

**MAPLETON CITY
CITY COUNCIL MINUTES
SEPTEMBER 2, 2020**

PRESIDING AND CONDUCTING: Mayor Dallas Hakes

Members in Attendance: Reid Carlson
Jessica Egbert
Therin Garrett
Jim Lundberg
Leslie Jones

Staff in Attendance: Cory Branch, City Administrator
Camille Brown, City Recorder
Nicholas Glasgow, Fire Chief
Steven Lord, Public Works Director/City Engineer
John Jackson, Public Safety Director/Police Chief
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 meeting to order at 6:00 p.m. Cl. Jones gave the invocation and Cl. Garrett led the Pledge of Allegiance.

CEREMONIAL ITEM: Pinning ceremony of Captain Ryan Smith. Chief Glasgow presented Ryan Smith to the council and said that he will be a great leader for our city. His daughter pinned his badge and then Camille Brown administered the Oath of Office to Ryan.

OPEN FORUM: No comments were made.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- August 19, 2020

Motion: Cl. Egbert moved to approve the consent agenda.

Second: Cl. Jones seconded the motion.

Vote: Passed 5:0 unanimously by roll call.

PUBLIC HEARING ITEM:

Item 2. Consideration of an Ordinance request to rezone a five-acre parcel located at 1320 West and 2400 South from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the TDR-R Overlay and the review of a development concept plan.

Cory Branch, City Administrator reviewed the staff report. The proposed property is a 5-acre parcel with an existing dwelling on the property. In the previous General Plan this area was zoned Medium Density Residential which would allow third acre lots. A previous applicant requested a rezone and the Planning Commission denied and the applicant withdrew his request so the City Council did not hear the item. A new General Plan has been adopted. The applicant is requesting a rezone from A-2 to RA-1 with a TDR-R. The original concept plan had 7 lots, but the Planning Commission denied the RA-1 with the approval of the TDR-R.

Cl. Carlson inquired about the Mayor's involvement with Elevate Engineering that did some engineering on the project. He thought Mayor Hakes would need to recuse himself from this item. Mayor Hakes stated that this firm is in his office, but the involvement was very minimal.

The applicant stated that his extended family purchased the property in February. It was purchased to create a mini homestead for our family. This was expensive to do, and that is the reason that they preferred half-acre lots so the back acreage could be developed. There has been a lot of comments from the neighbors, they have been good to work with. They thought this subdivision would take away from their rural life. He would like to propose not have the additional cost of having to purchase TDR's. This puts a financial strain on their family. They would like the council to consider allowing for 1-acre lots on the property and not recommend the use of TDR's.

Cl. Garrett stated that there has been a lot of talk about the improvements. Whether to do improvements on 2200 South and in the cul de sac. What are the applicants view? The applicant stated that they support it.

Cl. Egbert stated that originally you submitted 7 lots that would have required TDR's. The applicant stated that the additional lots could be sold to help with the cost of the road and TDR's.

Public hearing opened at 6:50 pm.

Name unknown stated that he believes the feel of the area is going to be disturbed. The surrounding properties have several acres and the rural feel would be no longer.

Kasey Beck from the letters that were submitted this area is rural area and it would ruin the feel of the area. We would ask that the use of TDR's be denied. With the previous General Plan, I thought of it as my enemy. When I went through the process of the new General Plan I feel it is in line to deny the proposal.

Motion: Cl. Egbert moved to deny an Ordinance request to rezone a five-acre parcel located at 1320 West and 2400 South from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the TDR-R Overlay and the review of a development concept plan.

Second: Cl. Carlson seconded the motion.

Cl. Egbert Aye

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Nay

Cl. Carlson Aye

Vote: Passed 4:1

Item 3. A public hearing to receive input from the public with respect to the issuance of Mapleton City Sewer Revenue obligations, in one or more series, in the aggregate principal amount not to exceed \$18,000,000 for sewer system improvements, including interest in sewer treatment facilities, and related matters.

