

**MAPLETON CITY
CITY COUNCIL MINUTES
March 19, 2014**

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson
Jonathan Reid- Arrived at 7:30 pm

Staff in Attendance: Cory Branch, City Administrator
Camille Brown, City Recorder
Gary Calder, Public Works Director/City Engineer
Sean Conroy, Community Development Director
Debbie Sanchez, Finance Director

Minutes Taken by: Camille Brown

Mayor Wall called the meeting to order at 7:00 pm. gave the invocation and led the Pledge of Allegiance.

OPEN FORUM:

Mike Cobia, 325 North 300 West, stated that he is concerned about the deer population in Mapleton. He also inquired if the fence and weapon ordinances could be reviewed to help mitigate this deer problem. He stated that cross bows are legal in any area at this time. Mayor Wall informed Mr. Cobia that that himself and staff have met with DWR a few times and the city is working on getting this item to the City Council in the summer. Highland City adopted an ordinance last year and the city will use this as model to assist our staff in proposing adoption of this ordinance.

The Agenda Items were not heard in the same order as shown below:

Item 1. Approval of City Council Meeting Minutes – March 4, 2014:
Motion: Cl. Farnworth moved to approve the March 4, 2014 City Council Minutes.
Second: Cl. Nelson seconded the motion.
Vote: Passed 4:0

Item 2. Consideration of a Resolution amending the schedule of water rates for culinary and pressurized irrigation water.

Mayor Wall introduced the item and stated himself, Debbie Sanchez, Cory Branch and Gary Calder have been working on this item which has taken a lot of work and time and updates have been done just as late as 40 minutes ago.

With the installation of the Pressurized Irrigation (PI) the city was very fortunate to receive Central Utah Project funds to help with the first phase of this this project. The city received a grant for \$5 million

which helped complete the first phase.

The master plan was to complete the PI system from the North to South parts of Mapleton. To complete the second phase of the PI it will take \$10-12 million more dollars to finish the project and currently only half of the houses in Mapleton have access to the PI.

Mayor Wall continued to say that with the water debt and culinary water debt the water fund goes to that debt and those services, the methodology the city has used is what the number is that the city has to meet in order to have water revenues. If the number is too high, low or indifferent, the model approved would allow the city to monitor 300-500 homes. The city has found in a small study that when more homes hook up to the PI, the city will see a significant drop in culinary water usage which is a loss in revenue. The city has been working with CUP to get water from the black pipe where the canal was piped when it is pressurized.

Cl. Nelson stated that around 400 gallons a minute are dumped into Utah Lake from Hobble Creek, if we can recycle this water back to Mapleton City, this will help with having more water.

Reality is the city is trying to subsidize a debt service, so the city has built build the into the model, to force citizens to switch over, but by switching you lose 60% of revenue for not having citizens using the culinary water, so we have had to create a method to reward those citizens for switching over to the PI.

Cl. Reid arrived at 7:30 pm prior to Debbie Sanchez starting her staff report.

Debbie Sanchez, reviewed the staff report for those in attendance. The different tables were explained and how they would be applied to PI water usage vs. culinary water usage.

With the first reading this year, the PI usage for the last year was outrageous. People with PI are using an average of 104,000 gallons of PI water.

Mayor Wall stated that you would have to curve the behavior by the way the model is structured. If residents water like they did last year, the bill is going to be larger. Residents may have to cut their watering back to just a few times a week and if watering habits aren't changed then you will feel it in your bills.

Debbie stated that under the current plan the impact with proposed new rates, the culinary water users will be paying \$1,066, a year and PI users will be paying \$1,078 year.

Mayor's peak usage are 60,000 to 80,000 total half acre lot, of both culinary and pi

Those using 80,000 or more are going to see a jump and those under will be not.

Cory Branch, shed some light on the newer developments have put in the can, which includes the meter plus the transponder, Every house that has PI has a meter and transponder in there. There was an option to not have meters, but the city included meters in the bid.

The residents were advised to water like they want to water in the summer and the city offices will be able to give you a good estimate of what to expect when the new rates take effect.

Cl. Lundberg stated that the projected rate by the State is with 11,000 feet of grass they say the water for that is about 43,000 gallons of water to water your grass.

Derek Haynie stated that the rest of the city has a fear based incentive by putting in PI, you actually could pay less, he stated that Mr. Calder might remember when he hooked up to the PI he got dirty water with other sentiments which caused his yard to get many more weeds. He is also worried about if the pressure will be affected when more hook into the system because his pressure is not the best right now.

Gary Calder responded to Mr. Haynie's comments and stated that 90% of the water comes out of the pond, its filtered and the wells and springs. Mapleton's water is clean, pumped out then goes through another filter, and that's how the self cleaning filters work, the culinary water is 80 PSI, this was designed from the canal water to be pressurized, you may have to reduce the number of sprinkler heads you have.

Cl. Lundberg stated that if we pass a water conservation ordinance, will that make a difference and Mr. Calder stated that it would make a big difference. . By saving water at this time, it will help a lot.

Mike Cobia stated that by putting water restrictions on the city, certain areas will be affected by the wind

regardless. Some could lose a lot of water due to the wind.
It was determined that should staff continue to work with the tables and establish the impact to the revenue using information from additional accounts with different rates applied.

Motion: Cl. Nelson moved to continue this item to the April 1, 2014 meeting.

Second: Cl. Farnworth seconded the motion.

