- Replacing the existing gazebo.
- Improving ADA compliance for the pavilions and gazebo.
- Enhancing connectivity and accessibility within the park by installing sidewalks running east-to-west and north-to-south.
- Resurfacing the tennis courts into a multi-sport surface, improving durability and usability.

This project was advertised for bids on the Utah Public Procurement Place (U3P) from June 5th-June 26th.

The lowest bid received was from Visco LLC, with a total cost of \$1,615,226.85 which is \$115,226.85 over the original budgeted amount of \$1,500,000. The additional cost is attributable to current market conditions and material costs.

Additionally, the separate estimated cost of the new gazebo is approximately \$100,000, which will be purchased through the state contract and installed by Visco LLC as part of this contract.

The additional funds will be pulled from Capital Projects Fund to help cover these costs.

RECOMMENDATION

Staff recommends awarding the contract for the construction of Mapleton City Park Renovations Phase 1 to Visco LLC in the amount of \$1,615,226.85.

RESOLUTION NO. 2025-

A RESOLUTION AWARDING THE CONTRACT FOR MAPLETON CITY PARK RENOVATIONS PHASE 1 TO VISCO LLC

WHEREAS, Mapleton City Park serves as a central gathering place for the community and contains aging infrastructure in need of replacement and upgrades to meet current standards and future needs; and

WHEREAS, Phase 1 of the Mapleton City Park Renovations project includes replacing irrigation and electrical systems, constructing a new bathroom facility, replacing the gazebo, improving ADA compliance, enhancing sidewalk connectivity, and resurfacing the tennis courts into a multi-sport surface; and

WHEREAS, the Mapleton City Council approved funding for this project in the FY26 budget in the amount of \$1,500,000; and

WHEREAS, the project was publicly advertised for bids on the Utah Public Procurement Place (U3P) from June 5, 2025, through June 26, 2025; and

WHEREAS, Visco LLC submitted the lowest responsible and responsive bid in the amount of \$1,615,226.85, which exceeds the original budget by \$115,226.85; and

WHEREAS, the additional funds necessary to complete this project will be allocated from the City's Capital Projects Fund; and

WHEREAS, staff has reviewed the bid documents and recommends awarding the contract to Visco LLC.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the city council awards the construction contract for the Mapleton City Park Renovations Phase 1 to Visco LLC in the amount of \$1,615,226.85.

This resolution adopted this 16th day of July, 2025, by the City Council of Mapleton City, Utah.

	Dallas Hakes
	Mayor
ATTEST:	
Camille Brown	
City Recorder	



COMPANY NAME
PROJECT NAME
LOCATION
ARCHITECT
BID DATE
PROJECT NO.

Mapleton City Parks and Recreation Mapleton City Park Renovations Mapleton, UT blu Line June 26th, 2025 N/A

Visco LLC	Rod Lewis Construction, LLC	Northway Mountain Divison	Hall Engineering & Construction	Warner & Associates Construction	VanCon Inc.	Mahas Construction	Crew General Contractors Inc.	CRC Construction Inc.	J. Lynn Roberts & Sons Inc.
\$1,615,226.85	1,671,745.00	\$ 1,896,256.00	\$ 2,176,278.00	\$ 2,192,670.72	\$ 2,242,000.00	\$ 2,225,000.00	\$ 2,225,000.00	\$ 2,403,700.00	\$ 2,688,560.00



DOCUMENT 00 41 00 BID FORM

P.	A	R	T	1	GENERA	AΙ	

1.1 BID PROPOSAL

- A. After having personally and carefully examined all conditions surrounding the Work and the Contract Documents, the undersigned proposes to furnish all labor, equipment, tools, and machinery and to furnish and deliver all materials not specifically mentioned as being furnished by OWNER, which is required in and about the construction of the Construction Contract known as Mapleton City Park Renovations.
- B. The undersigned proposes to complete the Work for the price or prices listed in the Bid Schedule (Document 00 43 00) and understands that quantities for Unit Price Work are not guaranteed.
- C. The undersigned proposes to furnish bonds with the Contract, signed by a surety company satisfactory to the OWNER, in an amount equal to the Contract amount conditioned to ensure compliance with all requirements of the Contract Documents.
- E. The undersigned proposes to execute the Agreement within seven (7) days after OWNER issues the Notice of Intent to Award, and to begin work within seven (7) days after OWNER issues the Notice to Proceed.
- F. The undersigned agrees the Bid is genuine. The Bid is not made in the interest of or on behalf of any undisclosed person, firm, or corporation. The undersigned agrees that they have not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; that they have not solicited or induced any person, firm, or corporation to refrain from bidding; and that they have



not sought by collusion to obtain for itself any other advantage over any separate Bidder or over OWNER.

