

**MAPLETON CITY  
CITY COUNCIL MINUTES  
JULY 16, 2025**

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**PRESIDING AND CONDUCTING:** Mayor Dallas Hakes

**Members in Attendance:** Kasey Beck  
Reid Carlson  
Jessica Egbert  
Therin Garrett  
Leslie Jones

**Staff in Attendance:** Cory Branch, City Administrator  
Sean Conroy, Assistant City Administrator/Community Development Director  
Rob Hunter, Public Works Director/City Engineer  
John Jackson, Public Safety Director/Police Chief  
Logan Miner, Parks and Recreation Director  
Bryce Oyler, Finance Director

**Minutes taken by:** Camille Brown, City Recorder

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

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

**OPEN FORUM:**

**Greg Wheeler** expressed concern to the City Council about increasing traffic and unsafe driving in his neighborhood. He cited multiple near-accidents and a recent serious crash, emphasizing the danger to children and pedestrians. He questioned the accuracy of a past traffic study and requested the city implement more speed control measures, such as increased patrols, more signage, and radar speed signs. He warned that without action, a fatality could occur. The mayor and city council acknowledged his concerns and offered to meet with residents to discuss solutions.

**Jeff Christian** addressed the City Council to thank them for their service and discuss three topics. First, he expressed appreciation for the city opening the gates on the trail. Second, he commended city employee JD Shepard for promptly resolving an issue with missing stop signs in his neighborhood. Finally, Jeff spoke emotionally about the importance of completing 300 West, emphasizing how the road and sidewalk would allow his special needs granddaughter, who is transitioning into mainstream classes, to safely walk to school with her peers. He urged the city to expedite the project, expressing gratitude for prioritizing it.

**CONSENT AGENDA**

**Item 1.** Approval of City Council meeting minutes- June 11, 2025

**Item 2.** Consideration of 2025 Utah County Municipal Recreation Grant Agreement. **Resolution No. 2025-40**

**Item 3.** Consideration of a Resolution for the approval of the US-89 Waterline Replacement contract with Newman Construction for \$1,195,000.00. **Resolution No. 2025-41**

**Item 4.** Consideration of a Resolution for the approval of the Carnesecca Well electric upgrade contract with Total Power and Controls for \$69,930.00. **Resolution No. 2025-42**

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

**Second:** Cl. Jones seconded the motion.

**Vote:**

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 5:0

#### **PUBLIC HEARING ITEM:**

**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, reviewed the staff report for those in attendance. The application involves a property owner with two lots near Maple Street and Aspen Drive. The city's public trail bisects one lot and runs along the rear of the other. Over the years, fencing and retaining walls have extended into the city's right-of-way. Under the city's adopted policy for evaluating right-of-way vacations, staff determined this application meets the criteria for approval. The proposed vacation involves approximately 9,000 square feet of right-of-way. Although the city owns the land, the Bureau of Reclamation holds an easement and has expressed support for the proposed changes. Mr. Conroy confirmed that the property owner would pay \$10,000 per acre, along with the costs for surveying and recording documents.

A public hearing was opened at 6:15 pm, no comments were made and the hearing was closed.

**Motion:** Cl. Jones moved to adopt an Ordinance authorizing the vacation and transfer of approximately 9,000 square feet of right-of-way located at approximately 1480 E Maple Street

**Second:** Cl. Egbert seconded the motion.

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 5:0

**Ordinance No. 2025-08**

#### **ACTION ITEMS:**

**Item 6.** Consideration of a Resolution for the approval of the 300 West Roadway Improvements contract with Rino Excavating for \$589,574.00.

**Mayor Hakes presented the City Recorder with a Public Disclosure document that said he had a conflict of interest with this item as he is the Manger of Rino Excavating.**

Seth Barrus, Assistant City Engineer, reviewed the staff report for those in attendance.

He gave a brief history of the timeline for this project and how the bid process worked in conjunction with the Utah Procurement procedure. There were 4 contractors who bid the project. Rino Excavating had the lowest bid in the amount of \$589,574.00. The next closest bid was \$58,351 more. The same process was followed as with any project. By State Law the city is required to award the project to the lowest bid, assuming they meet all the qualifications, and in this case Rino Excavating did.

Cl. Jones clarified that the city follows a transparent and structured bid-opening process. Contractors submit sealed bids, which are opened publicly at a designated meeting. Each bid is read aloud, including the contractor's name and the total amount, down to the cent. While the process doesn't yet include live digital display of bids, the public reading ensures accountability and fairness. It was emphasized that once a bid is opened, no changes can be made, and staff reiterated that all bids are securely held, often by the city recorder, until the public opening. She described the process as "radically transparent" and praised its integrity.

