

MAPLETON CITY COUNCIL MEETING

October 19, 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
Cory Branch- Planning Director
Camille Brown- City Recorder
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 7:03 p.m. Jackson Hales gave the invocation and McKay Kriser led the meeting in the Pledge of Allegiance.

Chief Pettersson reported that the Public Safety Building is on schedule and progressing. Cl. Farnworth reported that the book drop for the library has been made and it will be placed in front of the community center by the Mapleton City utility drop box. Also, he suggested that the city invest in a few of the same grills that the fire department has for city use. Cl. Lundberg asked the City Engineer about how much longer the construction on the highway would take place and a timeline for the Dogwood Dr. project. The City Engineer reported that the contractor has 45 working days on the Dogwood project and the overlay has been postponed. The highway contractor should be done by November.

OPEN FORUM: No comments were made.

APPROVAL OF MINUTES

1. Approval of City Council meeting minutes

Motion: Cl. Farnworth moved to approve the minutes of the October 5, 2010 City Council meeting

Second: Cl. Cobia seconded the motion.

Vote: Passed 5:0

PUBLIC HEARING:

2. Secondary Water System Master Plan.

Gary Calder, the City Engineer, submitted three phased Secondary Water System Master Plan, which would give developers better guidelines and direction. The city has received a grant to help with Phase I of the secondary system and the first priority will be to construct the irrigation pond. Each day thousands of gallons of water are pumped into Hobble Creek and is wasted from the cities perspective. A holding pond would allow the city to adequately store the water. By 2015 most PI users will be transferred over to meters for the monitoring of their water. This plan provides for the projected secondary water needs until build out of the city.

Cl. Jim Lundberg asked if the pond would vulnerable to leaking. The City Engineer assured the council that preventative measures will be taken to keep this from happening. Large quantities of clay will be brought in and also a membrane will line the pond.

The item was opened for public comment at 7:30 pm.

Tim Kriser-154 East 1040 North inquired about what water shares will be used. Mr. Calder said that Mapleton Irrigation Company and Strawberry Water shares will be used.

The Public hearing was closed at 7:32 pm

Motion: Cl. Christensen moved to approve the Secondary Water System Master Plan

Second: Cl. Farnworth seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 5:0

3. Whisper Rock-Final Plat approval, Plat “B” (11 units proposed), on property located generally at 1100 West Maple Street- Planned Residential Development - 1 (PRD-1) Zone. Cory Andersen, Agent

Cory Branch, planning director reviewed this staff report. The developer has received preliminary plat approval on this project. A phasing plan was approved for this development. Phase I has been built out and the applicant is requesting final approval for Phase II. The applicant, Cory Anderson stated that due to economics he would like to only finish 1100 West to the entrance of the development. He stated that he would complete the remaining improvements at the time Phase III is finished.

The public hearing was opened at 7:49 pm -no comments were made and the hearing was closed.

Cl. Cobia stated that although 1100 west would not be fully improved, he would like to see the road graded with gravel.

Motion: Cl. Cobia moved to approve the final plat of Whisper Rock, Plat B with the following conditions:

- Resolve the concerns stated in the DRC minutes of September 28, 2010.
- The 1100 West street improvements will only be required to the entrance (190 North) of the subdivision. Along 1100 West street from the entrance (190 North) of the subdivision to the north end of the property the developer will be required to only grade and gravel that portion of the street. During future Phase 3 full improvements will be required along 1100 West street beginning from the entrance (190 North) of the subdivision to the north end of the property.

Second: Cl. Nelson seconded the motion.

Cl. Christensen Aye
 Cl. Cobia Aye
 Cl. Farnworth Aye
 Cl. Lundberg Aye
 Cl. Nelson Aye

Vote: Passed 5:0

Resolution No. 2010-26

4. (Continued from September 21, 2010) 18.84.415: SECOND KITCHENS Amendment to Mapleton City Code for provisions relating to multiple kitchens in homes and detached buildings

Cory Branch the Planning Director reviewed the staff report. He stated that staff is proposing that a home may have more than one kitchen as long as the dwelling has an existing building permit. Different aspects of the code were reviewed and it was agreed that the Accessory Apartment language should be incorporated into this section and this item should be continued until this can be reviewed.

Public hearing was opened, no comments were made and the hearing was closed.

Motion: Cl. Nelson moved to continue the item to no later than November 16th.

Second: Cl. Lundberg seconded the motion.

Cl. Christensen Aye
 Cl. Cobia Aye
 Cl. Farnworth Aye
 Cl. Lundberg Aye
 Cl. Nelson Aye

Vote: Passed 5:0

DISCUSSION ITEM:

5. City's Health Insurance coverage and related premiums

The Finance Director, Dave Allen submitted his staff report identifying a problem in the Aetna's health insurance coverage. Instead of the deductible being based on a fiscal year, it has become evident that it was on a calendar year. Since the city joined Aetna half way through the 2010 coverage year when it began in July 2010 with a \$5,000 deductible, the deductible would start over on January 1, 2011 requiring city employees to meet another \$5,000 deductible.

The city's insurance broker's reported that the insurance carrier, Aetna, is not willing to do anything about this issue. Other options were explored and rates were reviewed. It was determined that PEHP would allow the city to begin coverage on January 1, 2011. Mr. Allen reported that PEHP was the most sensible way to go and the rates were lower than the renewal rates that were proposed to the city last March.

After a lengthy discussion, it was agreed that the city would switch insurance carriers on January 1, 2011 to PEHP and the full amount of the HSA monies would be deposited into the employee's accounts by December 31, 2010. Cl. Nelson and Cl. Cobia said it was the city's responsibility to make the employees whole and not burden them with a second \$5,000 deductible. The insurance premiums will also be increased by about \$63.00 by switching to PEHP costing the employees more money beginning January 1, 2011.

It was noted that premium adjustments would be reported to a future meeting when the Finance Controller submitted the next Budget Adjustment Schedule.

A few employees were present at the meeting and voiced their concerns about how this would affect the employees.

Motion: Cl. Christensen moved to adjourn the meeting.

Second: Cl. Farnworth seconded the motion

Vote: Passed unanimously

Meeting adjourned at 9:00 pm

Camille Brown, City Recorder

APPROVED: November 16, 2010