

# MAPLETON CITY CITY COUNCIL MINUTES

March 16, 2016

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**PRESIDING AND CONDUCTING:** Mayor Brian Wall

**Members in Attendance:** Ryan Farnworth  
Scott Hansen  
Jim Lundberg  
Mike Nelson  
Jonathan Reid

**Staff in Attendance:** Scott Bird, Public Works Operations Manager  
Cory Branch, City Administrator  
Camille Brown, City Recorder  
Sean Conroy, Community Development Director  
John Jackson, Police Chief

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

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The ambulance personnel put the new ambulance in service at the Public Safety Building and the Mayor and City Council participated.

*The items may not have been heard in the order below.*

Mayor Wall called the meeting to order at 7:15 p.m. Cl. Lundberg gave the invocation and Cl. Nelson led the Pledge of Allegiance.

**OPEN FORUM:** Lisa Ortega, 42 East 900 South, explained that she has done research with regards to another option she may have to reduce her water bill and she is seeking permission from the city to allow her to do what she has researched. She stated she has found that it is physically possible to use the water from the Mapleton Irrigation pipes by establishing a ditch running north to south by using her Mapleton Irrigation water shares. The council stated that they don't believe this can do what she is asking and told her to contact Cory Branch for further discussions.

## **APPROVAL OF MINUTES:**

**Item 1. Approval of City Council Meeting Minutes March 2, 2016**

**Motion:** Cl. Farnworth moved to approve the meeting minutes for March 2, 2016 with the correction of adding the word complexes to line 79 to read Cl. Farnworth would not like to see apartment complexes in Mapleton.

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

**Vote:** Passed 5:0

## **ACTION ITEMS:**

**Item 2. Consideration of a Resolution to approve a Co-Sponsored Event between Mapleton City and the Mapleton Firefighters Association regarding the Fireman's Breakfast to be held on May 14, 2016**

Cory Branch, City Administrator, reviewed the staff report for those in attendance. The following requests were included in the application from the Fireman's Association for the Fireman's Breakfast:

- Allow for the use of the public safety building and city tables;
- Provide a banner across Maple and Main Street advertising the event;
- Allow for the use of a storage room within the public safety building to store supplies year round; and
- Allow for the yearly storage of a cook trailer located in the back parking lot of the public safety building.

An additional request which was not in the staff report is to advertise the event in the May City Newsletter and put a flyer in the City utility bill.

Mayor Wall stated that his concern is about the equipment and supplies being stored in the Public Safety Building and or outside of the building that would cause the association to be part of the city and therefore further liability would lie on the city. Ryan Withers stated that they can look into having the equipment and supplies removed.

Cl. Lundberg stated that the city is willing to accept the liability under the co-sponsored agreement because of the value it is to the community. If at the event there was someone injured, they would sue the city regardless and the city would look to their liability insurance as a protection. Mayor Wall stated that he agrees with that point.

Cl. Lundberg stated that he agrees with Mayor Wall and the equipment and supplies need to be dealt with separately.

**Motion:** Cl. Lundberg moved to approve the Co-Sponsored Event Agreement between Mapleton City and the Mapleton Firefighters Association regarding the Fireman’s Breakfast to be held on May 14, 2016 and authorize the City Administrator to execute the agreement which provides a benefit to the community and therefore the fee shall be waived for the proposed use and the City Council agrees to the banner being hung across Maple Street and Main Street as well as the other elements contained in the proposed co-sponsored event permit with the exclusion of the yearly storage of the cook trailer and storage of supplies.

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

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye

**Vote:** Passed 5:0

Resolution No. 2016-17

**Item 3. Consideration of a Resolution 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 library and bookmobile services to the residents of Mapleton.**

Cory Branch, City Administrator, reviewed the staff report for those in attendance. Mapleton City entered into an agreement with the State of Utah in 2008. Cory stated that the only change that had been made was the agreement was previously a 2 year term and they moved it to a 10 year term. The council suggested that it be amended to a 5 year term.

**Motion:** Cl. Farnworth moved to approve a resolution for a Lease Agreement between Mapleton City and the State of Utah, Division of Facilities Construction and Management regarding the joint undertaking to provide library and bookmobile services to the residents of Mapleton with an amendment of a 5 year term instead of 10.

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

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye  
Cl. Farnworth Aye  
Cl. Hansen Aye  
Vote: Passed 5:0  
Resolution No. 2016-18

**Item 5. Consideration of a Resolution appointing a Community Emergency Response Team (CERT) director.**

John Jackson, Police Chief, reviewed the staff report for those in attendance. He stated that it is being proposed that Therin Garrett be appointed as the CERT Director who has had experience with CERT teams at BYU and Springville City.

**Motion:** Cl. Nelson moved to approve a resolution appointing Therin Garrett as the Community Emergency Response Team (CERT) director.

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

Cl. Hansen Aye  
Cl. Lundberg Aye  
Cl. Nelson Aye  
Cl. Reid Aye  
Cl. Farnworth Aye  
Vote: Passed 5:0  
Resolution No. 2016-19

**Item 6. Consideration of a Resolution authorizing the Police Chief to purchase a new police vehicle.**

John Jackson, Police Chief, reviewed the staff report for those in attendance. He reviewed how many vehicles the department has which includes the two Dodge Chargers that are not reliable and could pose a safety issue for the officer driving it. He would recommend these 2 vehicles be surplusd which could offset some of the cost of the new vehicle. He turned the time over to Cory Branch to discuss the financing.

