

**MAPLETON CITY
CITY COUNCIL MINUTES
SEPTEMBER 17, 2025**

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

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. Carlson gave the Pledge of Allegiance.

OPEN FORUM:

Jessica Stevenson spoke on behalf of a local group advocating for an all-wheels skate park. She outlined the group's efforts since 2022, including meetings with city representatives, community petitions, and outreach to identify possible locations. After attempts to partner with Nebo School District were unsuccessful, the group hoped the city would designate land for the project.

She noted the city's 2023 agreement with Edge Homes to develop nearby property and expressed disappointment that a skate park was not included in the 2024 facilities survey. She emphasized that there is still strong community interest, that skate parks are relatively low-cost and low-maintenance, and that the group is willing to help with fundraising once a site is identified.

Council members acknowledged prior discussions with the Carry On Foundation and expressed support for continuing efforts to identify a suitable location for a well-designed skate park.

Britney Red expressed support for adding a skate park alongside the planned bike park. She emphasized that skate parks are more accessible and affordable for children and families, compared with biking, which often requires expensive equipment and vehicles to transport bikes.

She noted that skate parks provide a safe space for kids of all backgrounds and abilities and help keep them active outdoors and encouraged the city to create inclusive recreational opportunities that benefit the entire community.

Council members thanked her and agreed on the value of safe, accessible spaces for youth.

CONSENT AGENDA

- Item 1.** Approval of City Council meeting minutes- September 3, 2025
- Item 2.** Consideration of a Resolution authorizing the purchase of a new Ford F150 to replace a 2018 Ford F150 that currently has a blown transmission. **Resolution No. 2025-52**
- Item 3.** Consideration of a Resolution to approve the contract with Newmann LCC for \$180,770.00 for the 2025 Miscellaneous Road Repair Project. **Resolution No. 2025-53**
- Item 4.** Consideration of a Resolution to approve the contract with Western Paving for \$42,975.00 to raise and collar manholes, valves, and monuments. **Resolution No. 2025-54**
- Motion:** Cl. Jones moved to approve the consent agenda as presented but with the trade in value \$6136.00 not \$9000 for the 2018 Ford F-150.
- 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 |

DISCUSSION ITEMS:

Item 5. Discussion on the 30% Design submittal for the Mapleton Bike Park.

Logan Miner, Parks and Recreation Director, reviewed the staff report for those in attendance. He expressed appreciation to Britney and Jessica for their support of the Bike Park and emphasized the importance of providing feedback on the design. He noted that once the project reaches 30% design completion, changes become costly, so careful consideration of elements is necessary. The city has engaged a team of professionals, including Sunrise Engineering, GBD Design, and Avid Trails. Public input began in 2022 through surveys and feedback, and the project now has funding and development is underway.

Jay Heshler of Avid Trails explained that the bike park is part of the broader trails master plan. The site offers easy access via the paved path and encourages use by both bikers and hikers. The park will feature two asphalt pump tracks, a cross-country skills area, a central hub, and progressive downhill trails for green, blue, and black levels. A gentle climb trail allows repeated sessions, and the central hub is designed to unify riders of all skill levels.

Brian Nicholas of GBD Design stated that the park emphasizes a “rustic adventure” feel while remaining inclusive for all ages and abilities. The planned amenities include an all-abilities playground, natural materials, shaded areas, seating, pavilions, restrooms, and a plaza featuring the city logo and potential donor recognition. Landscaping will incorporate trees and native plants to preserve open space and promote water conservation.

Taylor from Sunrise Engineering detailed the civil design, including parking and sidewalks aimed at improving flow and accessibility. The parking accommodates larger vehicles and includes bike racks, while wide sidewalks ensure safe use for pedestrians and cyclists. Future trail connections will integrate the park with surrounding areas.

City council members discussed the proposed Bike Park, noting features such as a beginner (~7,500 sq. ft.) and advanced (~15,000 sq. ft.) pump track, and a ~16,000 sq. ft. playground. Options for a skate park

were considered, with attention to location, slope, and accessibility for children. Water conservation plans include irrigating the main central lawn while using native drought-tolerant plants. The park is designed to accommodate future growth and serve regional users, with amenities including picnic areas, shaded seating, restrooms, and pavilions. They expressed strong support for the bike park as a family-friendly, community-oriented amenity. Opinions were mixed on the skate park location, with interest in exploring alternatives. Overall, the council agreed the park is well-designed, integrates thoughtfully with existing trails, and represents a valuable community legacy project.

