

MAPLETON CITY COUNCIL MEETING

August 20, 2013

PRESIDING AND CONDUCTING: Mayor Brain 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
Sean Conroy- Community Development Director

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: Mayor Wall called the meeting to order at 7:05 p.m. Cl. Farnworth gave the invocation and Camille Brown led the pledge of allegiance.

PUBLIC FORUM: No comments were made.

APPROVAL OF MINUTES:

1. Approval of City Council meeting minutes- August 6, 2013

Motion: Cl. Nelson moved to approve the minutes of the August 6, 2013 City Council meeting.
Second: Cl. Farnworth seconded the motion.
Vote: Passed 4:0

2. Approval of City Council meeting minutes- August 13, 2013

Motion: Cl. Nelson moved to approve the minutes of the August 13, 2013 City Council meeting.
Second: Cl. Farnworth seconded the motion.
Vote: Passed 4:0

ACTION ITEMS:

3. Consideration of an Annexation Petition to annex approximately 41.47 acres of property in unincorporated Utah County located at approximately 3050 S. 800 W. into Mapleton City.

Sean Conroy, Community Development Director, reviewed the staff report with those in attendance. This acreage includes the Meyer property and a parcel owned by Central Bank that is under contract by Dave Scoville. The annexation petition is in compliance with the general plan designation for low density. The applicant would like to negotiate a development agreement with an RA-2 zoning. The annexation process was outlined for the council. There is one application for both parcels. Both applicants have signed the petition. Staff would recommend the council to accept this annexation petition.

Motion: Cl. Hansen moved to approve the Annexation Petition to annex approximately 41.47 acres of property in unincorporated Utah County located at approximately 3050 S. 800 W.

Second: Cl. Nelson seconded the motion

Cl. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Farnworth Aye

Vote: 4:0

Resolution No. 2013-30

4. Consideration of an Annexation Petition to annex approximately 180 acres of property in unincorporated Utah County located at approximately 3000 S. Hwy 89 into Mapleton City.

Sean Conroy, Community Development Director, reviewed the staff report with those in attendance. The annexation process was reviewed. Cl. Farnworth inquired if the BYU parcel was included in this annexation. He further stated that this is currently a compost yard and is concerned of the smell in this area and potential problem it could cause.

Dan Ford stated that they are very excited to begin this project.

David Meyer stated that they are supportive of the annexation if their property is located within the General Commercial zone.

Motion: Cl. Hansen moved to approve Annexation Petition to annex approximately 180 acres of property in unincorporated Utah County located at approximately 3000 S. Hwy 89 into Mapleton City.

Second: Cl. Nelson seconded the motion

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Farnworth Aye

Cl. Reid Aye

Vote: 4:0
Resolution No. 2013-31

5. Consideration of a request to establish a reimbursement amount for improvements installed as part of the Pheasant View Subdivision located at 1200 W. 900 S.

Sean Conroy, Community Development Director, reviewed the staff report with those in attendance. In 2006 the applicant submitted a letter to the city for reimbursement. Since then there has been very little documentation to establish this reimbursement. The reimbursement amounts are based on the City Engineers estimates or actual costs and also the developer's costs. The City Engineer went back and looked at the amount of the roads costs. The reimbursement amount with roads included is \$88,923.50 and without roads it is closer to \$49,505.50. The Misty Meadows subdivision reimbursement did not include roads. The city has never reimbursed costs for roads. Mr. Conroy stated that the spreadsheets were received, but no actual invoices were issued.

Cl. Lundberg arrived at 7:25 pm

Ryan Livingston, the applicant, stated that the actual costs are a lot more than what the City Engineer came up with. Gary Calder stated that he reviewed the bond amount at the time that the subdivision was done. Ryan stated that the spreadsheets that were provided are the draws that the excavator requested from the bank.

Cl. Reid inquired if the applicant has invoices that could be reviewed or if he only has the spreadsheet. Mr. Livingston stated that Washington Mutual Bank no longer does business in Utah and so that is why he solely provided the spreadsheet. Cl. Lundberg stated that at the time of continuance we were requesting more information and we need to make certain that we have evidence of actual numbers. This has to happen or we have to rely on the best estimate from our staff.

Gary Calder stated that the applicant is requesting reimbursement for irrigation items, the city does not give reimbursement for irrigation items, this is between the developer and the Irrigation Company.

Mayor Wall inquired from the applicant if he would like to keep looking for further documentation and he stated that he did.

Cl. Nelson stated that he would like to do something that is fair and equitable to both sides. Accurate record keeping would be ideal, but we don't have that.