- G. If OWNER finds it necessary to further define the Work, Contract Price, Contract Time, or some other portion of the Construction Contract, after Bid Opening, the Bidder promises to execute a Change Order prior to or concurrent with the execution of the Agreement, if the Change Order is acceptable to the Bidder.
- H. It is understood that the OWNER has the right to reject this proposal or to accept it at the prices listed in the Bid Schedule.

PART 2 EXECUTION
2.1 BIDDER
The Bidder is as follows:
A. Name: Visco LLC
B. Address: 1356 North Iron Springs Rd
Cedar City, UT 84721
C. Telephone Number: <u>888-926-8028</u>
D. Email Address: _jonathanbrady@buildvisco.com
E. Tax Identification Number: 88-1304076
Bidder holds license number 12890515-5501 , issued on the 8th day of August
License renewal date is the30th day ofNovember,2025
The undersigned hereby acknowledges receipt of the following Addenda:
(List Addenda Numbers Here)



2.2 BIDDER'S SUBSCRIPTION

Jonathan Brady	
(Name of Person Signing)	
Director	
(Title of Person Signing)	
Hondy	
(Signature)	



PART 1 GENERAL

1.1 PROCEDURE

A. For filing purposes, add Bid Bond to the Contract Documents following this page.



Bid Bond

CONTRACTOR:

(Name, legal status and address)

Visco LLC

1233 South Old Highway 91, HC65 Box 340 Kanarraville, UT 84742

OWNER:

(Name, legal status and address)
Mapleton City Corporation

125 West Community Center Way Mapleton, UT 84664

BOND AMOUNT: Five Percent of Bid Amount (5% of Bid Amount)

SURETY:

(Name, legal status and principal place of business)

Atlantic Specialty Insurance Company

605 Highway 169 North, Suite 800 Plymouth, MN 55441 This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

DDO IECT

(Name, location or address, and Project number, if any)

Mapleton City Park Renovations W Maple Street & N Main St Mapleton, UT 84664

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 24th day of June 2025

Wisco LLC PAROM

(Principal) (Seal)

(Witness) Jonathan Bjork (Surety) (Seal)

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Alec Kleiner, Christopher D. Morrow, Taylor J. Wilstead, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: unlimited and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

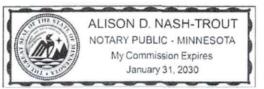
SEAL FINSO 1986 6

By

Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated__

24th

June

day of

2025

This Power of Attorney expires January 31, 2030

Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com



DOCUMENT 00 43 00 BID SCHEDULE

PART 1 GENERAL

1.1 DOCUMENT INCLUDES

A. Bid Schedule - Included

1.2 CONSTRUCTION CONTRACT

A. This Construction Contract is known as Mapleton City Park Renovations.

1.3 REFERENCES

A. Agreement (Document 00 52 00).

1.4 SCHEDULES TO BE ADDED TO THE AGREEMENT

A. This document shall be added to the Agreement by reference.

Mapl	eton City Park Bid Schedule	Document 00 43 00
CCI #	DESCRIPTION	CLIMANAADV TOTAL
CSI #	DESCRIPTION DARK PENCYATIONS	SUMMARY TOTAL
2	PARK RENOVATIONS EXISTING CONDITIONS	¢ 22 570 76
3		\$ 32,579.76 \$ 30,494.20
	CONCRETE	
4	MASONRY	\$76,850.00
	METALS MOODS & PLASTICS	\$ 6.70.405.00
6	WOODS & PLASTICS	\$76,125.00
7	THERMAL & MOISTURE PROTECTION	\$ 136,384.55
8	DOORS & WINDOWS	\$29,935.00
9	FINISHES	\$31,268.00
	SPECIALTIES	\$13,220.00
	PLUMBING	\$ 91,150.00
	HVAC	\$18,878.00
	ELECTRICAL	\$279,673.00
	EARTHWORK	\$61,266.30
32	EXTERIOR IMPROVEMENTS	\$399,377.52
33	SITE UTILITIES	\$72,871.15
34	OTHER	\$20,000.00
35	BID ALTERNATES	\$33,350.00
	SUBTOTAL	\$1,403,422.48
	GENERAL CONDITIONS	\$121,560.57
	BONDS & INSURANCE	\$15,662.15
	OVERHEAD & PROFIT	\$74,581.65
	DESIGN CONTINGENCY	\$
	TOTAL	\$ 1,615,226.85

