

**MAPLETON CITY
CITY COUNCIL MINUTES
DECEMBER 1, 2021**

PRESIDING AND CONDUCTING: Mayor Dallas Hakes

Members in Attendance: Reid Carlson
Jessica Egbert
Therin Garrett
Jim Lundberg- arrived at 6:06pm
Leslie Jones

Staff in Attendance: Camille Brown, City Recorder
Sean Conroy, Asst. City Administrator/Community Development Director
John Jackson, Public Safety Director/Police Chief
Steven Lord, Public Works Director/City Engineer
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 Hakes called the meeting to order at 6:02 p.m. Cl. Egbert gave the invocation and Cl. Carlson led the Pledge of Allegiance.

OPEN FORUM: No comments were made.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- November 16, 2021

Item 2. Moderate-Income Housing Annual Report

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

Second: Cl. Carlson seconded the motion.

Vote:

Cl. Carlson Aye

Cl. Egbert Aye

Cl. Garrett Aye

Cl. Jones Aye

Vote: Passed 4:0

PUBLIC HEARING ITEM:

Item 3 **Consideration of an Ordinance to rezone approximately 3.25 acres located at 775 South 1600 West from Agriculture Residential (A-2) and Residential Agricultural (RA-1) to General Commercial (GC-1).**

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. The applicant is requesting a rezone from A-2 and RA-1 to GC-1, but has not yet identified a project for the site.

Public hearing opened at 6:09 pm. no comments were made.

Cl. Carlson stated that he would be concerned if a gas station should be put on the property with the close proximity of the school.

Casey Warren stated that the project would be owner occupied. He would like to have something nice there and it would most likely be a mixed use project. It is a great site for his Orthodontic practice that he currently has in Springville. Cl. Jones inquired how much would be residential vs. commercial. Sean Conroy stated that the main floor has to be commercial. Cl. Jones added that she would be most concerned that the esthetic look be met. Cl. Egbert inquired if the home on the property is occupied. Casey stated that it is being rented and he owns the whole property. She added that she has the same concerns as Cl. Carlson discussed with the possibility of the property being sold and new owners could put a gas station on there and the city would have less control. Cl. Garrett stated that he doesn't have much concern with commercial, it would be more with esthetics. Cl. Carlson asked the applicant if he would move his whole practice to Mapleton or have two locations. Casey Warren indicated that he would have two locations.

Motion: Cl. Jones moved to approve an Ordinance to rezone approximately 3.25 acres located at 775 South 1600 West from Agriculture Residential (A-2) and Residential Agricultural (RA-1) to General Commercial (GC-1).

Second: Cl. Lundberg seconded the motion.

Vote:

Cl. Egbert Nay

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Aye

Cl. Carlson Nay

Vote: Passed 3:2

Ordinance No. 2021-24

ACTION ITEM:

Item 4. Consideration of a Resolution to enter into a contract with Precision Concrete Cutting for sidewalk trip hazard repair

Steven Lord, Public Works Director/City Engineer reviewed the staff report for those in attendance. He would like to repair all the hazards that were identified in the master plan. Part of the contract would be that the company would survey the city every 5 years.

Cl. Lundberg stated that in the contract it states to not exceed the budget amount. Steven stated that we do not know the nature of the hazards, and the total budget is \$152,000 and they would bring it down to 90% of that amount. If trip hazards are higher, then it may cost more.

Cl. Garrett stated that on page 2 sub section C it ends mid-sentence. Steven said he would fix that. He also added that it says that in section 14 that claims or disputes shall be decided by litigation. He thought a clause could be added to go to arbitration or mediation before going to litigation. Cl. Lundberg said that he would provide a conflict resolution clause. He also inquired if there a standard insurance that is used. Steven stated that he will replace that with the correct limits.

Motion: Cl. Carlson moved to approve a Resolution to enter into a contract with Precision Concrete Cutting for sidewalk trip hazard repair with modifications to the agreement including a new section 14 with regard to conflict resolution and liability insurance.

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Aye

Cl. Carlson Aye

Cl. Egbert Aye
Vote: Passed 5:0
Resolution No. 2021-46

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson reported that the new fire engine should arrive on Friday. Also, there has been a lot of vandalism throughout the city.

Sean Conroy stated that they are going to discuss the removal of the extension of Maple Street.

Steven Lord updated the council on the ARPA funding. Our city did not get awarded any funds. Most of the monies went to very rural communities.

Cl. Carlson reported that the new construction of the solid waste transfer station is still having challenges with materials.

Cl. Egbert stated that she submitted a proposal for parks and recreation committee. She had a question on sidewalk master plan, and what are the positives and negatives. Is it possible for the city to take over the state roads. Steven stated that this was discussed in the last meeting with UDOT. They are checking things on their end. It gives us control, and more options.

Cl. Garrett met with Sean and looked at the 30 acres donated by Mapleton Village. They walked the property and have reached out to the designers. The land is beautiful. He gave a brief update on vehicle fleet management system they have been working on. Steven stated that they completed the installation of the Verizon Connect with GPS units in all the vehicles.

Steven Lord gave an update on the chlorine problem that took place on the weekend.

Cl. Jones expressed her appreciation for the refresh on the upgraded Christmas lights. Thank you, Mayor Hakes, for added funds. The light festival was great.

Cl. Lundberg stated that tomorrow night SUVMWA is reviewing 2 offers to purchase property that Mapleton has an interest in.

Camille Brown stated that we will have to hold a meeting on the 15th.

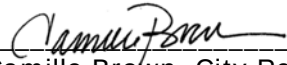
Logan Miner thanked everyone that attended the Tree Lighting. It was a great event. He showed a concept plan of the expansion of the Ira Allan Restrooms.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Carlson seconded the motion.

Vote: Passed unanimously at 7:15 pm

APPROVED: December 15, 2021



Camille Brown, City Recorder