

MAPLETON CITY COUNCIL MEETING

April 16, 2013

PRESIDING AND CONDUCTING: Mayor Brian Wall

Council Members: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson
Jonathan Reid

Also Present: Cory Branch- City Administrator
Camille Brown- City Recorder
Gary Calder- City Engineer/Public Works Director
Stacey Child- Parks and Recreation Director
Sean Conroy- Community Development Director

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: Mayor Wall called the meeting to order at 7:00 pm. Solomon Kimball gave the invocation and Alex Hatfield led the pledge of allegiance.

OPEN FORUM:

Dean Allan, 3135 South 450 West, Mapleton addressed the council regarding the cell tower that is located by his home. He stated that in 1994 he started to have health problems. He is concerned that the tower is putting off EMF radiation which he believes is causing his health problems. He had to resign as Mayor in his second term due to irregular heartbeat. His home is 200 feet from the tower and he would propose moving the tower to another location that is not near any residential homes, such as near the Crowd Canyon Water Tank. Cl. Lundberg suggested that staff look into this issue.

APPROVAL OF MINUTES:

1. Approval of City Council meeting minutes- March 19, 2013

Motion: Cl. Lundberg moved to approve the minutes of the March 19, 2013 City Council meeting with the suggested modifications that was submitted.

Second: Cl. Nelson seconded the motion.

Vote: Passed 5:0

2. Approval of City Council meeting minutes- March 28, 2013

Motion: Cl. Farnworth moved to approve the minutes of the March 28, 2013 City Council meeting.

Second: Cl. Nelson seconded the motion.
Vote: Passed 5:0

ACTION ITEMS:

3. Authorizing the Mayor to sign the application for the 2013 Utah County Municipal Recreation Grant Agreement.

Stacey Child, Parks and Recreation Director, reviewed the staff report for the City Council. This is an annual grant that the city applies for and this year the Parks and Recreation department would suggest the funds be used for re-surfacing the Mapleton City Park Tennis Courts. The amount from last year's grant will rollover for a combined amount of \$9,483.52. The remaining costs have been budgeted within this year's budget.

Cl. Hansen inquired if there were more bids received and Stacey Child stated that this is the only company in Utah that provides this service. Cl. Hansen also inquired if there were other projects that have been considered to use the funds for. Stacey Child stated that for the small amount of money that is received for the grant, there is not a lot of projects that can be done for that amount, thus this is why last year's funds are being rolled over in order to increase the amount that can be used this year. Other projects that can be looked at in the future are the bathrooms at North Park and also improvements to the gazebo at the City Park.

Motion: Cl. Farnworth moved to approve a resolution to authorize the Mayor to sign the Utah County Municipal Recreation Grant Application in the amount of \$4,741.76 and authorize the Parks and Recreation Department to re-surface the tennis courts at the Mapleton City Park.

Second: Cl. Lundberg seconded the motion.

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye

Vote: Passed 5:0

Resolution No. 2013-07

4. Consideration of a resolution proclaiming April 26, 2013 as Arbor Day.

Stacey Child, Parks and Recreation Director, reviewed the Arbor Day Proclamation for the City Council. Mapleton City has obtained Tree City USA status in past years and to keep this a proclamation needs to be passed yearly declaring the last Friday in April as Arbor Day.

Motion: Cl. Lundberg moved to approve the resolution proclaiming April 26, 2013 as Mapleton City Arbor Day.

Second: Cl. Reid seconded the motion.

Cl. Farnworth Aye

Cl. Hansen Aye
Cl. Lundberg Aye
Cl. Nelson Aye
Cl. Reid Aye
Vote: Passed 5:0
Resolution No. 2013-08

5. Award contract to lowest bid for water line replacement on 1600 South.

Gary Calder, City Engineer/Public Works Director, reviewed the staff report for the City Council. He circulated the bid abstract from the bid held on April 16th at 2:00 pm. Van Con, Inc. provided the lowest bid. He explained that funding is in place to replace the waterlines on 1600 South in Mapleton. The road on 1600 South is a UDOT road and the city has to comply with their standards.