CSI # DESCRIPTION	
2 EXISTING CONDITIONS 9,648 SF \$1.40 \$13,507.20 Remove Asphalt 9,648 SF \$1.40 \$13,507.20 Remove Fence 700 LF \$3.36 \$2,352.00 Remove Water Fountain 3 EA \$280.00 \$840.00 Demolish Building/Structure 509 SF \$7.84 \$3,990.56 Adjust Telecom Vault EA \$ \$ Remove Volleyball Court/Sand 4,170 SF \$1.40 \$5,838.00 Existing Trees/Temp Watering LS \$ Selective Clear & Grub Site 15,130 SF \$.40 TOTAL EXISTING CONDITIONS \$32,579.76 3 CONCRETE Continuous Footing CY \$ \$21,410.00 Spot Footing CY \$ \$inc above Foundation Wall SF \$ \$inc above	
Remove Asphalt	
Remove Fence 700	
Remove Water Fountain 3 EA \$280.00 \$840.00 Demolish Building/Structure 509 SF \$7.84 \$3,990.56 Adjust Telecom Vault EA \$ \$ Remove Volleyball Court/Sand 4,170 SF \$1.40 \$5,838.00 Existing Trees/Temp Watering LS \$ \$ Selective Clear & Grub Site 15,130 SF \$.40 \$6,052.00 TOTAL EXISTING CONDITIONS \$32,579.76 3 CONCRETE Continuous Footing CY \$ \$21,410.00 Spot Footing CY \$ \$inc above Foundation Wall SF \$ \$inc above	
Demolish Building/Structure 509 SF \$7.84 \$3,990.56 Adjust Telecom Vault	
Adjust Telecom Vault Remove Volleyball Court/Sand 4,170 SF \$1.40 \$5,838.00 Existing Trees/Temp Watering LS \$ Selective Clear & Grub Site 15,130 SF \$.40 \$6,052.00 TOTAL EXISTING CONDITIONS 3 CONCRETE Continuous Footing CY \$ \$21,410.00 Spot Footing CY \$ \$inc above Foundation Wall	
Remove Volleyball Court/Sand 4,170 SF \$1.40 \$5,838.00 Existing Trees/Temp Watering LS \$ \$ Selective Clear & Grub Site 15,130 SF \$.40 \$6,052.00 TOTAL EXISTING CONDITIONS \$32,579.76 3 CONCRETE Continuous Footing CY \$ \$21,410.00 Spot Footing CY \$ \$inc above Foundation Wall SF \$ \$inc above	
Existing Trees/Temp Watering Selective Clear & Grub Site TOTAL EXISTING CONDITIONS CONCRETE Continuous Footing Spot Footing CY \$ \$inc above \$inc above	
Selective Clear & Grub Site 15,130 SF \$.40 \$6,052.00 TOTAL EXISTING CONDITIONS \$32,579.76 3 CONCRETE Continuous Footing CY \$ \$21,410.00 Spot Footing CY \$ \$inc above Foundation Wall SF \$ \$inc above	
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Continuous Footing CY \$ \$21,410.00 Spot Footing CY \$ \$inc above Foundation Wall SF \$ \$inc above	
Continuous FootingCY\$ 21,410.00Spot FootingCY\$ inc aboveFoundation WallSF\$ inc above	
Spot Footing CY \$ \$ inc above Foundation Wall SF \$	
Foundation Wall SF \$ \$inc above	
Slab On Grade 1,170 SF \$7.29 \$8,534.20	
Vapor Barrier 1,170 SF \$.47 \$550.00	
Exterior Slab SF \$ \$inc in sidewalk	
TOTAL CONCRETE \$30,494.20	
4 MASONRY	
Exterior CMU	
Interior CMU SF \$	
Exterior Cultured Stone Veneer SF \$ \$5,270.00	
Precast Column Cap SF \$ \$ inc above	
* * 76,850.00	
5 METALS	
Metal Straps, Brackets, & Hold-downs LS \$ \$	
TOTAL METALS \$	
TOTALIMILIALS	
6 WOODS & PLASTICS	
Carpentry	
2X4 Exterior Wall Framing SF \$	-
2X4 Interior Wall Framing SF \$	
Prefabricated Roof Trusses SF \$	
Timber Roof Trusses SF \$	
Timber Column EA \$ \$	
4' Timber Outlookers EA \$ \$	
Wood Plates & Blocking SF \$ \$	
Subtotal Carpentry \$69,875.00	