Cl. Nelson Aye

Cl. Reid Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Vote: Passed 5:0

Item 3. Consideration of a Resolution amending the Development Agreement for the Harmony Ridge development project located at approximately 5000 S Hwy 89.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Based on the cost of 8 inch line across benefitting property frontage, the is based on ERUs downstream capacity on the property portion of upsizing the pipe downstream and reimbursement on adjoining properties.

Greg Magelby stated that it should be a 12 inch pipe not 8.

It was stated that the interest loan could be included in the reimbursement. This would be paid without obtaining a loan and there would be no need to have an interest amount. The other cost that will come about is for fire hydrants, which will be the largest cost which few years down the line. On Slant Road a new line will need to be put in within the next 20 years which will cost \$950,000 in today's market numbers. This line is going to be TV'd this week and which will depend on the growth of Mapleton. There are spots with potential problems and before the city takes ownership a second line may need to be put in and then co-owned.

Jack Evans stated that to prevent potential questions, they will get a free market loan from Zions, and this will be a free market transactions. He is only mentioning Zions because they have talked to them, but it could be another bank as well. If they are charged an unfair interest rate, they will take this into consideration, and they will put their own property up as collateral. This will not be a public bond, which is not tax free which lowers the cost. With cash flow being unpredictable, they will put some prepayments clauses in this and it will be transparent, which no one can accuse anyone of being dishonest.

Gary stated that they have looked at phasing which would help by making a connection at the Westwood Tank to the highway.

There was a lengthy discussion on pipe, PVC, vs. Sani-tite, developers have gone from concrete to PVC and now another type of material, Sani-tite is being used, but this has not been approved by APWA Standards.

David Meyer who is an owner of one of the parcels inquired about the ERU ratio to ERU for frontage.

Sean Conroy stated that the lines have been upsized, and ERU's have to get factored into the reimbursement, the ERU is only applicable because it is downhill and the agreement does have a cap

Motion: Cl. Farnworth moved to approve a resolution amending the Development Agreement for the Harmony Ridge development project located at approximately 5000 S Hwy 89 using the PVC pipe unless the sani-tite is approved by the APWA standards before the pipe is put in the ground.

Second: Cl. Nelson seconded the motion

Cl. Farnworth Aye

Cl. Hansen Aye
Cl. Nelson Aye
Cl. Lundberg Aye
Cl. Reid Abstain
Vote: Passed 4:1
Resolution No. 2014-15

Item 4. Consideration of an Ordinance amending Mapleton City Code (MCC) Chapters 17.03, 17.04, 17.16, 17.20, 17.24, 18.82.170 and 18.84.390 modifying the city’s bonding requirements for subdivision improvements

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. When most subdivisions are approved there are requirements to install improvements such as roads, curb, gutter and sidewalks and all water lines. The city currently requires the developers to post two bonds. The first bond is a performance bond that guarantees the installation of improvements and is in an amount equal to the city Engineer’s cost estimate for the work that is completed. The second bond is a cash durability bond in an amount of 20% of the performance bond. The purpose of this bond is to cover any defects that may have been identified with the improvements during the one year durability period.

The changes that are being proposed are that upon approval of a subdivision plat, the applicant shall either bond for the improvements as currently required, or shall install the improvements prior to plat recording as allowed by state code. If an applicant elects to install the improvements prior to plat recording, the following will be required prior to the commencement of construction.

Mr. Conroy stated that how the code is written now, the developer has two options they can either bond for the improvements or install improvements prior to the plat being recorded until the bond is in place.

Public Hearing was opened.

Ross Mitchell, Alpine Homes, commented on the reduction of 3 to 2 years. He stated that 2 years is very easy to get improvements done, but if you get an approval in October, there could be struggles in getting your improvements in by the spring, and that could put you down to 18 months

Sean stated that if this type of problem is occurring the city council could address this.

Public hearing was closed

Motion: Cl. Lundberg moved to approve the amendment to the Mapleton City Code (MCC) Chapters 17.03, 17.04, 17.16, 17.20, 17.24, 18.82.170 and 18.84.390 modifying the city’s bonding requirements for subdivision improvements as set forth in the proposed exhibit A with the additional amendment to section b.

Second: Cl. Nelson seconded the motion

Cl. Lundberg Aye
Cl. Reid Aye
Cl. Farnworth Aye
Cl. Hansen Aye
Cl. Nelson Aye
Vote: Passed 5:0

Ordinance No. 2014-04

Item 5. Mapleton City requests to amend Mapleton City Code Title 13, Public Services, in order to enact Chapter 13.32: Time of Day Watering Restrictions to promote efficient sprinkler irrigation practices for all lawns and landscaping.

Motion: Cl. Nelson moved to continue the request from Mapleton City to amend the Mapleton City Code Title 13, Public Services, in order to enact Chapter 13.32: Time of Day Watering Restrictions to promote efficient sprinkler irrigation practices for all lawns and landscaping to the April 1st meeting

Second: Cl. Hansen seconded the motion

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Vote: Passed 5:0

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Sean Conroy reported that the Trails Open House went well. There were about 35 people that signed in, 11 comment forms were turned in and 8 of them were positive,

Mike Nelson confirmed that the wage and personnel and budget meetings were still being held on April 1st prior to Council Meeting.

Cory Branch informed the Mayor and Council that URMMA will be coming to the next Council meeting to share any updated information pertaining to URMMA.

Meeting adjourned at 10:40 pm

APPROVED: April 1, 2014

Camille Brown, City Recorder