

MAPLETON CITY COUNCIL MEETING

February 2, 2010

PRESIDING AND CONDUCTING: Mayor Wall

Council Members: Ben Christensen
Mike Cobia
Ryan Farnworth
Jim Lundberg- Excused
Mike Nelson- Excused

Also Present: David Allen, Finance Controller
Robert Bradshaw- City Administrator
Cory Branch- Planning Director
Camille Brown- City Recorder
Gary Calder –City Engineer
Chief D. Pettersson- Police Chief

Minutes Recorded by: Camille Brown- City Recorder

CEREMONIAL ITEMS:

Volunteer of the Year: The Mayor stated that the city has started a new program this year and along with the Employee of the Year this year a Volunteer of the Year would also be chosen. The Director of Public Safety was asked to present the award. Chief Pettersson presented the award to Kris Ollerton and thanked him for his many hours of service on the Fire Department and also for the Ambulance. Mr. Ollerton started on the department in 1996 and does an outstanding job.

Police Officer's 5 Year recognition: Chief Pettersson presented a five year star to Sgt. Phil Bringhurst and Officer Tony Kropf. He thanked them for their 5 years of service.

CALL TO ORDER: The Mayor called the meeting to order at 7:15 p.m. Mathew Nemelka gave the invocation and Michael Trapnell led the meeting in Pledge of Allegiance.

OPEN FORUM: No comments were made.

ACTION ITEM:

1. Appointment of Alternate Member to the Planning Commission

Mayor Wall introduced Ryan Swanson and recommended that he be appointed as an alternate member of the planning commission. Mr. Swanson addressed the council stating that he has lived in Mapleton for 18 years. While living in Mapleton, prior to having a recreation director, he organized and began some of the sporting events for the youth.

Motion: Cl. Christensen moved to approve Ryan Swanson as an alternate member of the Planning Commission.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye
Cl. Farnworth Aye
Vote: Passed 3:0
Resolution No. 2010-03

CONSENT AGENDA:

2. Approval of City Council meeting minutes- January 5, 2010

Motion: Cl. Cobia moved to approve the minutes of the January 5, 2009 City Council meeting.

Second: Cl. Christensen seconded the motion.

Vote: Passed 3:0

PUBLIC HEARING

3. Modifications to the current FY 2009-2010 Budget

David Allen, the Finance Controller introduced his item and explained that a few department's budgets were calculated incorrectly for salaries and benefits.

Mayor Wall stated that he liked the new format. The downed economy has had an effect on the sewer account balances and the reduction of anticipated impact fees that did not come in. Cl.

Christensen suggested that the city consider the new fee structure for sewer rates should be based upon winter water usage.

The item was opened for public hearing at 7:40 pm- no comments were made the hearing was closed.

Motion: Cl. Christensen moved to approve a resolution approving the budget revisions for the fiscal year 2009-2010 budget.

Second: Cl. Farnworth seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Vote: Passed 3:0

Resolution No. 2010-04

ACTION ITEMS:

4. Utility Fee Charge Policy

David Allen, the Finance Controller introduced the item to the council which addressed the policy on how utility fees are charged when a residence is vacant. The proposed policy is to establish when and what fees are charged to a customer within Mapleton City. There base charges include a fee based on usage and utility operating costs once a residence is occupied.

Motion: Cl. Christensen moved to approve the Policy for Providing Utility Services with amendments as set out below:

***MAPLETON CITY CORP.
Policy for Providing Utility Services
Approved February 2, 2010***

Purpose: *To define when utilities will be provided to a property and any exceptions to routinely assessing monthly utility fees.*

Overview:

Mapleton City provides utility services including culinary water, sewer, and solid waste collection citywide and pressurized irrigation in limited areas. The City has developed water resources and sewer collection and treatment facilities to be able to meet current and projected growth needs. To develop these resources and facilities, the City has issued enterprise revenue bonds. Further, there are basic fixed costs to operate the systems. To provide the necessary revenues to meet the annual bond payments and basic operating costs, base charges for water and sewer have been adopted. These base charges represent the opportunity/potential for a property to receive utility services regardless if the services are actively utilized or not.

Procedure for new construction:

1. *When construction on a residential or commercial property starts, water service fees will begin as soon as the temporary water meter is set. When the certificate of occupancy is issued, sewer service fees will be added. Until a new utility service agreement is received from another party, the monthly billing will continue to go to the original party who took out the building permit. This is based on an initial utility service agreement being completed as part of the building permit application process.*
2. *Solid waste collection fees will be billed when a garbage toter is requested and delivered.*

Procedure for existing properties:

1. *Water, sewer, and solid waste collection fees will be charged to all developed properties within Mapleton City.*
2. *Exceptions may include:*
 - *Solid waste collection fees can be removed if the garbage toter is physically removed by the solid waste collection company.*
 - *In rare occasions when a property is vacant and no owner or other responsible party can be located, utility fees will not be waived. The water will be turned off and the water meter secured to avoid any unauthorized use. The garbage toter will be removed.*

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Vote: Passed 3:0

DISCUSSION ITEM:

5. Capital Improvements Priority List for Recreation/ Park Department

Stacey Child the Recreation Director circulated a schedule to the council of different projects for which the Parks and Recreation Department could use impact fees. Last week discussions

were held with representatives of Nebo School District about sharing the new Maple Mountain High School for future recreation needs. The district has a new policy Fundamental Fairness which means that the District is allowing cities to use their facilities in exchange for reciprocal in-kind contributions such as water, grass cutting as leverage for using school facilities. The total amount of impact fees for parks and recreation is \$1.3 million. The priority list was noted and approved as basis for future discussions.

