

**MAPLETON CITY
CITY COUNCIL MINUTES
JULY 20, 2016**

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth arrived at 8:00 pm
Scott Hansen
Jim Lundberg
Mike Nelson
Jonathan Reid

Staff in Attendance: Cory Branch, City Administrator
Camille Brown, City Recorder
Sean Conroy, Community Development Director
Gary Calder, City Engineer/ Public Works Director
John Jackson, Police Chief

Minutes Taken by: Camille Brown, City Recorder

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

Mayor Wall called the meeting to order at 7:00 p.m. Cl. Hansen gave the invocation and Cl. Nelson led the Pledge of Allegiance.

OPEN FORUM: No comments were made.

APPROVAL OF MINUTES:

Item 1. Approval of City Council Meeting Minutes June 15, 2016
Motion: Cl. Nelson moved to approve the meeting minutes for June 15, 2016.
Second: Cl. Hansen seconded the motion.
Vote: Passed 4:0

CEREMONIAL ITEM: John Higgins, Interim Ambulance Director, recognized Ben Christensen, Colton Wixom and Katelyn Axford for completing their requirements and receiving their badge.

PUBLIC HEARING ITEM:

Item 2. Consideration of a Resolution approving the Nemelka Lane Plat "A" Subdivision consisting of five lots at approximately 900 South Nemelka Lane, and the application of a Transferable Development Right Receive Site Overlay Zone (TDR-R) to the property.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The proposed plat was reviewed and it was stated that the vacation rental would remain on the parcel. He stated that Phase 2 would not be started until the existing vacation rental home is sold. Staff is recommending approval.

David Nemelka, the applicant, stated that he believes all issues have been addressed by staff. Cl. Lundberg inquired about the parking with regards for the vacation rental, and what requirements are there to lessen the impact of parking on the new road. He is concerned that there will be more parking on 1300 East because alot of the parking will be taken out. David stated that he will provide a parking plan for this

land. Cl. Hansen inquired about how soon Plat B would be started and David stated that depending on the sale of the house is when Plat B will be started.

Public hearing was opened at 7:25 no comments were made.

Motion: Cl. Hansen moved to approve a resolution for the Nemelka Lane Plat "A" Subdivision consisting of five lots at approximately 900 South Nemelka Lane, and the application of a Transferable Development Right Receive Site Overlay Zone (TDR-R) to the property including all DRC comments being met and a parking plan to be submitted.

Second: Cl. Nelson seconded the motion.

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye

Vote: Passed 5:0

Resolution No. 2016-37

Item 3. Consideration of an ordinance amending Mapleton City Code, Title 13, in order to establish the standards and procedures regarding a Utility Road Fund for road repairs and maintenance.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. Some thought this should be a property tax instead of a separate fee. By having this listed as a separate utility fee, this will be easier to keep track of because it will go directly into an account for roads. The council will receive an annual report to track the revenues and expenditures.

Public hearing was opened at 7:38 pm.

Jim Ashman, 434 North 1900 East, thanked the council for listening, he does not like the plan. He thinks that this should not be put as a utility fee. He believes that it is a choice to drive a car. He noticed 3 residents that had 3 vehicles per house. He would like to propose a program that people will be assessed a fee for how many cars they have. He would be happy to run the program.

Mike Hendron, 862 South Sego Lily, inquired if financial statements reflect depreciation. There are some users that do not pay property taxes. Is there a way to make this more equitable for each household? He believes that if it is found that the assessed amount is too high, then can it be reduced? He stated that he believes the street frontage is a how the cost should be assessed to each home.

Cl. Nelson stated that over the last few years water and sewer rates were reduced. If this was put into property tax then it may not be as easy to decrease the amount.

Mayor Wall stated that when we talk about fair and equitable, it would be very hard to make it equal for all. Within the LTAP study it was found that the amount of road trips per home came out to about 15-16 times, we know some are lower and some higher.

Cl. Lundberg stated that the obligation the city has is for the residents safety and protection to a home, if this isn't done then the council has failed the residents, every resident receives the exact same value.

Value to the residents is the same, as it relates to our obligation free right of travel, pick up of garbage, biggest impact of the roads is are larger vehicles.

Mayor Wall stated that after 5 years the LTAP report will be redone.

