

**MAPLETON CITY**  
**CITY COUNCIL MINUTES**  
April 15, 2015

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**PRESIDING AND CONDUCTING:** Mayor Brian Wall

**Members in Attendance:** Ryan Farnworth  
Scott Hansen  
Jim Lundberg  
Mike Nelson- Mayor Pro-tem  
Jonathan Reid

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

**Minutes Taken by:** Camille Brown, City Recorder

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*The items may not be heard in the order below.*

Mayor May called the meeting to order at 7:00 pm. Cl. Hansen gave the invocation and Cl. Farnworth led the Pledge of Allegiance.

**OPEN FORUM:** Miss Springville/Mapleton Madison Monson was present and introduced her royalty, McKayla Montgomery, Sunni Holmberg and Stacey Staple. Her platform for this year is literacy in the community. She would like to help out our city in any way she could. She stated that she was first attendant last year and did help with the 24<sup>th</sup> of July and also the Fireman's Breakfast. Each attendant introduced themselves and where they were going to college next year.

**Item 1. Approval of City Council Meeting Minutes April 1, 2015**

Motion: Cl. Nelson moved to approve the April 1, 2015 minutes.

Second: Cl. Farnworth seconded the motion.

Vote: Passed 5:0

**PUBLIC HEARING ITEM:**

**Item 2. Consideration of a Resolution approving the Final Plat for the Emerald Estates Plat "A" subdivision consisting of 7 lots. The applicant is also requesting to rezone approximately 2.3 acres from Agricultural Residential (A-2) to Residential Agricultural (RA-1) and apply a Transferable Development Right Receiving Site Overlay Zone in to the property.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The subject property consists of two parcels with approximately 17 acres. The majority of the property is zoned RA-1 with 2.3 acres section that is zoned A-2. The public hearing was opened and no comments were made.

Motion: Cl. Farnworth moved to approve a resolution for the Final Plat for the Emerald Estates Plat "A" subdivision consisting of 7 lots, rezone approximately 2.3 acres from Agricultural Residential (A-2) to Residential Agricultural (RA-1), and apply a Transferable Development Right Receiving Site Overlay Zone in to the property, add a temporary turn around at 900 South street and resolve all DRC conditions.

Second: Cl. Nelson moved to second the motion.

Cl. Lundberg Aye

CL. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Farnworth Aye

Vote Passed 5:0

Resolution No. 2015-10

**Item 3. Consideration of a resolution approving the final plat for the Copperhead Estates subdivision plats A and B consisting of 12 lots. The request includes the rezone of approximately 3 acres from A-2 to RA-1, and the application of a TDR-Receiving Site Overlay to approximately 11 acres of property located at 400 South Main Street.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Two years ago a 4 lot subdivision was approved.

Cl. Lundberg inquired about the road on 400 South which goes to the east and dead ends. Does it tie into another road? Sean Conroy stated that it will be a stub street and will allow for future developments.

Motion: Cl. Nelson moved to approve a resolution approving the final plat for the Copperhead Estates subdivision plats A and B consisting of 12 lots, including the rezone of approximately 3 acres from A-2 to RA-1, and the application of a TDR-Receiving Site Overlay to approximately 11 acres of property located at 400 South Main Street with all DRC conditions to be met before recording.

Second: Cl. Reid moved to second the motion.

CL. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Vote Passed 5:0

Resolution No. 2015-11

**ACTION ITEMS:**

**Item 4. Consideration of a review of a Permit approved for a residential care facility for persons with a disability located at 727 East 1100 South.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Last year the permit was approved for no more than 5 men and 5 women. The conditions included that the applications be reviewed. It is now time to review the permit. The Police Department states, there have not been any calls to the facility. No modifications are required to the permit at this time.

Motion: Cl. Hansen moved to approve the original permit for residential care facility for person with a disability located at 727 East 1100 South for another year.  
Second: Cl. Farnworth moved to second the motion.  
Cl. Nelson Aye  
Cl. Hansen Aye  
Cl. Farnworth Aye  
Cl. Lundberg Aye  
Cl. Reid Aye  
Vote Passed 5:0

**Item 5. Consideration of a resolution amending exhibits M-1, M-2 and J-4 of the Development Agreement for the Harmony Ridge development project located at approximately 5000 South Hwy 89.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. He reviewed the exhibits which will be amending the development agreement which outlines the final off-site sewer alignment and the reimbursement cost estimates based on the most recent construction bids.

Cl. Lundberg inquired about the recoupment from adjacent landowners and whether it is based on frontage and also if the additional frontage is based on ERUs. Sean stated that it is based on frontage and he informed the council that the Boggess group has an offer on the Central Bank piece.

Motion: Cl. Farnworth moved to approve a resolution amending exhibits M-1, M-2 and J-4 of the Development Agreement for the Harmony Ridge development project located at approximately 5000 South Hwy 89.

Second: Cl. Hansen moved to second the motion.

Cl. Hansen Aye  
Cl. Farnworth Aye  
Cl. Lundberg Aye  
Cl. Reid Abstained  
Cl. Nelson Aye

Vote: Passed 4:1

Resolution No. 2015-12

**Item 6. Consideration of enter into an Interlocal Cooperation Agreement with Utah County contracting together in order to obtain mass notification interactive communication services through Everbridge, Inc.**

Cory Branch, City Administrator, reviewed the staff report for those in attendance.

He reviewed the proposed Interlocal Agreement that would be with Utah County. Other cities in the county are interested in participating. The cost is based on population.

**Motion:** Cl. Nelson moved to approve an Interlocal Cooperation Agreement with Utah County contracting together to obtain mass notification interactive communication services through Everbridge, Inc.