6 W M V Su T(T) T St Ri Ri Ri Ri Ri Ri Ri Ri Ri Fi	PESCRIPTION VOODS & PLASTICS Cont. Millwork Vanity ubtotal Millwork OTAL WOODS & PLASTICS HERMAL & MOISTURE PROTECTION tanding Seam Roof Ligid Roof Insulation Coof Weather Barrier Coof Protection Board Ligid Wall Insulation Veather Barrier xterior Wall Batt Insulation xterior Sheathing	UNIT QTY LF SF SF SF SF SF SF SF	\$ \$ \$ \$	\$6,250.00 \$\$76,125.00 \$\$35,765.00 \$14,769.47 \$1,461.08
6 W M V Su T(T(T) T(R) R(R) R(R) F(R) F(WOODS & PLASTICS Cont. Millwork Canity ubtotal Millwork OTAL WOODS & PLASTICS HERMAL & MOISTURE PROTECTION tanding Seam Roof Ligid Roof Insulation Loof Weather Barrier Loof Protection Board Ligid Wall Insulation Weather Barrier xterior Wall Batt Insulation	LF SF SF SF SF SF	\$ \$ \$ \$ \$ \$	\$6,250.00 \$ \$76,125.00 \$ \$35,765.00 \$14,769.47 \$1,461.08
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Su T(ubtotal Millwork OTAL WOODS & PLASTICS HERMAL & MOISTURE PROTECTION tanding Seam Roof Ligid Roof Insulation Loof Weather Barrier Loof Protection Board Ligid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF SF SF SF SF	\$ \$ \$ \$ \$	\$ \$76,125.00 \$ \$35,765.00 \$14,769.47 \$1,461.08
T(HERMAL & MOISTURE PROTECTION tanding Seam Roof digid Roof Insulation toof Weather Barrier toof Protection Board digid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF SF SF SF	\$ \$ \$ \$	\$76,125.00 \$ \$35,765.00 \$14,769.47 \$1,461.08
7 St Ri Ri Ri Ri Ri Li	tanding Seam Roof tigid Roof Insulation toof Weather Barrier toof Protection Board tigid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF SF SF SF	\$ \$ \$ \$	\$ \$35,765.00 \$14,769.47 \$1,461.08
7 St Ri Ri Ri Ri W Ex Ex Fi Al	tanding Seam Roof Ligid Roof Insulation Loof Weather Barrier Loof Protection Board Ligid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF SF SF SF	\$ \$ \$ \$	\$35,765.00 \$14,769.47 \$1,461.08
7 St Ri Ri Ri Ri W Ex Ex Fi Al	tanding Seam Roof Ligid Roof Insulation Loof Weather Barrier Loof Protection Board Ligid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF SF SF SF	\$ \$ \$ \$	\$35,765.00 \$14,769.47 \$1,461.08
Ri Ro Ri W Ex Ex Fi Al	ligid Roof Insulation loof Weather Barrier loof Protection Board ligid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF SF SF	\$ \$ \$	\$14,769.47 \$1,461.08
Ro Ro Ri W Ex Ex Fi Al	coof Weather Barrier coof Protection Board cigid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF SF SF	\$ \$	\$1,461.08
Ri Ri W Ex Ex Fi Al	coof Protection Board Ligid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF SF	\$	
Ri WW Ex Ex Fi Al Fa Ri	ligid Wall Insulation Veather Barrier xterior Wall Batt Insulation	SF		\$3,402.00
W Ex Ex Fi Al Fa	Veather Barrier xterior Wall Batt Insulation		\$	\$10,499.00
Ex Ex Fi Al Fa Ri	xterior Wall Batt Insulation		\$	\$4,717.00
Fi Al Fa Ri FI		SF	\$ All Batt Insulation	\$14,000.00
Fi Al Fa Ri FI	Aterior Sileatring	SF	\$	\$
Al Fa Ra Fl	iber Cement Board Siding	SF	\$	\$44,451.00
Fa Ra FI	luminum Soffit	SF	\$	\$
Ra FI	ascia	SF		\$
FI		SF SF	\$Facia & Rain Gutter	\$4,200.00
	lain Gutter & Downspouts		· · · · · · · · · · · · · · · · · · ·	• •
	lashing & Sheet Metal	LF	\$ Comparating	\$ 61,620,00
	ireproofing	LF	· · · · · · · · · · · · · · · · · · ·	\$1,620.00
	aulking & Sealing	SF	\$	\$1,500.00
TO	OTAL THEMAL & MOISTURE PROTECTION			\$136,384.55
8 D	OOORS & WINDOWS			
Ex	xterior HM Door	EA	\$	\$21,747.00
0	Overhead Door - 8X8	EA	\$	\$2,988.00
	xterior Glazing	SF		\$5,200.00
	OTAL DOORS & WINDOWS			\$29,935.00
9 FI	INISHES			
G	Syp. Wallboard	SF	\$	\$9,636.00
Sı	usp. Gyp. Ceiling	SF	\$	\$
0	pen To Above	SF	\$	\$
Se	ealed Concrete Floor	SF	\$	\$6,882.00
В	lase	SF	\$	\$
Pa	aint Gyp. Wallboard	SF	\$All Paint	\$14,750.00
Pa	aint/Seal CMU	SF	\$	\$
Pa	aint Door & Frame	SF	\$	\$
St	tain/Seal Timber	EA	\$	\$
Re	estroom Wall Tile	SF	\$	\$
To				