Item 6. Discussion on the status of the Transportation Master Plan and October open house, and discussion on proposed elements in the plan.

Rob Hunter, Public Works Director/City Engineer, reviewed the staff report for those in attendance. He provided an update on the city's Transportation Master Plan, highlighting recent public engagement efforts including an online story map, a public survey, and a booth at the Pioneer Day celebration. The team has developed a list of proposed projects, including new roadway connections, widening projects, intersection improvements (potentially roundabouts), and extensive sidewalk construction. A public open house is scheduled for October 2nd to gather further feedback before finalizing the plan for presentation to the council in November or early December.

The roadway projects were discussed, including connections at Maple Street, South Main Street, and other shorter streets that are unlikely to be developed privately. The Maple Street connection has been part of the Master Plan since 2010. While construction costs are high, potentially \$15–25 million due to land acquisition, wetlands, and bridge requirements, the council agreed the connection should remain in the plan to preserve future options, though actual construction will depend on funding availability. Roundabouts were also discussed as potential future improvements at intersections such as 1200 and 1600 North and Main, with priority levels indicated on preliminary plans. Council members highlighted current congestion issues, especially near schools, and supported evaluating roundabouts or other intersection improvements. Overall, the council emphasized the importance of maintaining strategic roadway options to support future growth, connectivity, and emergency access.

Item 7. Discussion regarding the long-term plans for public safety staffing and facilities.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. He discussed a second fire station, staffing considerations, and long-term facility planning in light of rapid residential growth, particularly on the south end of town. The conversation highlighted several key points and perspectives:

Mutual Aid and Current Staffing:

Mapleton currently has mutual aid agreements with neighboring cities, including Springville and Spanish Fork, to cover portions of calls. Out of Mapleton's average number of calls a year, 80% of the calls are EMS. Roughly 180 involved mutual aid support for Springville. While the city has historically supported these mutual aid efforts, there is concern about covering other cities while trying to address Mapleton's own growth and service needs. The council emphasized the importance of maintaining good relationships with neighboring municipalities while planning for in-house staffing improvements.

Growth and Response Times:

Rapid growth, particularly in the south end with new developments like Edge Homes and Mapleton Village, has accelerated population projections by several years, creating pressure on current emergency response capabilities. With the farthest areas taking up to 10–11 minutes for a response from the central station, there was agreement that response times need careful consideration. While a

centralized station could slightly improve average response times, it would not adequately serve the south end without compromising service elsewhere.

Facility Options and Timing:

Council members debated the benefits of expanding the current station versus building a new southern station. Expanding the current station could solve police department space issues and provide a phased approach for fire services, while a second station in the south would better address long-term emergency response needs. The importance of timing was emphasized, particularly as the city evaluates projected call volumes over the next 2, 5, and 10 years. A needs assessment, incorporating growth data and call volume projections, was recommended before making any financial commitment.

Cost and Staffing Considerations:

Building a fully staffed southern station would require an estimated \$1.1–1.2 million annually in personnel costs, with a building cost of approximately \$6 million, not including equipment. The council recognized that phased or partial staffing models have historically proven challenging, often leading to incremental costs. Funding would likely require a combination of bonds, potential impact fees, or budget reallocations. The discussion highlighted the need to make decisions based on real data rather than assumptions or subjective feelings about response times.

Decision-Making Process:

The council stressed that any decision should be data-driven, incorporating population growth, call volume, and response times, and aligned with taxpayer expectations. They acknowledged that while Mapleton is ahead of similar cities in staffing and equipment, the question is when the city must commit to additional investments to maintain service levels. Conversations with neighboring municipalities about mutual aid responsibilities would continue to ensure clarity and collaboration.

Support and Appreciation:

Council members and the Police and Fire Chief's expressed mutual appreciation for one another. City staff acknowledged the high-quality equipment and services currently available, while the council recognized the efforts of the fire and police departments in managing growth and maintaining public safety standards.

