

MAPLETON CITY COUNCIL MEETING

September 4, 2012

PRESIDING AND CONDUCTING: Mayor Brian Wall

Council Members: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson- Arrived at 7:25 pm
Jonathan Reid

Also Present: David Allen- Finance Controller
Cory Branch- City Administrator
Camille Brown- City Recorder
Gary Calder- Engineering/Public Works Director
Chief Pettersson- Police Chief/Public Safety Director

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: Mayor Wall called the meeting to order at 7:00 pm. David Allen gave the invocation and Chief Pettersson led the meeting in the Pledge of Allegiance. The Mayor welcomed the scouts that were in attendance who were working on Communications and Citizenship in the Community merit badges.

APPROVAL OF MINUTES:

1. Approval of City Council meeting minutes

Motion: Cl. Farnworth moved to approve the minutes of the August 7, 2012 City Council meeting

Second: Cl. Lundberg seconded the motion.

Vote: Passed 4:0

PUBLIC HEARING ITEM:

2. Mapleton City requests to amend Mapleton City Code Chapter 19.05: Type of Development Affected and Chapter 19.06: Procedures for Imposition, Calculation and Collection of Impact Fees, in order to modify the timing of the collection of impact fees.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. He stated that it is being proposed to amend Chapter 19.05 and 19.06 of the Mapleton City Code with regards to the timing of collection of impact fees. Since 2001 Mapleton City has collected impact fees at the time of plat recording as opposed to at the time of building permit. He further stated that it is common for most cities to collect the fees at the time of building permit. For residential projects it is being proposed to amend the ordinance to require Parks, Secondary Water and Public Safety to be collected at the time of building permit and continue to collect Water and Sewer impact fees at the time of subdivision plat recording. It is

also being proposed that all impact fees be collected at the time of building permit for commercial projects.

The Public Hearing was opened, no comments were made.

Motion: Cl. Lundberg moved to amend Chapter 19.05 and 19.06 of the Mapleton City Code pertaining to Procedures for Imposition, Calculation and Collection of Impact Fees in order to modify the timing of the collection of impact fees as discussed and attached to the minutes.

Second: Cl. Reid seconded the motion.

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Reid Aye

Vote: Passed 4:0

ACTION ITEMS:

3. Consideration of a resolution authorizing the City Engineer/Public Works Director to award a contract to the lowest bidder for Crowd Canyon Well Disinfection.

Gary Calder, Engineering/Public Works Director, reviewed the staff report for those in attendance. He stated that the city has a contract with Bowen Collins, a consulting engineer firm, and they solicited bids for the Crowd Canyon Well Disinfection Project. Three contractors were interested in making bids on the project, however only 2 bids were received. The third contractor declined to turn in a bid. Bids were received from Widdison Turbine Services, LC in the amount of \$61,150 and Zimmerman Well Service, LLC in the amount of \$110,750.

Motion: Cl. Hansen moved to approve a resolution awarding the bid to Widdison Turbine, LC for \$61,150 as stated in the bid schedule.

Second: Cl. Farnworth seconded the motion.

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Reid Aye

Vote: Passed 4:0

Resolution No. 2012-22

4. Harvest Park, LLC requests a modification to Lots Y10 and Y11 of Harvest Park Phase "1" Plat "C" in order to construct two (2) single family detached homes instead of two (2) single family attached homes which had been approved in the past. The subject properties are located generally at 748/764 South Silver Leaf Drive.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. Harvest Park Phase "1" Plat C was recorded in March of 2006. The subject lots Lot Y10 and Y11 are currently vacant. When

the overall preliminary plat was approved it showed that Y10 and Y11 would include one single family home for each lot, however the homes would be attached. It is being proposed that one home on each lot be constructed, however the homes would be detached, instead of attached. The Development Agreement states that no material modifications to Project Plans shall be made after approved by the City Council without written approval from the City Council, therefore the City Council will need to determine if the proposed request ensures compatibility with the surrounding properties, particularly with Lots Y1/Y2 and Lots Y3/Y4.

Motion: Cl. Lundberg moved to approve the modification's to Lots Y10 and Y11 of Harvest Park Phase "1" Plat "C" in order to construct two (2) single family detached homes with the condition that the impact fees be recalculated for detached homes, instead of attached.

Second: Cl. Farnworth seconded the motion.

Cl. Farnworth	Aye
Cl. Hansen	Aye
Cl. Lundberg	Aye
Cl. Reid	Aye
Vote:	Passed 4:0

Cl. Nelson arrived at 7:25 pm

DISCUSSION ITEM:

5. Consideration of changing the Animal Running at Large Ordinance.

Chief Pettersson, Police Chief/Public Safety Director, reviewed the staff report with those in attendance. It is being proposed that the Animal Running at Large ordinance be amended to hold property owners "strictly liable" when charged with an animal at large. In the past some animal at large cases have been dismissed due to not having a strict liability clause in the ordinance. Cl. Farnworth inquired if there is a separate dog ordinance pertaining to Dogs at Large and Cl. Lundberg would like the term "At Large" defined.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Cl. Farnworth stated that the Solid Waste Transfer Board that he serves on met and this year they are over budget which should be a concern to the city. He does not know at this time if tipping fees are going to be raised. One of the problems is that local towns that have commercial recycling companies are not taking their materials to the transfer station, which then hurts the budget. He also reported that there was a Bass Tournament held at Utah Lake which gave the Lake exposure.

Gary Calder reported that there had been neighbors complaining about mosquitos at the pond. The County Mosquito Abatement tested the pond water and there were no mosquitos.

CLOSED SESSION:

Motion: Cl. Nelson moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the discussion of reasonable imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

Second: Cl. Farnworth seconded the motion
Vote: Passed unanimously

Motion: Cl. Nelson moved to close the closed session and re-open the regular meeting.
Second: Cl. Lundberg seconded the motion
Vote: Passed unanimously.

OPEN FORUM:

Mike Cobia asked the Council if the bird sanctuary located on 300 West could expand their location to have the public be able to view their display better. Cory Branch, City Administrator stated that he would need to research this prior to making any decisions at this time.

Motion: Cl. Nelson moved to adjourn the meeting
Second: Cl. Farnworth seconded the motion
Vote: Passed unanimously

Meeting adjourned 9:00 p.m.

APPROVED: September 18, 2012

Camille Brown, City Recorder