6. Construction of Soccer Fields- Highway 89- 400 South

The recreation director, Stacey Child, stated that this park was purchased in 2007. The property is located between 400 and 800 South on the east side of Highway 89. This was acquired for the development of a recreation center when it was originally purchased.

A local competition soccer club has solicited the city for the use of this parcel of land for the development of soccer fields. The city should prepare an engineering plan for soccer and baseball fields. Cl. Cobia expressed concern about elevation, parking, drainage and location of the Recreation Center building. Cl. Farnworth is concerned that this will be perceived as the city building a park for a private group. Stacey stated that she does not perceive using any impact fees for this park at this stage because the fields can be utilized for the city's recreation programs that are growing.

Motion: Cl. Christensen moved that the lowest most suitable bid for preparing the Engineering Plan be approved.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Vote: Passed 3:0

ACTION ITEMS:

7. Call Out and On-Call Compensation- approve provisions for inclusion in the Personnel Policies and Procedures Manual

Bob Bradshaw the City Administrator presented the staff report. He stated that all though the city has implemented call out and on call arrangements, there has not been a written policy approved by the city council.

Motion: Cl. Farnworth moved to approve the provisions as set out in the report for inclusion as section 3-11 of the Policies and Personnel Manual regulating call-out and on-call provisions.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Vote: Passed 3:0

8. Information Technology- Invitation of Competitive Bids

Bob Bradshaw the City Administrator presented the staff report which included an RFP for

the servicing and maintenance of the city's computer systems. It was suggested that the current arrangements although satisfactory should be made the subject of competitive bids.

Motion: Cl. Farnworth moved to approve the invitation of competitive bids for this work and that the approval of the lowest suitable bid be delegated to the Mayors; Mayor Pro-tem and City Administrator.

Second: Cl. Christensen seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Vote: Passed 3:0

9. Boundary Line Adjustment- Ensign Bickford- Proposed arrangements for the continuance of the public hearing process timetable.

Bob Bradshaw, the City Administrator stated that this process the public consultation timetable should be suspended to enable adequate time for consideration of the report from the Department of Environmental Quality and the analysis from Bonneville Research when a new public hearing would be commenced afresh to allow sufficient time for citizens to submit views.

Motion: Cl. Cobia moved to suspend and discontinue the Public Hearing timetable and allow full consideration and public comment.

Second: Cl. Farnworth seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Vote: Passed 3:0

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Cory Branch stated that he and others are meeting with LEI every week and talking with Jack Evans regarding the EBCo property. He said this will most likely be in March for the next work session. He said that Mr. Evans would like two or three sessions with the City Council and Planning Commission.

Ben Christensen inquired about the Transportation Plan would be ready to present. Gary Calder stated that it would have been ready this week, but there was not a quorum to hold the meeting. Cl. Christensen also reminded the Mayor and City Administrator that the Museum Committee still needed a chair.

Mike Cobia stated that a resident approached him and inquired if he paid for curb and gutter around his house whether the city would widen the street. Gary Calder stated that this would most likely be able to be done. SUVMWA met with the South County Mayors and stated that they are looking at having an umbrella company own all the sewer plants.

Ryan Farnworth had an individual contact him about holding a clinic here at the city for flu shots and stated he would need to let them know by March. He also inquired about the sign ordinance and if businesses putting signs up is in violation with any part of the

code. Cory Branch stated that community development does have enforcement ability. Cory will send the ordinance to Ryan to review.

Mayor Wall- The Mayor asked that all staff if they could make a list of what groups or associations they belong to and present that back to the mayor. He suggested that for the MAG transportation meeting a member of staff or council should attend. Arrangements were in hand between the city and Mapleton Irrigation for the transferring of the adequate compensation funds. An agreement was required to ensure that transferring the money there would be no tax liabilities to the Irrigation Company.

Robert Bradshaw: The Eagle Monument in the park has a spelling error – to correct this matter another piece of marble was required and it would be \$1,250.00. The monument company will engrave free of charge. It was agreed to proceed. Consideration was given to purchasing a TV on a stand so that the council members could view the overhead projector images more conveniently.

DISCUSSION ITEM:

10. Manpower Budget Salaries Review Study

The City Administrator stated that 4 years ago consultants undertook a salary comparison review. With the 3 new department heads that have been hired, some anomalies had arisen leading to disparities in the salary structure by Department Heads. The City Administrator stated that another review could be done for \$1500 for dept. heads and \$4,400 for all employees. It was suggested that the city administrator should assemble this information and submit a schedule to a future meeting based on cities with a 7,000 to 10,000 population range.

Motion: Cl. Cobia moved to open a closed meeting pursuant to U.C.A. §52-4-205 character and professional competency of an individual.

Second: Cl. Christensen seconded the motion

Pass: Unanimously

Motion: Cl. Christensen moved to adjourn the meeting

Second: Cl. Farnworth seconded the motion

Vote: Passed unanimously

Meeting adjourned at 10:00 pm

Camille Brown, City Recorder

APPROVED: February 16, 2010