Mayor Hakes expressed strong appreciation for the city's fire and police departments, highlighting their high-quality equipment, responsiveness, and professionalism. He noted the importance of ongoing conversations with neighboring cities regarding mutual aid while emphasizing that Mapleton's public safety needs remain a priority. Leadership reaffirmed their commitment to data-driven decisions regarding future station expansion, staffing, and facilities, while ensuring taxpayer resources are used effectively. Overall, the council and staff conveyed confidence in current operations and support for proactive planning to address future growth.

ADMINISTRATIVE REPORTS:

Logan Miner reviewed the Moonlight Half, noting a 34–35% decrease in participants from the previous year and low resident turnout. The event cost the city roughly \$5,500 after revenue from partnerships and fees, with a total budget of \$21,500.

The challenges included a saturated running market, lack of official timing, safety concerns, and complex permit requirements. Options for the future include switching to a 5K or 10K, making it a timed event, or moving it earlier in the evening. Staff emphasized gathering participant feedback and exploring marketing strategies to improve engagement and cost-effectiveness while maximizing community benefit.

He added that City Park is moving right along. There are a lot of things dug up, but they are trying to mitigate lawn maintenance. The Scarecrow Spectacular will be held at the city offices this year, due to

the park being under renovation. The Community Pumpkin Night will be a little different. To receive your two free pumpkins, residents will need to bring the voucher that will be in the October newsletter. If they do not have a voucher, they can show residency with their driver's license and if they are a non-resident they will have to pay for any pumpkin they get. The Veterans Drive will be held on November 6th and Lights On will be on December 1st.

Bryce Oyler stated that he went to the South Utah Valley Solid Waste District TAC meeting, it was reported that Mapleton contributed 8,000 tons through curbside pickup and 2,000 tons via residential drop-off, representing 12% of the district's residential curbside total. The district emphasized increasing residential drop-off as a revenue opportunity and plans to support cities with outreach, including a promotional video for social media campaigns.

Chief Jackson reported that Public Safety recently held a successful Public Safety Night Out at Harvest Park, and the next community preparedness event, a self-reliance fair, is scheduled for November. Cl. Carlson volunteered his time to remove trash, couches, and debris from the bench area, addressing issues that arose following a recent fire. Additionally, officers were deployed at UVU through Sunday morning and will continue to be scheduled for upcoming events.

Rob Hunter updated the council about current projects. The water line project on the highway experienced a slight delay, but final mainline connections have been made, and paving has been completed. Contractors are currently relaying laterals to properties along the route, with the milling overlay scheduled for next week. The 800 North and 800 West projects are progressing well, though some utility relocations by fiber and Rocky Mountain Power have required adjustments. UDOT will soon bore fiber lines under the highway and install signals, while a pedestrian crossing with a rapid flashing beacon is planned at the east leg of 800 West and Maple Street. The recently approved miscellaneous roadway projects, including work on 1600 North, will begin later this week, after which the road will be restriped. Delays with the gas line on the 800 West projects were resolved by Enbridge, allowing the contractor to proceed. Overall, all projects remain on track for completion by mid-October.


Cl. Egbert provided several updates during the meeting. She inquired which staff plans for upcoming conferences, including the ULCT conference on October 1st–2nd and the National League meeting in Salt Lake City from November 19th–22nd, emphasizing the value of networking with other cities to share best practices. She also highlighted legislative updates, particularly regarding detached accessory dwelling units, noting proposed language that aligns with the city's short-term rental policies and introduces flexibility for property owners to occupy either the detached unit or primary home. Additionally, she flagged a recent Supreme Court ruling with potential implications for emergency medical providers, cautioning that it could affect public safety budgets and risk management. Finally, Jessica shared resident feedback suggesting increased signage at parks to reinforce ordinances, such as leash requirements and restrictions on electric vehicles on grass and indicated support for exploring budget options to address this need.

Motion: Cl. Egbert moved to adjourn the meeting.

Second: Cl Carlson seconded the motion.

Vote: Passed unanimously at 9:05 p.m

APPROVED: October 15, 2025


Camille Brown, City Recorder