

**MAPLETON CITY COUNCIL MEETING**

**December 3, 2013**

**PRESIDING AND CONDUCTING: Mayor Brain Wall**

**Council Members:**  
**Ryan Farnworth**  
**Scott Hansen**  
**Jim Lundberg**  
**Mike Nelson- Excused**  
**Jonathan Reid**

**Also Present:**  
**Cory Branch- City Administrator**  
**Camille Brown- City Recorder**  
**Gary Calder- Public Works Director/City Engineer**  
**Sean Conroy- Community Development Director**  
**Dean Pettersson- Police Chief/Public Safety Director**

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

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**CALL TO ORDER:** Mayor Wall called the meeting to order at 7:00 p.m. Cl. Farnworth gave the invocation and Cl. Lundberg led the pledge of allegiance.

**APPROVAL OF MINUTES:**

**1. Approval of City Council meeting minutes- November 19, 2013**

**Motion:** Cl. Farnworth moved to approve the minutes of the November 19, 2013 City Council meeting.

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

**Vote:** Passed 4:0

**ACTION ITEMS:**

**2. 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.**

The Mayor reported that this item will be continued.

**Motion:** Cl. Farnworth moved to continue the item to the first meeting in January.

**Second:** Cl. Reid seconded the motion  
Cl. Reid Aye  
Cl. Lundberg Aye  
Cl. Farnworth Aye  
Vote: 3:0

**Cl. Hansen arrived at 7:20 pm**

**DISCUSSION ITEM:**

**3. Consideration of a discussion item regarding the concept plan associated with the Mapleton Heights annexation petition located at approximately 3000 S Hwy 89.**

Cory Branch, City Administrator, reviewed the staff report for those in attendance. Other existing subdivisions were reviewed and it was stated that the use of TDR's was in place for these exiting subdivisions. The trail head park is a priority for staff as well as Hwy 89 trail dedication. Staff is not supportive of a city owned detention basin.

A question was presented whether or not the PD zone was an appropriate zone for this property and it was stated that staff does support the PD zone.

The items for the council to review include if they are supportive of the density, the trail head and any interest in the park/detention basin.

Jerry Tolley, planning consultant for Mapleton Heights, stated that this is a work in progress. All the lots are single family dwellings. The applicant would like 285 units.

Cl. Lundberg inquired how many acres are zoned commercial/retail. It was stated that representatives for the Meyers/BYU parcel would like to have their land zoned commercial. The connectivity of the streets to the south entrance was kept in mind as the concept plan was prepared.

The water and sewer line need to be included.

Cl. Reid stated that he would like to have a commercial plan in place prior to moving forward in a piece meal approach.

Overall the council was impressed with the concept plan and does support the applicant's density.

**ACTION ITEMS:**

**4. Consideration of approval to enter into discussions regarding an Interlocal Agreement between Mapleton City and the Nebo School District for an expansion of the proposed elementary school gymnasium to be built west of Harvest Park subdivision.**

Stacey Child, Parks and Recreation Director, reviewed the staff report for those in attendance. Nebo School District has just recently made the decision to construct an additional elementary school in Mapleton located just west of the Harvest Park Subdivision. Construction is to begin in

March of 2014 having a completion date of August 2015. In the past Nebo School District has entered into Interlocal Agreements with the city for the use of their gymnasiums for recreation purposes. The estimated cost for the improvements to the gymnasium in the proposed elementary school is \$214,600. Stacey further stated that the money for this would come from the surplus that was put into the capital facilities account. Cl. Lundberg inquired how the Interlocal Agreement would work. Stacey stated that by contributing to the costs of the extra improvements to the proposed building would allow the city to use the building for recreational purposes. An elementary school is a better fit for the city because the secondary schools are utilized a lot more.

**Motion:** Cl. Lundberg moved to approve a resolution with a commitment to enter into an Interlocal Agreement between Mapleton City and the Nebo School District for an expansion of the proposed elementary school gymnasium to be built west of Harvest Park subdivision with funds to be determined at the time of the new Interlocal Agreement.

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

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Reid Aye

Vote: 4:0

Resolution No. 2013-35

#### **5. Consideration of a resolution to adopt the Mapleton City 2014 Annual Meeting Schedule for the Mapleton City Council and Planning Commission.**

Camille Brown, City Recorder reviewed the dates for the 2014 Annual Meeting Schedule of the City Council and Planning Commission and asked for approval.