Gary Calder reported that the city needs actual invoices not a spread sheet. Cl. Lundberg stated that our code is not very clear and the applicant did submit a letter in 2006, but he would strongly encourage the applicant to find actual costs. Gary Calder stated that this road is to the point that it needs maintenance.

Fred Laird- stated that they have the amount of the project, but they only have a bid amount. They need the amount to be justified. The most the owners could get on the property is 14 lots. If in fact the council decides, when the contractor builds a house there are a lot of write off the contractor has.

John Jensen inquired as to the location of the dry and wet lines and where they were placed in the road. Gary Calder stated that the city has standards and the lines were put in based on city standards.

Motion: Cl. Farnworth moved to continue this item to a future council meeting.

Second: Cl. Reid seconded the motion

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Reid Aye

Cl. Nelson Aye

Vote: 5:0

PUBLIC HEARING:

6. Consideration of an ordinance amending Mapleton City Code Chapters 13.20.060 and 17.28.050 related to reimbursement opportunities for the installation of public infrastructure improvements associated with new development.

Sean Conroy, Community Development Director, reviewed the staff report with those in attendance. The current ordinance has a few inconsistencies. The proposed ordinance will be clear to adjacent and benefiting property owners. A timeframe will be established of 5 years for roads and 10 years for all other improvements. There will also be a process for collecting and remitting reimbursement payments as well as allowing the city to collect reimbursement for improvements installed by the city.

Cl. Hansen inquired if this was in line with other surrounding cities. Mr. Conroy stated that he did check with other cities and this is in line with other cities. As far as the number of years, this is common amongst other cities.

The public hearing was opened:

David Meyer inquired if a project is started and nothing is built for 12 years, would the time limit then expire. Mayor Wall explained that his parcel was unique as to the Harmony Ridge Development Agreement.

The public hearing was closed.

Motion: Cl. Nelson moved to approve ordinance amending Mapleton City Code Chapters 13.20.060 and 17.28.050 related to reimbursement opportunities for the installation of public infrastructure improvements associated with new development as stated in the report.

Second: Cl. Farnworth seconded the motion

Cl. Lundberg Aye
Cl. Farnworth Aye
Cl. Reid Aye
Cl. Nelson Aye
Cl. Hansen Aye
Vote: 5:0
Ordinance No. 2013-07

ACTION ITEM:

7. Consideration of a Resolution of the City Council adopting a schedule for reimbursements as required in Mapleton City Code (MCC) Chapter 13.20.060.D.

Sean Conroy, Community Development Director, reviewed the staff report with those in attendance. The City Engineer shall use the unit costs to determine the total costs of the reimbursable improvements. The reimbursement amounts shall be equal to ½ of the total cost for the portion of the improvements that front on a benefiting property.

Motion: Cl. Nelson moved to approve Resolution of the City Council adopting a schedule for reimbursements as required in Mapleton City Code (MCC) Chapter 13.20.060.D.

Second: Cl. Farnworth seconded the motion

Cl. Farnworth Aye
Cl. Reid Aye
Cl. Nelson Aye
Cl. Hansen Aye
Cl. Lundberg Aye
Vote: 5:0
Resolution No. 2013-32

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Sean Conroy reported that the city is up to 65 building permits for 2013.

Gary Calder stated that he is working with Jack Evans and Spanish Fork City with the Master Planning for the realignment of the sewer. LEI, Engineering came up with this idea and this is helping get sewer in areas of Mapleton where there is currently no sewer.

Jonathan Reid reported the danger of kids playing on the power boxes at approximately 1130 West Park Meadows Drive.

Mike Nelson stated that he would like to thank our Parks Department for working with Maple Mountain High School and getting their field looking great.

Scott Hansen reported that from the 24th of July post mortem meeting, members of the committee stated that the Memorial Hall was very hot, he suggested that maybe there could be budget money set aside for an air conditioner.

Camille Brown inquired from the Council who would be able to help with the aid station for the Moonlight Half Marathon this Friday night located at the Irrigation Pond. Members were asked to be there at 9:30.

Cory Branch reported that Debbie Cardenas will be starting on the 26th of August to replace Dave Allen. Dave's last day will be August 29th and an open house will be held on the 28th from 2-4 pm.

Motion: Cl. Nelson moved to adjourn the meeting

Second: Cl. Farnworth seconded the motion

Vote: Passed unanimously

Meeting adjourned at 8:28 pm

APPROVED: September 3, 2013

Camille Brown, City Recorder