

MAPLETON CITY COUNCIL MEETING

August 3, 2010

PRESIDING AND CONDUCTING: Mayor Wall

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

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

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: The Mayor called the meeting to order at 7:05 p.m. Gary Calder gave the invocation and Dave Stewart led the meeting in the Pledge of Allegiance.

OPEN FORUM:

Fred Medved- 1309 East 400 North- stated that he is concerned about the water pressure on his property. He said that when the subdivision was put in by his property, some of the new residents started receiving pressurized irrigation. He is disturbed that he is not getting his one share of Mapleton Irrigation and would ask for the city's help to try and come to a resolution so that he is able to water his property.

It was explained to Mr. Medved that any new development is required to dry pipe their lines in preparation for the future expansion of the city pressurized irrigation system. Mr. Gardner's development is not on the city's pressurized irrigation system. The subdivision benefits from a private pressurized irrigation system.

It was agreed that the city could set up a meeting with Mr. Gardner, Mapleton Irrigation and the City Engineer to seek remediation for Mr. Medved.

Kevin Watkins- South Hollow- stated that he and his family were one of the first ones to build a home in this subdivision. He received a letter that Mr. Salisbury has cleaned up what is his property and it is now the home owner's responsibility to clean up the remaining hazards that are on their property. Mr. Watkins explained that the concrete that is behind his home is not his and he does not have anything remaining in his backyard that needs to be cleaned up.

Jeff Sullivan- 84 Slant Road- He stated that he wanted to thank the city for their efforts in getting the South Hollow subdivision cleaned up of the weeds and debris. He is now concerned

with the remaining debris that residents of South Hollow have in their yards. He issued a letter to neighbors stating that Mr. Salisbury has done the cleaning that he was responsible for and the residents now needed to get rid of the weeds and debris. There is still some remaining rebar that was not taken out and he would like the city to help in getting this hazard removed. Another important issue is that of the common area. He would like to know what the residents of South Hollow can expect of the common area.

John Higgins of UDOT gave an update on the UDOT projects that are going on in Mapleton.

CEREMONIAL ITEM: Recognition of the Chris Trapnell and Brian Trapnell for the 24th of July celebration. Mayor Wall recognized Chris Trapnell, Brian Trapnell, Firestorm and Terry Ficklin with ET Sound for their great efforts in making the 24th of July a great celebration. The City presented each with a gift certificate.

APPROVAL OF MINUTES

1. Approval of City Council meeting minutes- July 20, 2010

Motion: Cl. Christensen moved to approve the minutes of the July 20, 2010 City Council meeting.

Second: Cl. Nelson seconded the motion.

Vote: Passed 5:0

2. Approval of the bid for the new Public Safety Building

The City Administrator, Bob Bradshaw, stated that this project had gone out to bid in June and the bids were formally opened on July 19th. He explained that the architects have been doing a complete review. **Jay Taggart** with Curtis Miner Architecture, stated that the bids were evaluated and break downs were reviewed. Questions were generated for the contractors and references were verified. **Cl. Cobia** inquired about the bond rate of Interwest Construction, electrical and overhead door subcontractor's bids and sought clarification as to why they were so much lower than the other two companies that bid the project. He asked if the right specifications were bid and make certain that the architect or contractor would not be requesting change orders further into the project. **Mr. Taggart** stated that the electrical bids have been verified and he would recheck the numbers provided by the overhead door company prior to the contract being signed. **Mr. Brown** of Interwest Construction was at the meeting and stated that all numbers have verified with the overhead door company and the bid was accurate. He also said that their bond rating reflects a financial sound company. **Cl. Lundberg** reported that he has had residents call him expressing concern that by constructing the Public Safety Building that monies would need to be borrowed or bonded for. **David Allen** the Finance Controller stated that the \$2.1 million is going to be funded by using the \$425,000 Public Safety Impact Fees, \$1.3 million from the credit for the retention pond and the remaining balance from monies that the city has been collecting over the years- enough money has been freed up to provide the full \$2.1 million with no additional funding required. No general funds, loans or bonds will be used.

Motion: Cl. Nelson moved to approve the contract with Interwest Construction for the new Public Safety Building in the total amount of \$2,130,000 including the completion

of the basement with a completion estimated at 44 weeks to be finished in June 2011 and authorize the Mayor to sign the construction contract.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Dave Stewart with the Fire Department stated that the Ambulance and Fire Departments would like to raise funds to purchase a statue to be placed in front of the new building. The Mayor asked Mr. Stewart to bring ideas back to the Council of what type of statue they would like and this could be considered.

ACTION ITEMS:

3. Dogwood Drive Contract- To consider and approve revised bid for road widening and pipe laying operations. Verbal report from City Engineer.

Gary Calder the City Engineer stated that he has been able to negotiate a change order in the amount of \$225,000 for the larger pipe that is going to be put in on Dogwood Dr. There is a preconstruction meeting scheduled for August 5th and they are scheduled to begin construction on the August 16th.

Motion: Cl. Cobia moved to approve a change order in the amount of \$225,000 for the road widening and pipe laying operations for the Dogwood Drive Contract.

Second: Cl. Nelson seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Lundberg Nay

Vote: Passed 4:1

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Cory Branch reported that he had sent out an email with an update on the South Hollow project. He met with Jeff Sullivan on site and they discussed that some of the debris is on the Sayer property and the city will continue their efforts to get it cleaned up.

Gary Calder stated that he has received phase I of the pressurized irrigation drawings. These plans are only for the piping. The draft PI master plan should be heard at the next Planning Commission meeting.

Cl. Cobia stated that the 24th of July celebration was a great success and thanked all of those who helped with its organization.

Mayor Wall thanked all council and staff that participated in the 24th of July celebration. He said that all went well and things were learned that will be improved on next year. He also circulated the draft referendum question that the City Attorney had prepared. The council was asked to

email their input to the City Administrator by Thursday at 5:00 pm so this could be sent over to the County on ballot preparations.

Dave Allen reported that the city has received their first check pertaining to the CUP project in the amount of \$124,000. NOTED

Motion: Cl. Nelson moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing reasonably pending litigation

Second: Cl. Cobia seconded the motion

Vote: Passed unanimously

Meeting adjourned at 9:45 pm

Camille Brown, City Recorder

APPROVED: August 17, 2010