The bid process has been followed and staff would suggest awarding the bid to VanCon, Inc. in the amount of \$332,167.50

Motion: Cl. Reid moved to award the bid to VanCon, Inc. in the amount of \$332,167.50.

Second: Cl. Hansen seconded the motion.

Cl. Farnworth Aye
Cl. Hansen Aye
Cl. Lundberg Aye
Cl. Nelson Aye
Cl. Reid Aye
Vote: Passed 5:0
Resolution No. 2013-09

6. Approval of contract with RB&G for Storm Water Master Plan.

Gary Calder, City Engineer/Public Works Director, reviewed the staff report for the City Council. RB&G Engineering is a consulting firm whose specialties are water system related projects and they have prepared a proposal for a Storm Water Master Plan update. Staff would suggest approving the contract from RB&G Engineering not to exceed \$28,880. Cl. Lundberg inquired if Mapleton Irrigation will agree with this document. Mr. Calder stated that when this is finished, he is hopeful that both Mapleton City and Mapleton Irrigation will sign off on the document.

Motion: Cl. Lundberg moved to approve a contact with RB&G for the development of a Storm Water Master Plan not to exceed \$28,880.00.

Second: Cl. Reid seconded the motion.

Cl. Farnworth Aye
Cl. Hansen Aye
Cl. Lundberg Aye

Cl. Nelson Aye
Cl. Reid Aye
Vote: Passed 5:0
Resolution No. 2013-10

DISCUSSION ITEMS:

7. Consideration of a request from Alpine Homes to amend the road layout and lot configurations of the concept plan for Phase 3 (approximately 40 lots) of the Harvest Park development.

Sean Conroy, Community Development Director, reviewed the staff report for the City Council. He explained that Alpine Homes would like to get input from the City Council and inquired if they would support a request to amend the the road layout and lot configurations of Phase 3 of the Harvest Park development.

Initially Phase 3 of Harvest Park included 41 lots near the northwest corner of the property including 11 sets of twin homes. The original owner no longer owns the property of Phase 3 and Alpine Homes is under contract to purchase this phase and would like to make the following changes:

- Increase the lot sizes and decrease the number of units(41 to 35)
- Eliminate all twin homes
- Reconfigure the roads to include two access points onto Slant Road instead of three.

The development agreement with Harvest Park requires the City Council to review all requests for changes to the approved concept plan.

Staff's primary concern would be if driveways were being proposed on Slant Road. To avoid driveways on Slant Road, the applicant is proposing shared driveways for lots 21-23. This is not an ideal configuration, but does eliminate the driveway concern.

Staff requests that the council provide direction to the applicant on the proposed amendments.

Cl. Reid asked if they would still be under the same design standards as the rest of the development. Mr. Conroy stated that they have met with the HOA and will be held to same standards. The Mayor stated that the shared driveways could be a potential problem where driveways could be blocked.

Ross Mitchell, with Alpine Homes, stated that it would not be their preference to have shared driveways. Gary Calder stated that in the future Slant road will become a collector road.

The council is supportive of allowing driveways on Slant Road rather than the shared driveway option.

8. EBCo and Presidio Capital requests a discussion regarding the offsite sewer alignment and crossing location, the offsite water improvements, and the connector's agreement participation for their developments located generally at 4000 South Hwy 89.

Cory Branch, City Administrator, reviewed the staff report for the City Council. The applicant would like to discuss offsite sewer alignment and crossing locations located generally at 4000 South Hwy 89. The development agreement was signed in August of 2011.

A transcript of this item is available at the city offices at your request.

MAYOR AND CITY COUNCIL ADMINISTRATIVE REPORTS:

Cory Branch reported that April 30th and May 14th will be the next City Council meetings. He also reported on the following topics:

- The RFP has been posted and the closing date is April 29th.
- A letter was received by Carly Hitchcock on behalf of Rea Bleggi to have 1200 North renamed after the Bleggi's. Staff is not supportive of this request.
- Dump passes will be available for residents during the month of May.

Motion: Cl. Nelson moved to adjourn the meeting

Second: Cl. Lundberg seconded the motion

Vote: Passed unanimously

Meeting adjourned 10:15 p.m.

APPROVED: April 30, 2013

Camille Brown, City Recorder