Bryce Oyler stated that this is a formality that needs to be done. The public hearing was opened at 7:00 pm and no comments were made. The hearing was closed.

ACTION ITEM:

Item 4. Consideration of a Resolution authorizing the Finance Director to purchase an ambulance using CARES Act funds.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. He stated that the council has previously approved staff to spend the funds, but this item is over \$25,000 so council should approve it.

Mayor Hakes stated that the budget committee met and went over the condensed list from staff. Cl. Egbert inquired about the cost for the water fountains. Bryce stated that these are bottle filler fountains.

Bryce stated that the ambulance is a 2019 Dodge ambulance and the cost will not exceed \$245,000. Bryce stated that the city has received the money. The money needs to be spent prior to November 1st.

Chief Glasgow stated that it could be picked up tomorrow if we needed to.

Cl. Carlson inquired what would be done with the old ambulance and Bryce stated that it would be a back-up ambulance.

Motion: Cl. Garrett moved to approve resolution authorizing the Finance Director to purchase an ambulance using CARES Act funds not to exceed \$245,000.

Second: Cl. Jones seconded the motion.

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Aye

Cl. Carlson Aye

Cl. Egbert Aye

Vote: Passed 5:0

Resolution No. 2020-40

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Steven Lord stated that the Vactor Truck needs a lot of work. It is out of service right now and in the shop. The cost to fix it could be right around \$20,000 to \$30,000. The cost for a new truck is about \$250,000. This would come to the council in the next few weeks.

Cl. Lundberg inquired if it is over \$25,000 would he want to put it into a new vehicle. Steven stated that probably not. Cory stated that a lease option could be looked at too. There are good working relationships with the other cities if we need to use their vehicle.

The water line replacement on 700 East has an overage of about \$80,000. The asphalt was the main cost. There is money in the Public Works Department. Cl. Lundberg stated that this would need to come back to the council at the next meeting. Cory stated that it could be put on the consent agenda at the next meeting.

The road maintenance project is almost done. There is one section on 700 East that needs to be done. Cl. Carlson stated that the neighbors are tired of the mess but glad it's done. The project was 2 weeks over than when they thought it would be done.

Cl. Garrett asked about the notice given for the slurry seal. Steven said that they are given 48 hours. The notice was only given to the houses on the street and an extended area should have had notice. Cl. Egbert stated that she had some complaints that the slurry seal was bumpy. It will smooth out over time.

John Jackson gave an update about the accident the other night by Maverick. He met with the mother in law and the kids were released from the hospital, but the Mom was kept overnight for observation due to her being 35 weeks pregnant. Two ambulances and fire trucks were on scene in under 5 minutes. She also wanted to thank those that stopped to help. He gave a reminder about the Critical Incident training in Spanish Fork on Tuesday, September 29th.

Bryce Oyler stated the audit is about halfway done. Everything is going smooth and Greg Ogden will present to the council in November or December.

Cl. Carlson reported about the fire at the Transfer Station. Someone brought in a hot load and then there was some saw dust. Minimal damage was done. The finish date for the new plant is 2022.

Cl. Egbert reported on the status of the city webpage. Mayor Hakes and herself met with a group from Assemble App. She would urge the council to download the app and give her feedback.

Cl. Garrett stated that Michelle Estes has reached out to him to see if she can coordinate the fall cleanup. Usually it is done in October and a meal is provided. Cl. Lundberg stated that the meal could be cancelled. Cory stated that the city will have dumpsters on the corner of 400 North and 300 West.

Cory Branch reported that a closed session will be needed for procurement process.

Camille Brown gave a reminder about the Moonlight Half Marathon. Be at the irrigation pond at 9:45pm.

Motion: Cl. Lundberg moved to close the open session and open a closed meeting pursuant to Utah State Code 52-4-205 for the discussion of pending litigation.

Second: Cl. Jones seconded the motion.

Vote: Passed unanimously at 6:54 pm

APPROVED: October 7, 2020



Camille Brown, City Recorder