Bruce Gibby, stated that he didn't know this meeting started off with a prayer and he commends the council for doing this. He wanted to tell the council thank you and hats off to them for their great work.

Grant Schultz, 1848 West Yarrow Dr., stated that he doesn't have any problem with the way the fee will be assessed. He appreciates the forward thinking and applauds the council for their work and dedication.

The public hearing was closed at 8:22 pm.

Cl. Farnworth stated that he has had a lot of feedback on this matter and he wouldn't consider this a big ticket item. He thinks the city should spend more time and inform the public. Residents are very concerned about the money. We have informed the residents, but you can't enforce people to be informed.

Cl. Reid stated that he is committed to monitor this. Gary has been very keen on this and we are still way below on what has been suggested. There is a commitment on reviewing this.

Cl. Lundberg stated that he would like to echo on what others have said. The difficulty is every possible scenario has been looked at and the city has tried to make it fair. He believes the primary concern is safety, and this is the main reason we maintain and protect the roadways.

Motion: Cl. Lundberg moved to adopt an ordinance amending Mapleton City Code, Title 13, in order to establish the standards and procedures regarding a Utility Road Fund for road repairs and maintenance.

Second: Cl. Hansen seconded the motion.

Cl. Farnworth Nay

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye

Vote: Passed 4:1

Ordinance No. 2016-04

ACTION ITEMS:

Item 4. Consideration of a Resolution amending the Consolidated Utility Fee Schedule.

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

Motion: Cl. Lundberg moved to approve a resolution amending the consolidated Utility Fee Schedule adding a road fund fee effective July 1, 2016.

Second: Cl. Hansen seconded the motion.

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye

Cl. Farnworth Nay

Vote: Passed 4:1

Resolution No. 2016-38

Item 5. Consideration of a Resolution authorizing the Mayor to sign an Interlocal Agreement with Utah County for the provision of library services for Mapleton City.

Camille Brown, City Recorder, reviewed the staff report for those in attendance.

Motion: Cl. Nelson moved to approve a resolution authorizing the Mayor to sign an Interlocal Agreement with Utah County for the provision of library services for Mapleton City.

Second: Cl. Reid seconded the motion.

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye

Cl. Hansen Aye

Vote: Passed 4:0

Resolution No. 2016-39

Item 6. Consideration of a Resolution authorizing the mayor to execute a contract for consultant services to assist in developing commercial zoning and design standards for the City's Highway 89 corridor.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Two proposals were received and the fee should not exceed \$14,500 to complete. The consultant that was chosen is Civil Solutions Group, Inc.

Motion: Cl. Nelson moved to continue this item to a future date.

Second: Cl. Hansen seconded the motion.

Cl. Nelson Aye

Cl. Reid Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Vote: Passed 4:0

Item 7. Consideration of approval of a 5 year Lease Purchase Agreement with Zions Bank for the purchase of two (2) Dump Trucks.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. The lease is for 5 year and the interest rate will be 2.3%. Once the lease is up the city will own the vehicles. These are 20 year vehicles.

Motion: Cl. Nelson moved to approve a 5 year Lease Purchase Agreement with Zions Bank for the purchase of two (2) Dump Trucks.

Second: Cl. Lundberg seconded the motion.

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 5:0

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Gary Calder reported that he has received one of the dump trucks and the other one will be in about 2 weeks. He stated that Mapleton as a whole is pumping a lot of water. The fish that he reported on a month will not work for the pond. He is looking at a few other options to reduce the algae in the irrigation pond. UDOT was supposed to be done today, but have promised that they will be off our roads by Friday.

Mayor Wall thanked those involved in the trail opening. He thinks it was a well-attended event. He stated that there has been some changes with when meters are being read and an individual brought up some comments with shut off notices. This will need to be reviewed. He stated that he would like to thank the council for all their hard work. There have been some big issues that this council has heard and he would like to say kudos to all of them.

Cory Branch reported that the truth and taxation notice will go out on Friday. The money from the cell phone tower has been received. The bids came in higher than expected for the Ira Allen Parking lot. The slurry for the city parking lots needs be completed. Preliminary numbers for the urban deer have come in lower than anticipated.

CLOSED MEETING:

Motion: Cl. Nelson 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 at 9:30 pm.

Second: Cl. Hansen seconded the motion

Vote: Passed unanimously

APPROVED: August 3, 2016

Camille Brown, City Recorder