Mapl	eton City Park Bid Schedule			Document 00 43 00
	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
10	SPECIALTIES		-	
	ADA Toilet Partition	2 EA		\$
	Toilet Partition	5 EA	•	\$
	Urinal Screen	2 EA	· ·	\$
	Bathroom Accessories	39 EA	\$All Specialties	\$13,085.00
	Grab Bar	4 SET	\$	\$
	Mirror	8 EA	\$	\$
	Hand Dryer	EA	•	\$
	Changing Table	4 EA	•	\$
	Signage	1 ALLOW		\$
	Misc. Building Specialties Fire Extinguisher	2 ALLOW	\$	\$135.00
	TOTAL SPECIALTIES			\$ 13,220.00
22				
22	PLUMBING ADA Tailat	ГА	ć	ć
	ADA Toilet	EA	•	\$
	Urinal	EA		\$
	Wall Lavatory	EA		\$
	Counter Lavatory	EA	\$	\$
	Drinking Fountain	EA	\$	\$
	Mop Sink	EA	\$	\$
	Floor Drain	EA	· ·	\$
	Water Heater	EA	\$	\$
	Circulation Pump	EA	\$	\$
	Supply Piping	LF	\$	\$
	Drain, Vent Piping	LF	\$	\$
	Clean & Flush	LS	\$	\$
	TOTAL PLUMBING			\$ 91,150.00
23	HVAC			
	Exhaust Fan	EA	\$	\$
	Cabinet Unit Heater	EA		\$
	Unit Heater	EA		\$
	Baseboard Heater	EA		\$
	Ductwork	LB		\$
	Grilles	EA		\$
	HVAC TOTAL			\$ 18,878.00
26	ELECTRICAL			
	Restroom Service & Distribution			
	Branch Panel	EA	\$	\$
	Feeder to Panels	LF	\$	\$
	Other Other Service & Distribution	LS	\$	\$
	Subtotal Restroom Service & Distribution			\$

Mapl	eton City Park Bid Schedule			Document 00 43 00
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
	ELECTRICAL Cont.			-
	Restroom Power			
	GFCI Outlet	EA	\$	\$
	Weatherproof Outlet	EA	\$	\$
	Junction Box	EA		\$
	Branch Circuitry	LF	\$	\$
	Equipment Connections	EA	\$	\$
	Feeders to Equipment	LF	\$	\$
	Subtotal Restroom Power		Total Building	\$53,862.00
	Restroom Lighting		<u> </u>	7 00,002.00
	4' Strip	EA	\$	\$
	Wall Light	EA	\$	\$
	Wall Pack	EA	\$	\$
	Occ Sensor Switch	EA		\$
	Branch Circuitry	LF	\$	\$
	Subtotal Restroom Lighting		Υ	\$
	Site Service & Distribution			Y
	Transformer Vault	EA	\$Vault and Pad	\$13,500.00
	800A MDP - Outdoor Freestanding Cabinet	EA	•	\$
	Transformer - 150 KVA	EA		\$
	Panel - 400A - In Building	EA	\$	\$
	Panel - 600A - In Building	EA	\$	\$
	Branch Panel - In Building	EA	\$	\$
	Branch Panel - Outdoor Freestanding Cabinet	EA	\$	\$
	Knife Switch - 225A	EA	\$	\$
	Primary Feeder to Transformer/MDP	LF	\$	\$
	Pull Box	EA		\$
	Site Feeder to Panel	LF	\$	\$
	Feeder to Panels in Building	LF	\$	\$
	Conduits to Future Stage	LF		\$
	Subtotal Site Service & Distribution		Υ	\$
	Site Power			7
	Power Pull Box/Christmas Light Outlet	EA	¢	\$
	Gazebo Outlet		\$Pavilions	\$12,610.00
	Gazebo Guttet		\$Ground Boxes	\$12,000.00
	Branch Circuitry	LF	•	\$ 12,000.00
	Subtotal Site Power		∀	\$
	Site Lighting			7
	Flag Pole Light	EA	\$	\$
	Branch Circuitry	LF	\$	\$
	Lighting Controls	LS		\$
	Subtotal Site Lighting		\$Site	\$187,701.00
	TOTAL ELECTRICAL		With VE	\$ 279,673.00