Mayor Hakes addressed concerns with regards to this project, and the bid being awarded to a company he is affiliated with. He clarified that he was unaware of the bid being submitted until after the fact and emphasized that the project is not financially significant to his company. He stated that his personal reputation and the city's best interest take priority over any business opportunity and that he would gladly forgo the project if it were deemed a conflict or a detriment to public trust.

He reiterated his commitment to acting in the city's best interest, citing years of dedicated service, personal investment, and countless hours spent improving the community. He acknowledged concerns about timing during the election season but emphasized that his decisions, and actions, have consistently reflected his intent to do what is right for the city. The final decision on the project, he noted, rests with the full city council, and he expressed full support for whatever direction they choose, without any personal resentment or pressure.

Cl. Egbert addressed concerns raised by residents about a possible conflict of interest involving the mayor's company bidding on city projects. She began by acknowledging that while such questions are common and even expected, they are also important because they offer an opportunity to help the public better understand how city processes work. As someone who has served for more than six years, she said she's received similar questions many times and appreciates the chance to clarify the facts. She explained that the mayor's business relationship with the city is not hidden, it has been publicly disclosed, as required by law. Every member of the council and staff is aware of the connection, and a formal disclosure is on file. She emphasized that transparency is built into the city's bidding process, and she has never experienced any pressure from the mayor to award contracts to his company.

She also pointed out that decisions are based on a fair and legal process that requires the city to award projects to the lowest responsible bidder. In fact, in the same meeting, the mayor's company lost a \$1.2 million bid because another company submitted a lower one. Egbert noted that her duty as a councilmember is to steward taxpayer dollars wisely. When a low bid saves the city significant money and all legal and ethical requirements have been met, her obligation is to support that outcome.

Though she admitted some fatigue with the repeated questions, Egbert ultimately reaffirmed her belief that these conversations are valuable. She encouraged residents and especially candidates running for office to educate themselves on how the bidding and procurement systems work, and to engage with city staff to better understand the policies that guide these decisions.

Cl. Jones clarified that this is a very transparent process in which the bids are received, reviewed and read aloud. Mayor Hakes gave an overview of his position on the project and how it would affect his business.

Cl. Garrett expressed his appreciation for the earlier remarks and explained why he had asked for the agenda item to be pulled from the consent agenda for discussion. While acknowledging that there was nothing illegal about awarding the bid to the mayor's company, especially given that the conflict had been properly disclosed, he felt the public deserved a fuller conversation about the optics and transparency of the process. He made it clear this wasn't meant to be a political move, particularly given the timing of an election year, but rather a matter of principle.

He emphasized that while the bidding process had followed legal and ethical procedures, the perception of a conflict of interest still made many citizens uncomfortable, himself included. He read a prepared statement to ensure his thoughts were clearly expressed, stressing that this wasn't about personal feelings or emotion, but about doing what's best for the city. He pointed out that there were three other bids for the project, and that Rino Excavation's bid was approximately \$58,000 lower than the next closest. In his view, that kind of savings, equivalent to a year's salary for many families, was meaningful for the city. He explained that despite his own discomfort with the optics, the fiscal responsibility of accepting the low bid outweighed his concerns.

Cl. Jones shared her concern that removing the item from the consent agenda set a troubling precedent. She noted that in their six years on the council, no similar bid item had been pulled for additional scrutiny, and questioned why this particular bid was treated differently. She affirmed her support for the city staff and their confidence that the bidding process was followed appropriately and legally. Cl. Jones emphasized that voting against the contract would be, in effect, a vote to spend more taxpayer money than necessary and could also be perceived as a vote of no confidence in staff. While she acknowledged the need for transparency and public discussion, she also cautioned against politicizing a process that had been consistently fair and well-managed in the past.

Cl. Beck stated that he was happy that this project was going to get done.

**Motion:** Cl. Garrett moved to approve a Resolution for the approval of the 300 West Roadway Improvements contract with Rino Excavating for \$589,574.00.

**Second:** Cl. Jones seconded the motion.

Cl. Carlson Yes

Cl. Egbert Yes

Cl. **Beck** Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 5:0

**Resolution No. 2025-43**

**Item 7. 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, reviewed the staff report for those in attendance. The proposed changes include:

- Reducing maximum rear yard coverage for accessory buildings from 30% to 20%.
- Maintaining a 3-ft setback for buildings under 15 feet tall.
- Requiring a 10-ft setback for buildings 15–24 feet in height, with an additional 2-ft setback for each foot beyond 24 feet.
- Allowing setback exceptions when abutting commercial or industrial zones.