Cory stated that he has met with the Budget Review Committee, and currently the Police Department has \$15,500 in their vehicle replacement fund (VRF). In the next budget year they will receive an additional \$40,000 in their VRF which will help put their fund back into the black. With this purchase they will not need to come before the council next year to request another vehicle. This will put them on an 8 year rotation and the surplusd vehicles could then be used in other departments.

**Motion:** Cl. Nelson moved to approve a resolution authorizing the Police Chief to purchase a new police vehicle in the amount of \$36,775.73 and surplus the two existing black dodge chargers.

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

Cl. Nelson Aye  
Cl. Reid Aye  
Cl. Farnworth Aye  
Cl. Hansen Aye  
Cl. Lundberg Aye  
Vote: Passed 5:0  
Resolution No. 2016-20

**PUBLIC HEARING:**

**Item 7. Consideration of a Resolution approving the Final Plat of the Whiting Cove subdivision Plat "A" consisting of 11 lots, and a General Plan amendment and**

**rezone of approximately 2.5 acres from General Commercial (GC-1) to Residential-Minor Agricultural (RA-2).**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. He stated that this could be a viable commercial parcel. He reviewed the concept plan that was provided by the developer.

Cl. Reid inquired how long until the commercial piece would be available. Paul Whiting, the developer, stated there are multiple offers at this time, but there are no guarantees when this would begin.

Cl. Reid inquired if there is another feasible entrance to the development or is the only access point. Paul Whiting added that there may be a possibility of another access point by Pheasant View.

Public Hearing was opened at 8:05 pm, no comments were made.

Cl. Farnworth stated that he would like to see the smaller commercial zone, and that the 5.5 acres is enough space. He wouldn't like to see a huge commercial zone in this area.

Cl. Reid stated that this is one of the areas that has been designated for commercial property. He is not necessarily opposed to it, but he would like to see a zone change when there is someone who is interested in the commercial piece instead of piece milling it out. Someone could come in later and say there isn't a lot of commercial building going on and take a few acres out and add more lots, so he would be opposed to this rezone change.

Cl. Lundberg asked what the prospect of someone coming in and saying they want the 8 acres or 5 acres. Mr. Whiting stated that they received the offer 9 months ago, there are 2 letters of intent and one offer.

Cl. Lundberg stated that it may be helpful if the applicant supplied the letters of intent and the offer by emailing them to staff.

**Motion:** Cl. Lundberg moved to approve a resolution for the Final Plat of the Whiting Cove subdivision Plat "A" consisting of 11 lots, and a General Plan amendment and rezone of approximately 2.5 acres from General Commercial (GC-1) to Residential-Minor Agricultural (RA-2) with the conditions as set forth in the DRC minutes as well as the additional condition that the applicant provides the city staff with evidence of existing valid letters of intent associated with the proposed commercial acquisition of those 5.5 acres of the remaining commercial portion.

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

Cl. Reid Nay

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 4:1

Resolution No. 2016-21

**DISCUSSION ITEM:**

**Item 8. A discussion item and presentation regarding the City's proposed urban deer program.**

Brian Cook with Humphries Archery gave an overview of the Urban Deer Program that he has done for other cities. He outlined the success rate they had with Highland City and stated that he believes he can help Mapleton City with the expanding population of deer. He explained briefly about the process and what type of equipment is needed for this.

It was decided that the city would hold an open house for residents to come and ask questions of staff and Brian Cook.

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

**Sean Conroy** gave an update on the trail and what construction has been done thus far.

**John Jackson** reviewed the fire that occurred the previous week.

**Ryan Farnworth** reported about the Household Hazard drop off at the Provo Towne Center Mall on April 9<sup>th</sup>. He stated that there have been a few cases that have come through Mapleton City's police department and also Spanish Fork's police department involving runaways from Discovery Ranch which resulted into criminal activity. He is concerned for the residents living near this facility with the potential of this affecting home values. There have been 14 kids runaway in the last two years and half of those have committed crimes within Mapleton. He believes this needs to be addressed with the owners as to what sort of changes have taken place over the last two years that would cause this to occur and that this is not acceptable. Scott Hansen stated that he knows the owners and he will discuss this with him.

**Mayor Wall** stated that he had a phone call with Terry at Utah Valley Solid Waste District to discuss the dynamics pertaining to recycling.

**Cory Branch** stated that the April 6<sup>th</sup> meeting will be cancelled due to lack of a quorum with Spring Break being that week. The spring cleanup will be held April 21<sup>st</sup> to May 2<sup>nd</sup>. There will be interviews next week for the new library assistant to be hired. He reported that he had discussed the engineering of the Ira Allan parking lot with RB&G and they brought down the bid and Mayor Wall and the council stated that they would still like an additional bid.

**CLOSED MEETING:**

**Motion:** Cl. Farnworth moved to adjourn the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing pending or potential litigation and the purchase, exchange, or lease of real property at 9:40 pm.

**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. Reid seconded the motion

**Vote:** Pass unanimously at 10:25 pm

**Item 4. Consideration of a Resolution authorizing the Mayor to sign a Letter of Intent with Central Bank to enter into a contract to transfer ownership of the Harvest Park Clubhouse Property to Mapleton City.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance.

**Motion:** Cl. Lundberg moved to deny the additional condition and have a REPC filed with the city providing the terms that were discussed in the acquisition of the Harvest Park club house.

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

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

**Vote:** Passed 5:0

**Motion:** Cl. Reid moved to adjourn the regular meeting.

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

**Passed:** Unanimous

APPROVED: April 6, 2016

/s/Camille Brown, City Recorder