Mapl	eton City Park Bid Schedule				Document 00 43 0
CSI#	DESCRIPTION	UNIT Q	TY	UNIT COST	TOTAL
	EARTHWORK				-
	Building Excavation	130	CY	\$28.42	\$3,694.60
	Backfill & Compaction w/ Imported Fill	130	CY	•	\$8,084.99
	Haul Away Excess		CY	\$	\$
	Building Grading	1,400	SF	•	\$1,330.00
	Gravel Under Slab			\$56.49	\$1,468.74
	Site Grading & Excavation	1		\$31,550.47	\$31,550.47
	Selective Site Grading & Excavation	17,000			\$5,950.00
	SWPP		LS	\$	\$9,187.50
	TOTAL EARTHWORK				\$61,266.30
32	EXTERIOR IMPROVEMENTS				
J	Concrete Sidewalk	14,050	SF	\$5.88	\$82,667.50
	Gazebo Structure(Installation Only)	,	ΕA	•	\$8,900.00
	Backstop Fence		LF	•	\$63,000.00
	Dugout Fence		LF	\$Mow Strip	\$ 380.00
	Drinking Fountain	3	ΕA	\$ 6,165.67	\$18,497.00
	Dugout Bench		LF	\$	\$3,570.12
	Tree		ΕA	\$	\$18,534.16
	Repair Existing Sod		SF	\$	\$9,103.69
	New Sod Area	13,500	SF	\$	\$10,241.65
	Planting Bed/ Mulch Area	14,500	SF	\$	\$10,952.62
	Irrigation System - New/Modify	,	SF	\$	\$157,971.17
	Topsoil	336	CY	\$	\$15,559.61
	Misc. Site Specialties		LS	\$	\$
	TOTAL EXTERIOR IMPROVEMENTS				\$399,377.52
33	SITE UTILITIES				
33	2" Water Line	300		\$45.00	\$13,500.00
		400		\$40.00	\$15,300.00
	3/4" Water Line Outdoor Water Fountain	400	EA	•	\$ 10,000.00
	6" Sewer Line	450		\$89.92	\$40,644.20
	Pothole Existing Sewer	452		\$970.00	\$970.00
		1		\$1,756.95	\$1,756.95
	Connect to Existing	I	EA	\$ 1,750.95	
	TOTAL SITE UTILITIES				\$72,871.15
34	OTHER				
	Other Survey & Third Party Testing			\$	\$20,000.00
	TOTAL OTHER				\$20,000.00
25	DID ALTERNATES				
35	BID ALTERNATES		C -	<u> </u>	<u> </u>
	Strip/Prep Tennis Court Surface		SF		\$ 22.250.00
	New Tennis Court Surface		SF	\$	\$33,350.00
	TOTAL BID ALTERNATES				\$ 33,350.00



DOCUMENT 00 43 36 PROPOSED SUBCONTRACTOR FORM

PART 1 GENERAL

1.1 BIDDER

The Bidder is as follows:

A. Name: Visco LLC

B. Street Address: 1356 North Iron Springs Rd

C. City, State, Zip: Cedar City, UT 84721

D. Phone Number: <u>888-9</u>26-8028

E. Emails Address: jonathabrady@buildvisco.com

F. Tax Identification Number: 88-1304076

1.2 CONSTRUCTION CONTRACT

A. The Construction Contract is known as **Mapleton City Park Renovations**.

PART 2 REPORT

2.1 SUBCONTRACTOR AND SUPPLIER REPORT

- A. Failure of the Bidder to specify a Subcontractor for any portion of the Work constitutes an agreement by the Bidder that the Bidder is fully qualified to perform that portion, and that Bidder shall perform that portion.
- B. Bidder will be fully responsible to OWNER for the acts and omissions of Subcontractors and Suppliers and of persons ether directly or indirectly employed by them, as Bidder is for the acts and omissions of person employed by Bidder directly.
- C. Nothing contained in the Contract Documents shall create any contractual relationship between any Subcontractor or Supplier and OWNER. Bidder agrees each subcontract with Bidder's Subcontractor will disclaim any third party or direct relationship between OWNER and any Subcontractor or Supplier.



D. The names and addresses of the Subcontractors and Suppliers who will work under the terms of the Contract Documents and the estimated dollar amount of each subcontract in excess of two (2) percent of the Bid sum are set forth as follows:

SUBCONTRACTORS					
NAME AND ADDRESS	NATURE AND EXTENT OF WORK TO BE SUBLET	AMOUNT			
TAAG 1743 Farr W Dr Harrisville, UT 84404	Earthwork	\$174,439.71			
Vizion Landscaping 15856 S Rockwell Park Cove, Unit B Herriman, UT 84096	Landscaping	\$222,362.90			
Farnworth Concrete Inc 282 S 1250 W, Ste A Lindon, UT	Concrete	\$113,541.70			
Hobble Creek Electric 972 W 1550 S Springville, UT 84663	Electrical	\$279,673.00			

	SUPPLIERS	
NAME AND ADDRESS	NATURE AND EXTENT OF WORK TO BE SUBLET	AMOUNT
Most Dependable Fountains 5705 Commander Dr Arlington,TN 38002	Supplying drinking fountains	\$14,897.00
Belson Outdoors 627 Amersale Sr Naperville, IL 60563	Supplying bench	\$3,570.12



PART 3 EXECUTION

3.1 EF	FECTIVE DATE			
A.	Bidder executes this Subcontractor and Supplier	report and de	clares it to	be a supplement to the
	Bid and in effect as of	July 8th ,	2025	
3.2 BII	DDER'S SUBSCRIPTION			
Jo	onathan Brady			
(Na	ame of Person Signing)	•		
	Director			
(Ti	tle of Person Signing)			
2	Rody			
(Si	gnature)			



DOCUMENT 00 43 38 BIDDER STATUS FORM

PART 1 GENERAL			
1.1 BIDDER			
The Bidder is as follows: G. Name:Visco LLC			
H. Street Address: 1356 North Iron Springs Rd			
I. City, State, Zip: Cedar City, UT 84721			
J. Phone Number: 888-926-8028			
K. Emails Address: jonathanbrady@buildvisco.com			
L. Tax Identification Number: 88-1304076			
1.2 CONSTRUCTION CONTRACT			
A. The Construction Contract is known as Mapleton City Park Renovations.			
PART 2 REPORT			
2.1 BIDDER STATUS REPORT			
Bidder affirms the following information is true and correct.			
1. Number of employees: 25			
2. Bidder's firm is: (check the following as applicable)			
a. Independently owned and operated			
b. X An affiliate of*			
c. A subsidiary of*			
d. A division of*			
e. A business with gross revenue in excess of \$			
f. A business with gross revenue below \$45,000,000.00			
* PARENT COMPANY:			
A. Company Name: BZI Group			



	B.	Street Address: 1233 South Old Hwy 91
	C.	City, State, Zip: Kanarraville, Utah 84742
	D.	Phone Number: 888-509-2280
	E.	Emails Address: office@bzi.com
	F.	Responsible Party: James Barlow
PART 3		EXECUTION
3.1 EFFE	CTIV	JE DATE
B. Bi	dde	r executes this status report and declares it to be a supplement to the Bid and in effect as of June 25th _, 2025
3.2 BIDDE	ER'S	SUBSCRIPTION
Jon	atha	an Brady
(Nam	e of	Person Signing)
Dire	ector	
(Title	of P	erson Signing)
	X	maly
(Signa	atur	e) (
		END OF DOCUMENT



DOCUMENT 00 45 37 STATUS VERIFICATION SYSTEM AFFIDAVIT

PART 1 GENERAL

1.1 BIDDER

The Bidder is as follows:

M. Name: Visco LLC

N. Street Address: 1356 North Iron Springs Rd

O. City, State, Zip: Cedar City, UT 84721

P. Phone Number: 888-926-8028

Q. Emails Address: jonathanbrady@buildvisco.com

R. Tax Identification Number: 88-1304076

1.2 OWNER

A. The OWNER is Mapleton City Corporation.



1.3 CONSTRUCTION CONTRACT

A.	The Construction	Contract is	known as Ma	pleton City	Park Renovations.
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PART 2 REQUIREMENTS

2.1 REGISTRATION AND PARTICIPATION

- A. Bidder has completed a status verification system registration process and follows requirements of Utah Code Section 63G-11-103
- B. Bidder will supply their Company Information page from the status verification system's website (screen shot of enrollment or company information page). The Company Information page shall be submitted with this Status Verification System Affidavit (Document 00 45 37).
- C. Bidder will require similar affidavits of registration and participation, as well as Company Information pages from a status verification system website, for any subcontractor who work under the terms of these Contract Documents.

PART	2 1	FY	FC	TIT	IOI	N

3.1	BIDDER'S SUBSCRIPTION
	Bidder's Status Verification System ID Number:
	Bidder's Utah License Number: 12890515-5501
	Jonathan Brady
	(Name of Person Signing)
	Director
	(Title of Person Signing)
	Mendy
	(Signature)

/syncHR3/ - Manage Company Profile

Make any necessary modifications to the company profile and click the Add/Update bu *Fields are required fields.	utton.
Company Status:	: ⊚ ⊝ Enabled Disabled
Designated Agent:	□ i9 Advantage is the DABP for this company
E-Verify MOU:	: ☑ Has been signed and returned
	✓ Force use of E-Verify for all locations
	☐ Company is a Federal Contractor and has executed a contract containing an E-Verify FAR Clause
Forced Document Upload Options:	 Do not capture supporting documents Force upload of supporting documents for all employees (Allow delayed Upload) Force upload of supporting documents for all employees (Require upload immediately) Force E-Verify Photo Tool Document Uploads Allow Process E-Verify immediately if document to be uploaded later Pause E-Verify until document is uploaded
	✓ Populate Section 2 of the Form I-9 with Company's name
	✓ Populate Section 2 of the Form I-9 with Company's address
Credit Model:	
*E-Verify Client Company ID Number:	
*EIN:	813252915
*Company Name:	Building Zone Industries
External Company ID:	BZI Leave value as -1 unless instructed to change
*Address 1:	: HC 65 Box 340 1233 S Old Hwy 91
Address 2:	
*City:	: Kanarraville
*State:	: Utah
*Zip Code:	84742
*County:	: Iron
Tax Exempt No:	
*Number of Employees:	
	: 236 - Construction of Buildings
System Email From Address:	
Employee Follow-up Days Permitted:	
Auto Purge Section One (Email and Remote Hire) Requests: Auto Terminate Completed Section One (Email and Remote Hire):	
Auto Delete Completed Section One (Email and Remote Hire):	
· · · · · · · · · · · · · · · · · · ·	V QUYU

Sales Rep:



DOCUMENT 00 45 38 NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

PART 1	GENERAL	
The undersigned Bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation, or partnership represented by him entered into any combination, collusion, or agreement with any person relative to the price to be bid by anyone at such letting, nor to prevent any person from bidding, nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement understanding, or combination with any other person in reference to such bidding. He/she further says that no person or persons, firm, or corporation has/have or will receive directly or indirectly, any rebate fee, gift, commission, or thing of value on account of such sale.		
PART 2	OATH AND AFFIRMATION	
	FIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION IN THE FORGOING BID ARE TRUE AND CORRECT	
Date this	26th day of June , 2025 .	
Visco L	_C	
(Name of	Organization)	
Directo		
(Title of I	erson Signing)	
(Signatur	e)	
(9	· [



DADE O NOMADIA
PART 3 NOTARY
State of 14tah
County of Iron
Before me, a Notary Public, personally appeared the above named and swore that the statement contained in the foregoing document are true and correct. Subscribe and sworn to me this this 26 day of Juve, 2025
SHARON MONTGOMERY Notary Public - State of Utah Commission Number: 727653 My Commission Expires on October 28, 2026
Maron Montgomery Notary Public Signature

END OF DOCUMENT

Notary Seal

My commission expires: Oct 28, 2026