**Second:** Cl. Farnworth moved to second the motion.

Cl. Hansen Aye  
Cl. Farnworth Aye  
Cl. Lundberg Aye  
Cl. Reid Aye  
Cl. Nelson Aye

Vote Passed 5:0

City Council Meeting April 15, 2015

**Item 7. Consideration of a resolution proclaiming April 24, 2015 as Arbor Day.**

Camille Brown, City Recorder, reviewed with the Council the Proclamation that is necessary to have in place to set April 24, 2015 as Arbor Day. This is a formality so that the Proclamation can be submitted with other documentation proclaiming Mapleton as a Tree City.

**Motion:** Cl. Hansen moved to approve a resolution proclaiming April 24, 2015 as Arbor Day.

**Second:** Cl. Farnworth moved to second the motion.

Cl. Hansen Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Nelson Aye

Vote Passed 5:0

Resolution No. 2015-13

**MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:**

**Gary Calder** reported that in previous years the city has signed an Interlocal Agreement with regards to chip sealing of the roads. This will not take place this year, they will be doing a slurry seal instead. The 400 North water line is getting done. They are replacing the 6 inch lines with 12 inch lines that will allow for a better flow of water. This should be completed with the overlay towards to the end of summer.

**Mayor Wall** stated at the South County Mayor's meeting Rep. Dedrickson, Gibson and McKell will be giving a legislative update at their next meeting and he inquired from the council if they would like him to discuss any one topic or bill that was passed. The council stated they would like to know more about the gas tax and have a better understanding of this.

**Camille Brown** stated that he citywide cleanup is scheduled for April 23-May 3<sup>rd</sup>. The dump passes went out in the April newsletter and it was also explained that if someone is working with another family or a big cleanup that they can come and get an additional dump pass that would give them credit towards the load. She also gave an update on elections and how the county will be involved in sending out the absentee voter ballots to allow for a savings on postage by being able to use their bulk mail permit.

**Sean Conroy**, stated regarding the trail that the city still needs to get the right of way from a few residents and hope to have those in the next week or so. Once this goes out to bid there is a 30 day window and then it should be wrapped up in about a 3 month time frame.

**Gary Calder**, stated that he talked to the council last month about getting water shares from Strawberry Water. They said they would lease the shares to us at \$21.00 a share which is what anyone else would pay for a share. He asked for 500 shares now and 500 shares in July. They have come to see if our pond can be used if they have excess water at 4:00 in the morning.

**Cory Branch**, stated that the Wage and Personnel will be meeting and at the first meeting in May the tentative budget will be held and then a public hearing will be held during the June 3<sup>rd</sup> meeting. He also state that on May 25<sup>th</sup> Dean Allan and Mac Bills will be coordinating a Memorial Day program at 9:00 am.

**Debbie Sanchez**, discussed water rates. There are pieces of the puzzle you need to look at in the budget such as, statement of revenues, expenses and changes in fund net position statement of cash flows, debt, future sustainability. She circulated handouts with regards to the sewer and water. She showed the balances of our accounts versus those accounts of other cities. As you are looking at making a \$10 sewer rate decrease and .25 water rate decrease, it is her job as the finance director to provide you with information you need prior to making a decision.

**Cl. Hansen** inquired about depreciation and reserves. Are these the same or two separate things? Debbie stated that they are the same, but how they are funded is different.

**Johnathan Ward**, Zions Bank, stated that there are few things that need to be looked at such as bond rating. Mapleton's bond rating is AA+ and sales tax ratings is AA-. Mapleton is definitely in a good rating standing. Standard and Poor's (S&P) will want to know what the cash amount is. If there is a negative rating we could see rates drop from very strong to strong. They do not anticipate lowering the rating. S&P looks at the days of cash on hand and will also compare other cities. The reserve policies set your rates so you can pay your debt. If it declines the rating will drop. He would suggest to not jeopardize the water rating.

**Cl. Lundberg** stated that due to the drought that people are going to conserve water.

**Cl. Nelson** stated that last year the city delivered roughly 800,000,000 gallons of water through culinary and PI. The city also transferred \$211,000 from water reserves to the sewer reserves. This transfer will not place in next year's budget, thus he suggests the council approve a .25 reduction to the water rates. All tiers can be decreased and the water reserves should not be affected.

**Cl. Hansen** stated that he is comfortable with the sewer portion being reduced. He doesn't know if we should have a reduction water rates. Water rates could be looked at in 6 months to determine if water rates should be reduced.

**Cl. Reid** stated that he appreciates all the information regarding the S&P. He is glad to hear that Mapleton's rates won't drop if a certain amount is not in the reserves. He stated that the city should strive to keep as high of a rating as we can, but it is not as important as the natural impact of the residents. He is worried about the rates for sewer and water and is concerned about how Mapleton is viewed by others wanting to move to Mapleton. We have the highest utility rates in Utah County. He is supportive of the \$10.00 sewer decrease and the .25 drop in the water.

Debbie stated she would suggest a thorough analysis of the water rates. Cl. Reid stated he needs to look at the needs of the citizens and also a policy to keep our reserves as high as possible.

**Cl. Lundberg** stated that he is in favor of dropping the sewer by \$10 a month. Regarding water, if there is conservation in the community then this could be addressed again in June and July.

**Mayor Wall** stated that he thinks we need to get a summer's worth of data.

Motion: Cl. Farnworth moved to close the meeting  
Second: Cl. Hansen seconded the motion  
Vote: Passed unanimously

Meeting adjourned at 9:55 pm.

APPROVED: May 20, 2015

Camille Brown, City Recorder