**Motion:** Cl. Farnworth moved to approve the Mapleton City 2014 Annual Meeting Schedule for the Mapleton City Council and Planning Commission as stated in the attachment.

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

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Reid Aye

Cl. Hansen Aye

Vote: 4:0

Resolution No. 2013-36

#### **6. Consideration of approval of an amendment to the Mapleton City Personnel Policy Section 8-3, Holiday Leave.**

Cory Branch, City Administrator reviewed the staff report for those in attendance. As per the personnel manual Mapleton City Employees currently receive 12 holiday leave days per year.

Mapleton City is still observing Columbus Day in October and it is being proposed that this holiday be removed and add the day after Christmas as a holiday in place of Columbus Day.

**Motion:** Cl. Lundberg moved to amend the Mapleton City Personnel Policy Section 8-3, Holiday Leave deleting Columbus Day and adding the day after Christmas as a holiday.

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

Cl. Farnworth Aye

Cl. Reid Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Vote: 4:0

**7. Consideration to approve a Lease Agreement between Mapleton City and the State of Utah, Division of Facilities Construction and Management regarding the joint undertaking to provide a library and bookmobile services to the residents of Mapleton.**

Cory Branch, City Administrator, reviewed the staff report for those in attendance. On July 1, 2008 the city entered into a lease agreement with the State of Utah Division of Facilities Construction and Management. This was for a joint undertaking of providing storage for the bookmobile services. The original Agreement was from July 1, 2008 to June 30, 2009. The amendment will be for a three year time period whereas the previous years have been 1.

**Motion:** Cl. Hansen moved to approve Lease Agreement between Mapleton City and the State of Utah, Division of Facilities Construction and Management regarding the joint undertaking to provide a library and bookmobile services to the residents of Mapleton

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

Cl. Reid Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Vote: 4:0

Sean Conroy arrived at 8:20 pm

**8. Consideration of a resolution appointing members to serve or to continue to serve on the Planning Commission.**

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. He added that the code was recalled from 7 members to 5 members earlier this year. Golden Murray who was serving as an alternate member will now serve as a regular member. Richard Lewis will serve his second term as a regular member. Justin Schellenberg will be the new alternate member.

**Motion:** Cl. Farnworth moved to approve a resolution appointing Richard Lewis and Golden Murray as regular members and Justin Schellenberg to serve as an alternate member to the Planning Commission.

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

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Reid Aye

Vote: 4:0

Resolution No. 2013-37

**Motion:** Cl. Farnworth moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the discuss the purchase, exchange or lease of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

**Vote:** Passed Unanimously

**Motion:** Cl. Farnworth moved to close the closed meeting and open a regular meeting

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

**Vote:** Passed Unanimously

#### **ACTION ITEM:**

##### **9. Approval of a contract relating to Ira Allan Park.**

**Motion:** Cl. Reid moved to approve the contract relating to Ira Allan Park.

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

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Reid Aye

Cl. Hansen Aye

Vote: 4:0

#### **MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS**

**Stacey Child** reported that the annual Tree Lighting Ceremony will be held on December 6, 2013 at 6:00 pm.

**Sean Conroy** reported that he would have final numbers for building permits and new subdivisions to share in January.

**Gary Calder** received plans from EBCo. They are reviewing the plans for the new sewer trunk line and stated that they are working with Spanish Fork City for the capacity that will need to be met for the trunk line. The SUVMWA meeting that was scheduled for December will be moved

to January. He would encourage all council members to attend.

**Chief Pettersson** reported that the article in the recent newsletter must of helped with citizens knowing not to park on the streets starting in November, also they have not had any accidents today relating to the snow storm.

**Mayor Wall** reported that he and other staff met with Mountainland Association of Governments and other jurisdiction officials with regards to freeway access at 1600 South in Springville. Spanish Fork City has approved a retail section all the way to Springville City limits. Plans have been drawn up to fit federal standards. The Oath of Office will take place during the first city council meeting in January regarding the newly elected Council members and Mayor.

**Cory Branch** stated that he recently had the opportunity with other city managers to tour the Santaquin Reclamation Facility. The Mayor would like the council to also tour this facility at an upcoming meeting in January or February. He also thanked the Public Works and Parks and Recreation departments for their extra efforts with today's storm. He further reported that a new website will be up and running the beginning of March.

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

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

**Vote:** Passed Unanimously

Meeting adjourned at 10:15 pm

**APPROVED: January 7, 2014**

Camille Brown, City Recorder