- Establishing height limits based on lot size.
- Requiring larger metal buildings to have 30% non-metal exterior cladding.

Councilmembers sought clarification on how building height is measured, emphasizing the need for consistency. Staff confirmed height is measured from existing or finished grade, whichever is more restrictive, directly beneath the building's highest point. Council members expressed satisfaction with the process and the clarity the revisions provide for both staff and residents.

**Motion:** Cl. Beck moved to adopt an Ordinance amending Mapleton City Code (MCC) Title 18 regarding standards for residential accessory buildings.

**Second:** Cl. Egbert seconded the motion.

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 5:0

**Ordinance No. 2025-09**

#### **DISCUSSION ITEM:**

##### **Item 8. A discussion item regarding future main city park improvements.**

Logan Miner, Parks and Recreation Director, reviewed the staff report for those in attendance. He gave an update on the City Park renovation project, focusing on the approved concept plan and the upcoming Phase One improvements. The park, a longtime community gathering place, is being updated to better serve Mapleton's growing population and expanding events like the farmers market and concerts.

Phase One includes:

- A new gazebo (replica in style but larger, ADA-accessible, and safer)
- New bathrooms
- A sand volleyball pit
- Baseball field backstops and fencing
- Upgraded irrigation and electrical infrastructure
- Perimeter landscaping improvements
- Enhanced walking paths and internal park circulation

The city received 10 contractor bids, with the lowest from Visco LLC at \$1.615 million. Including direct gazebo procurement, the estimated total is \$1.715 million, slightly over the \$1.5 million budgeted.

Construction is scheduled to start after summer events and must be finished before the holiday lighting setup in November.

Logan emphasized a commitment to tree preservation, especially the park's historic "pioneer-era" trees. Any removed trees will be replaced at a 2-to-1 ratio. Council members were comfortable with moving forward with an action item at an August meeting.

#### **MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:**

**Logan Miner** provided an update on Pioneer Day Week, noting a successful series of community events so far. The festivities began Friday with pickleball and included the return of the historic Maple Mountain hike, which drew 93 participants, more than expected. Sunday's Sunset in the Park offered reflections on the city's heritage and future.

Other highlights included:

- Monday's concerts and movie night with a strong turnout

- A disc golf glow tournament on Tuesday (despite a brief windstorm)
- Cornhole tournaments currently underway

Upcoming events include Light the Bike (Wednesday), the senior hot dog dinner, Mapleton's Got Talent, and the street dance (Friday), followed by Saturday's full day of activities: races, flag ceremony, breakfast, parade, fun in the park, concerts, fireworks, and more.

Staff gave special thanks to the volunteer committee and city staff, praising their collaboration and dedication, calling this year's celebration a "grand slam."

**Chief Jackson** provided an update on public safety plans for Pioneer Day events. Road closures and alterations will begin on Friday, with full implementation on Saturday. He asked the council members to review the incident action plan provided to them to stay informed about closure times and locations. Special attention was requested for the ping pong ball drop, particularly during the youngest age group's turn, which tends to be chaotic. Additional volunteers are welcome to assist with reuniting children with parents around 6:30 PM during the third pass of the drop.

From the fire department, concerns were raised over dry conditions and the risk of grass fires, although recent fires have been quickly controlled. Staff thanked the fire crews for their swift response and encouraged awareness due to current drought conditions.

All preparations aim to ensure a safe and enjoyable Pioneer Day celebration.

**Cl. Egbert** reported that the League is on break for July, with the next board and legislative policy committee meetings scheduled for August. She noted that Representative White is no longer serving on the Commission on Housing Affordability, which is a loss for the group. However, she expressed optimism that Representative Roberts of Draper will be a strong and helpful resource moving forward.

**Camille Brown** reminded all that the Meet the Candidate Nights will be held on Monday, July 21<sup>st</sup> for the Mayoral candidates and Tuesday, July 22<sup>nd</sup> for the City Council candidates.

**Cory Branch** thanked the Mayor and Council for their help the last few nights and for the rest of the week. Just being out there and supporting staff and community means a lot.


**Mayor Hakes** encouraged residents to get to know the candidates running for office, emphasizing the importance of electing individuals who are committed, detail-oriented, and willing to dedicate significant time and effort to serving the community. He noted that actions speak louder than words, and urged voters to ask questions and be informed ahead of the upcoming election. Appreciation was also given to Camille for organizing both the primary and general election processes.

**Motion:** Cl. Jones moved to adjourn the meeting.

**Second:** Cl. Garrett seconded the motion.

**Vote:** Passed unanimously at 7:05 pm

**APPROVED: August 6, 2025**

  
Camille Brown, City Recorder