

**MAPLETON CITY  
CITY COUNCIL MINUTES  
OCTOBER 21, 2014**

---

---

**PRESIDING AND CONDUCTING:** Mayor Brian Wall

**Members in Attendance:** Ryan Farnworth  
Scott Hansen  
Jim Lundberg  
Mike Nelson- arrived at 8:45 pm  
Jonathan Reid-7:40 pm

**Staff in Attendance:** Cory Branch, City Administrator  
Camille Brown, City Recorder  
Gary Calder, Public Works Director/City Engineer  
Stacey Child, Parks and Recreation Director  
Sean Conroy, Community Development Director  
Dean Pettersson, Police Chief/Public Safety Director

**Minutes Taken by:** Camille Brown

---

---

Mayor Wall called the meeting to order at 7:09 pm Ben Brown gave the invocation and Cl. Hansen led the Pledge of Allegiance.

**OPEN FORUM:** No comments were made

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

**Item 1. Approval of City Council Meeting Minutes –October 2, 2014**  
**Motion:** Cl. Farnworth moved to approve the October 2, 2014 City Council Minutes.  
**Second:** Cl. Hansen seconded the motion.  
**Vote:** Passed 3:0

**ACTION ITEM:**

**Item 2. Consideration of a Resolution amending the Development Agreement for the Harmony Ridge development project located at approximately 5000 S Hwy 89 addressing off site utilities.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The amendments being brought forward are in section 5.1 allowing the applicant to submit other water shares if unable to acquire East Bench or Strawberry share, 5.2.4(2)(B) extends 5 year deadline to construct 2<sup>nd</sup> water system from date of the amendment and section 5.5 which deletes previous reference to reimbursement agreement for the cost of upsizing offsite utilities and replaces it with the boundary adjustment fee credit. This proposed amendment would eliminate the existing reimbursement language, including allowing for interest and would replace it with a boundary adjustment fee credit equal to the amount of the upsizing of the offsite

utilities to apply to the first 600 ERUs. Sean then reviewed how the reimbursement would work, section 6.2 references boundary adjustment fee credit and replaces exhibits J-1, J-4, M-1 and M-2 regarding offsite water and sewer alignments.

If the Mapleton Village project participates in the upfront cost, the upside cost would likely be reduced to approximately \$1.8 million. One benefit would be that Legacy Farms in Spanish Fork is developing very fast and the first reimbursement could come from them.

Andy Defatto, of EBCo, stated that the pre-bid meeting for the water is scheduled for October 23<sup>rd</sup> where contractors will review the plans and see where the costs come in.

There are three parts to the water line phase, development agreement allows phasing of water line, staff is concerned if redundant line is not installed and it is possible for allowance if the developer indemnified the city.

Jessie with LEI stated that the part going into Spanish Fork would be the better option with the bigger part would be the share of the connection with the Boggess part.

Jim Lundberg stated that if there any portion of that goes to back to the developer on that.

Andy Defatto stated that he appreciates staff, this is a public and private partnership, they are hoping that the city council votes on this and that he can take it back to the board of directors, Gus is a civil engineer and he will be doing this and the off-site improvements.

**Motion:** Cl. Hansen moved to approve a resolution with the following amendments to the development agreement:  
**Section 5.1:** Allows applicant to submit other water shares if unable to acquire East Bench or Strawberry shares.  
**Section 5.2.4(2)(B):** Allows applicant to utilize culinary water from Crowd Canyon tank for secondary irrigation purposes if needed prior to the completion of the Central Utah Water Conservancy District's(CUWCD) storage tank. If within 5 years EBCO is unable to get water from CUWCD, and it is determined that there is not sufficient capacity in the Crowd Canyon Tank for secondary water needs, EBCO would be required to construct its own secondary water system.  
**Section 5.5:** Deletes previous references to reimbursement agreement for the cost of upsizing offsite utilities and replaces it with the boundary adjustment fee credit.  
**Section 6.2:** References the boundary adjustment fee credit.  
These amendments replace exhibits "J-1", "J-4", "M-1" and "M-2" regarding the offsite water and sewer alignments.

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

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Hansen Aye

**Vote:** Passed 3:0

Resolution No. 2014-

**Cl. Reid arrived at 7:40 pm**

**DISCUSSION ITEM:**

**Item 3. The purpose of this item is to discuss potential options for a future cemetery to be located within Mapleton City.**

Cory Branch reviewed the staff report for those in attendance. He stated that he has outlined 4 options to be considered tonight. These options give conservative estimates and the budget cost will change as the cemetery develops out. According to the US Census there are approximately 834 individuals over the age of 65 living in Mapleton. Based on these numbers the city could see approximately 500 plots sold during the first year and then 50 plots sold per year subsequently. It was stated that aggressive marketing strategies would need to take place to see an increase of plot purchasing.

Cory reviewed the 4 options listed in the staff report and the anticipated budget for the cemetery which would include manpower and equipment for a total of \$34,236. These numbers are based on having approximately 6 burials a month.

Ben Peay, a land owner in Mapleton, also an entrepreneur gave a presentation on the benefits of being in a partnership with the city. He owns approximately 8 acres of land and is proposing having a partnership with the city. He has been reviewing research from other cities within Utah and there are 40-50 burials a year. He has talked to many residents who are definitely interested in buying plots if a cemetery was to be put in in our city. In reviewing other cities, North Logan sold 800 plots in the first week. He also reviewed the numbers and ratios in which the city would receive. He stated he would like to do also have a Veterans memorial at the cemetery - donate 100 plots to someone who was killed in the line of duty, a Veteran, police officer or fireman.

Cl. Hansen inquired of how long it is going to take him to sell the first 3,000 plots and Mr. Peay stated that he foresees this happening in the first year. He further stated that the individuals that are in business with him believe that they will sell 100 plots the first day.

Mayor Wall stated that he has asked people if they would buy plots right away and they have replied with a statement of there will be a cemetery here when they die so there would not be a rush to purchase plots. He does not think that the plots will sell as fast as Mr. Peay thinks they will.

Ben stated that a market analysis can be done and appropriate numbers can be discussed. Cl. Lundberg stated that he says there will be alot of interest and marketing can be done by the first year they can buy plots at a certain rate.

Cl. Hansen stated that he believes that \$1200 is a reasonable number to start at for the purchasing of plots.

Mayor Wall stated that a few other land owners in Mapleton have approached him and other parcels of land are available.

**Mike Nelson arrived at 8:43 pm**

Cl. Hansen 500 lots in the first 5 years, would be approximately \$34,000, both ends, if the city starts selling a lot of plots, and some will be set aside for hard ship cases. There could be 3,000 plots in 5 years.

Mayor Wall stated that he would like to gather more data and Cl. Hansen said he has similar thoughts.

Cl. Lundberg stated that if we like the concept and the city has the option to get this he believes that the city should start this process.

Ben stated that he thinks the risk is very low for the city and he would be willing to cover and assure those risks can be taken care of and would like to move forward with this project. Cl. Reid stated that he would be in favor of this and believes that the risk is very minimal. It was decided that that further information would be gathered and that staff will continue to be in contact with Mr. Peay.

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

Chief Pettersson reported that a child was hit by a car and is very lucky. He got a report that he is doing well.

### **CLOSED MEETING:**

**Motion:** Cl. Lundberg moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing land negotiation and pending and potential litigation.

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

**Vote:** Passed unanimously

Meeting adjourned at 10:15 pm.

**APPROVED: November 18, 2014**

Camille Brown, City Recorder