

MAPLETON CITY COUNCIL MEETING

June 17, 2009

PRESIDING AND CONDUCTING: Mayor Laurel Brady

Council Members: Ben Christensen
Mike Cobia
Michael Nelson- Excused
Ann H. Tolley
Brian Wall

Also Present: Robert Bradshaw- City Administrator
Dean Pettersson- Police Chief
Gary Calder -City Engineer
Cory Branch- Planning Director
Camille Brown- City Recorder

Minutes Recorded by: Lorrie Dibble - Deputy Recorder

CALL TO ORDER: Mayor Brady called the meeting to order at 7:03 p.m. Brody Jarrett from scout troop 978 gave the invocation and Tyler Boyer led the meeting in the Pledge of Allegiance. Mayor Brady recognized the scouts from troop 978 who attended and are currently working on their Citizenship in the Community and their Communications Merit Badge.

OPEN FORUM:

Jewel Queensbury- a 17 year resident presented a patriotic picture with a poem written by Ms. Queensbury to the City Council.

Sally Korman – suggested that the medical benefits that are provided to the city council members that perhaps could be pro-rated. Bob Bradshaw reminded her that she had this comment at the last council meeting.

CONSENT AGENDA:

1. City Council meeting minutes- May 17, 2009.

Motion: Cl. Christensen moved to approve the minutes of the May 17, 2009 City Council meeting.

Second: Clw. Tolley seconded the motion.

Vote: Passed 4:0

2. Appointment of Assistant CERT Director

Chief Pettersson presented the item to the City Council and proposed that Derek Haynie be appointed as the Assistant CERT Director to assist Mr. Bradford who is very busy and could use his assistance. The Chief asked Mr. Haynie to speak about his experience in the CERT class in which his wife and two children also were certified.

Mr. Haynie spoke about his experience with the CERT class. He would like to get a lot of the Mapleton citizens involved. The Mayor stated that Derek's enthusiasm for the program will be a great asset to the community.

Motion: Cl. Wall moved to adopt a resolution to appoint Derek Haynie to assistant CERT director.
Second: Cl. Christensen seconded the motion.

Cl. Tolley Aye
Cl. Cobia Aye
Cl. Christensen Aye
Cl. Wall Aye

Vote: Passed 4:0

Resolution No. 2009-06

PUBLIC HEARING:

3. (800 South) and 2000 West- Boundary line agreement between Harvest Park, LLC and Mapleton City. Property is located in the Specific Development Plan - 1 (SDP-1) zone. Jerry W. Robinson, agent for Harvest Park, LLC

Cory Branch presented information to the council regarding the boundary line adjustment pertaining to Harvest Park. The applicant was present and explained that there would be no wasted space in this area, hence this would be a win, win situation for the developer of the city.

Motion: Cl. Christensen moved to adopt a resolution for the boundary line agreement between Harvest Park, LLC and Mapleton City at 800 South 2000 West.

Second: Cl Wall seconded the motion.

Cl. Tolley Aye
Cl. Cobia Aye
Cl. Christensen Aye
Cl. Wall Aye

Vote: Passed 4:0

Resolution no. 2009-07

4. Amendment Title 18, Development Code, Part III, Zoning, to enact Chapter 18.77, Planned Residential Developments (PRD). The purpose of the PRD ordinance is to allow for densities higher than a typical residential development and fit into the surrounding neighborhoods. Cory Andersen, agent for Whisper Rock,

Cory Branch presented information to the council regarding an amendment to Title 18 of the Development Code part III zoning. He reviewed the ordinance with the council. Cl. Cobia inquired about whether or not the neighbors have been properly notified and if there has been a general plan change. Cl. Cobia stated that he would like to see language put in for this specific site in this text. Cory Branch explained that the zone text would provide the purpose and intent and the development agreement would provide the provisions and standards. City Engineer, Gary Calder stated that the city does not have a site specific transportation plan. He stated that he will support whatever avenue the council wishes to pursue but suggested that the city make everything standard and consistent for all developers. He stated that narrow streets are the trend due to more homes that can be developed and that these types of roads are cheaper to maintain. Police Chief Dean Pettersson is concerned about the width of the road, being able to get emergency personnel and vehicles in and out of the area. He requested that there be two points of access for the development. Gary Calder stated that the standard widths for roads have not been updated since 2001. If the council is going to change the 32 foot right of way, there needs to be a standard set for the city.

Public Hearing was opened at 9:04 p.m. No comments were made and the public hearing was closed.

Motion: Cl. Cobia moved adopt an ordinance to amend Title 18, Development Code, Part III, Zoning, in order to enact Chapter 18.77, Planned Residential Developments PRD I as in the ordinance red lined attached to these minutes.

Second: Cl. Wall seconded the motion.

Cl. Tolley Aye
Cl. Cobia Aye
Cl. Christensen Nay
Cl. Wall Aye
Vote: Passed 3:1

Ordinance No 2009-06

5. Rezone of approximately 17 acres from Planned Residential Community – 5 (PRC-5) to Planned Residential Developments (PRD) on property located generally at 1100 West Maple Street. Cory Andersen, agent for Whisper Rock

Cory Branch presented the staff report to the council. The applicant presented a power point presentation of the development. The text development agreement that would accompany the zone change was reviewed by the council which made several suggested changes. Cory Branch explained the development agreement would be revised based on the suggestions and be considered for formal approval at the time of the preliminary plat approval.

