

**MAPLETON CITY COUNCIL MEETING**

**November 15, 2011**

**PRESIDING AND CONDUCTING: Mayor Brian Wall**

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

**Also Present:**  
**Dave Allen- Finance Controller**  
**Bob Bradshaw- City Administrator**  
**Cory Branch- Planning Director**  
**Camille Brown- City Recorder**  
**Gary Calder- City Engineer/Public Works Director**  
**Police Chief- Dean Pettersson**

**Minutes Recorded by: Camille Brown- City Recorder**

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**CALL TO ORDER:** Mayor Wall called the meeting to order at 7:00 pm Caleb Terry gave the invocation and Michael Newell led the meeting in the Pledge of Allegiance. A few scout troops were at the meeting working on merit badges.

**OPEN FORUM: No comments were made.**

**APPROVAL OF MINUTES**

**1. Approval of City Council meeting minutes**

**Motion:** Cl. Nelson moved to approve the minutes of the November 1, 2011 City Council meeting.  
**Second:** Cl. Cobia seconded the motion.  
**Vote:** Passed 5:0

**ACTION ITEM:**

**2. 2563 South Hidden Canyon Drive- Dangerous building/structure**

Cory Branch, the Planning Director stated that the house at this address burned down on February 12, 2009. The home was under construction at that time and had not received a certificate of occupancy from the city. In June of 2010 the city put up a fence to try and mitigate the safety concerns and complaints from neighbors. A letter was mailed to the home owner, Doug Sheneman, the Utah County Sheriff and was served on October 19, 2011 giving him until November 19, 2011 to have the property cleaned up. The City Administrator confirmed that

while the city as empowered to take further action, it had no legal obligation to proceed beyond the steps already taken to fence the property.

A property owner in the neighborhood Brent Benson and stated that the lot across the street from the burned house has a lot of clean fill and would drop the bid significantly if the land owner would allow the fill to be used. He stated that he would contact the land owner to get his permission for the use of this dirt.

After a lengthy discussion the council suggested that the demolition work should be put out to bid and 3 different levels of remediation would be available to bid on.

**Motion:** Cl. Lundberg moved that the Planning Director proceed with the solicitation of bids that include 3 options.

1. only the complete removal of the building and concrete as a dangerous building under the city's uniform code for abatement of dangerous buildings;
2. filling in the area with dirt and a third option in between sufficient to eliminate and abate the dangerous nature of the building.

**Second:** Cl. Cobia seconded the motion.

Cl. Christensen Aye  
Cl. Cobia Aye  
Cl. Farnworth Aye  
Cl. Lundberg Aye  
Cl. Nelson Aye  
Vote: Passed 5:0

### 3. Canvass of the 2011 General Municipal Election

Camille Brown, the City Recorder presented the results of the General Election and the City Council as the Board of Canvassers reviewed the numbers and all certified that the certifications of canvass were complete and accurate.

**Motion:** Cl. Lundberg moved to approve the canvass of the votes for the 2011 General Municipal Election and certify that Scott Hansen, Mike Nelson, and Jonathan Reid serve as Councilmembers for the next 4 year term.

**Second:** Cl. Christensen seconded the motion.

Cl. Christensen Aye  
Cl. Cobia Aye  
Cl. Farnworth Aye  
Cl. Lundberg Aye  
Cl. Nelson Abstain  
Vote: Passed Vote 4:1 abstain

### 4. 1651 West Harvest Parkway (800 South) Harvest Park Commercial

Cory Branch, the Planning Director reported that in February 2011 the project plan was approved for the commercial area in Harvest Park. The Developer, Scott Powell is requesting approval for

buildings 1, 4 & 5. For building 1 they are proposing to have a temporary building a modular trailer, on the North side of the commercial space and start with construction of buildings 4 and 5. A building permit should be ready in the next week for the pharmacy.

**Motion:** Cl. Nelson moved to approve the commercial development request including the developer to meet all staff requirements and file for a \$5,000 bond.

**Second:** Cl. Cobia seconded the motion.

Cl. Christensen Aye  
Cl. Cobia Aye  
Cl. Farnworth Aye  
Cl. Lundberg Aye  
Cl. Nelson Aye  
Vote: Passed 5:0

### **5. Groundwater Flooding Investigation- to consider report from RB&G**

Gary Calder, the City Engineer submitted a report from consultants RB&G proposing to monitor groundwater levels including test wells to be dug in 16 different locations throughout Mapleton. The engineering firm would drill down 20 feet to gather data and check its variable from year to year and month to month. RB&G will initially do the testing. Regular monitoring would be done by the city. The study will help establish a standard identifying where the water table is on high and low years.

Cl. Farnworth stated that he believes that the water volume is the key cause of the problem, not necessarily the drainage. There are many people in this town that can tell the city the history of the water going back as much as 40 years'. Cl. Cobia suggested that the city may have to adopt a standard that some zones cannot have basements at all.

**Motion:** Cl. Cobia moved to approve the RB&G report with funding in the amount of \$33,000 from the sewer fund.

**Second:** Cl. Christensen seconded the motion.

Cl. Christensen Aye  
Cl. Cobia Aye  
Cl. Farnworth Aye  
Cl. Lundberg Nay  
Cl. Nelson Aye  
Vote: Passed 4:1

Cl. Lundberg stated that his vote was based on the amount that this study would cost. He believes it is needed, but it is much too costly.

**DISCUSSION ITEM:**

**6. Rules of Order and Procedure Regulating Public Meetings**

Bob Bradshaw, the City Administrator stated that Cl. Christensen has been working on an ordinance for new Policies and Procedures for the City Council to follow. House Bill 267 was passed by the legislature requiring that all City Councils and Planning Commissions must have Policies and Procedures in place to regulate meetings. This item will be officially heard at the December 6<sup>th</sup> meeting.

**7. Second City Council Meeting in December**

Mayor Wall stated that this meeting would most likely be a work meeting and no business would be carried out.

**MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS**

**Cory Branch** reported on the MAG transportation study and stated that they will be reporting at the 2<sup>nd</sup> meeting in January to discuss further studies.

**Gary Calder** stated that the surveillance has begun in Harvest Park and there has not been too much new infiltration found in the sewer system. The bidding of Phase II of the secondary water project has gone out and will be reported at the December 6<sup>th</sup> meeting.

**Cl. Cobia** will be attending the last SUVWMA meeting and would like Cl. Lundberg to attend, so that he can serve as the acting member.

Mayor Wall is in the process of rearranging the council's assignments and incorporating the new council. This will be discussed at the work meeting on December 20<sup>th</sup>.

**Bob Bradshaw** reported the current position on the insurance claim filed by Mr. Shorts.

**Motion:** Cl. Farnworth moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the discussion of the character, professional competence, or physical or mental health of an individual pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

**Second:** Cl. Nelson seconded the motion

**Vote:** Passed unanimously

Meeting adjourned 9:45 p.m.

Camille Brown, City Recorder

**APPROVED: December 6, 2011**