Public Hearing was opened at 10:00 p.m. No comments were made and the public hearing was closed.

Motion: Cl. Cobia moved to adopt an ordinance to approve a rezone of approximately 17 acres from Planned Residential Community – 5 (PRC-5) to Planned Residential Developments (PRD) on property located generally at 1100 West Maple Street.

Second: Clw. Tolley seconded the motion.

Cl. Tolley Aye
Cl. Cobia Aye
Cl. Christensen Aye
Cl. Wall Aye
Vote: Passed 4:0

Ordinance No. 2009-07

6. Budget Revisions 2008-2009 Fiscal Year

Consideration was given to City Administrator Bob Bradshaw's staff report with regards to the budget amendments. He explained that all budget amendments balanced with the departments.

Public Hearing was opened at 10:11 p.m. No comments were made and the public hearing was closed.

Motion: Cl. Wall moved to adopt a resolution to approve the budget amendments for fiscal year 2008-09.

Second: Cl. Cobia seconded the motion.

Cl. Tolley Aye
Cl. Cobia Aye
Cl. Christensen Aye
Cl. Wall Aye
Vote: Passed 4:0

Resolution No. 2009-08

ACTION ITEMS:

7. Replacement of Damaged Police Vehicle- Chief Pettersson to verbally report

Chief Dean Pettersson presented information to the Council about the damage done to the oldest police vehicle that was involved in an accident. An insurance adjuster cleared the vehicle has a total loss for \$5,000. He is requested that the vehicle be replaced this fiscal year as an un-marked vehicle for his use and his current vehicle would be used as a patrol vehicle.

Motion: Cl. Wall moved to authorized Chief Pettersson to replace the vehicle that was damaged this fiscal year for an un-marked vehicle and the Chief’s old car would be the patrol vehicle.

Second: Cl. Cobia seconded the motion.

- Cl. Tolley Aye
- Cl. Cobia Aye
- Cl. Christensen Aye
- Cl. Wall Aye

Vote: Passed 4:0

8. Upgrade of the Spanish Fork Sewer Digester System

City Engineer Gary Calder presented information to the Council with regards to the upgrade to the Spanish Fork Sewer Plant. Monies for this project would come from impact fees. The amounts needed for the project would be \$300,000 is for the digester system and \$150,000 for the trunk system.

Motion: Cl. Christensen moved to approve \$450,000 for the upgrade of the Spanish Fork Digester System.

Second: Cl. Cobia seconded the motion.

- Cl. Tolley Aye
- Cl. Cobia Aye
- Cl. Christensen Aye
- Cl. Wall Aye

Vote: Passed 4:0

9. Proposal from Kodiak Mountain Stone to upgrade old City Hall

Bob Bradshaw explained that an unsolicited bid was received to place stone faces on the old city hall and the restrooms at the city park in the amount of approximately \$8,000.00.

Motion: Cl. Wall moved to deny the proposal from Kodiak Mountain Stone for the upgrade to the Old City Hall and restrooms in the Mapleton City Park.

Second: Cl. Tolley seconded the motion.

- Cl. Tolley Aye
- Cl. Cobia Aye
- Cl. Christensen Aye
- Cl. Wall Aye

Vote: Passed 4:0

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

Bob Bradshaw stated there is a \$78 million deficit in the State Retirement fund. Utah City of Leagues and Towns are looking at the municipalities to make up the funds. There is a meeting that will be held on September 9th at the State Capitol to discuss this item. The Finance Controller position is being

advertised. Bob Bradshaw proposed dates that would possibly work for interviewing applicants. It was decided that July 2, 2009 at 6:00 p.m. would be the time for interviewing applicants.

Brian Wall stated that there is a problem with the retention of water.

Ben Christensen stated that he liked the new tracking system and would like to have dates added. He inquired about weed abatement enforcement and Cory Branch stated that he does that enforcement at this point due to the lack of a code enforcement officer and would follow up.

Mayor Brady stated that the Public Safety Bid contract will be closed on July 1, 2009. Nebo School district election will be held June 23, 2009. City of Leagues and Towns meeting will be held September 9-11, 2009.

Mike Cobia had a discussion with regards to fence permits and the city code. It was agreed that the ordinance would be revised.

Ann Tolley stated the Springville Safety building will come in 4-5 million under bid. UVSWD recommends that we start working on a contract for the new system that will be installed at their expense. There will be a kickback for UVSWD at \$8,000 per month.

Chief Pettersson stated the fire station grant is being prepared for submission, July 15th is the last date for submittal.

Gary Calder stated that 8 sumps for drainage have been installed. They are boxes that go approximately 16 feet deep.

ADJOURNMENT FROM REGULAR SESSION.

Motion: Cl. Christensen moved to adjourn the meeting.

Second: Cl. Cobia seconded the motion

Vote: Passed unanimously

Meeting adjourned at pm 10:58 p.m.

Camille Brown, City Recorder

APPROVED: July 1, 2009