

**MAPLETON CITY
CITY COUNCIL MINUTES
JANUARY 15, 2025**

PRESIDING AND CONDUCTING:

Mayor Dallas Hakes

Members in Attendance:

Kasey Beck
Reid Carlson
Jessica Egbert
Therin Garrett
Leslie Jones

Staff in Attendance:

Cory Branch, City Administrator
Sean Conroy, Assistant City Administrator/Community Development Director
Bryce Oyler, Finance Director
Phil Holmes, Mapleton Fiber Director
Rob Hunter, Public Works Director/City Engineer
John Jackson, Public Safety Director/Police Chief
Logan Miner, Parks and Recreation Director

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

Mayor Hakes called the meeting to order at 6:00 p.m. Cl. Garrett gave the invocation, and Cl. Beck gave the Pledge of Allegiance.

CEREMONIAL ITEMS: Chief Glasgow recognized two employees that have graduated from the Fire Academy. They both put in their 120 hours of training and will be a great asset to the department. Chief Glasgow presented awards to two employees:

Tim Howard received the 2024 Life-Saving Award for his exceptional actions during a severe motor vehicle collision on August 14, 2024. The fire department was dispatched to a single-vehicle crash with major driver-side damage and a critically injured young female driver, Tim displayed unparalleled professionalism and compassion. Despite challenging conditions, including vehicle instability and a prolonged one-hour extrication, Tim entered the vehicle to provide life-saving care, ensuring the patient's airway and managing her pain and anxiety with precision and empathy. His selfless dedication significantly contributed to the young woman's recovery and exemplifies his outstanding service to Mapleton Fire Rescue.

John Higgins was honored with the Fire Chief's Award for Leadership and Superior Performance. He has over 30 years of dedicated service to Mapleton Fire and EMS. John is known for his selfless leadership, mentorship, and strong work ethic, he consistently stepped up to fill critical gaps, mentor new staff, and leads by example. He achieved firefighter and apparatus operator certifications, adding to his role as an Advanced EMT. After completing an 18-month church mission, John immediately resumed serving the department with the same commitment. His lifetime of service and unwavering dedication makes him an invaluable member of Mapleton Fire.

Mayor Hakes thanked the fire department for the many hours they put in each and every day to save the members of our community.

OPEN FORUM: Jody Renosis had questions about short-term housing. She knew it currently is prohibited, but she understands that some residents are curious about potential changes in the

future. Sean Conroy stated that there could be discussions or proposals down the line, but for now, the policy remains as is. As for the Naka program, it's great that you're bringing it up. Jody stated that It's a homeownership assistance program, and it is expanding across the country.

CONSENT AGENDA

- Item 1.** Approval of City Council meeting minutes- December 4, 2024
- Item 2.** Consideration of a Resolution appointing members to the Planning Commission.
Resolution No. 2025-01
- Item 3.** Consideration of a Resolution proclaiming Arbor Day. **Resolution No. 2025-02**
- Item 4.** Consideration of a Resolution awarding the design contract for the Mapleton City Park Redesign to Blu Line Designs. **Resolution No. 2025-03**
- Item 5.** Consideration of a Resolution approving the RAP Tax Program Guidelines.
Resolution No. 2025-04
- Item 6.** Consideration of a Resolution authorizing GCS Billing to write off 15 accounts and send them to collections. **Resolution No. 2025-05**
- Item 7.** Consideration of a Resolution of the Annual Meeting Schedule for the City Council and Planning Commission for Calendar year 2025. **Resolution No. 2025-06**
- Motion:** Cl. Beck moved to approve the consent agenda as presented.
- Second:** Cl. Jones seconded the motion.
- Vote:**
- | | |
|-------------|------------|
| Cl. Carlson | Yes |
| Cl. Egbert | Yes |
| Cl. Beck | Yes |
| Cl. Jones | Yes |
| Cl. Garrett | Yes |
| Vote: | Passed 5:0 |

PUBLIC HEARING ITEMS:

- Item 8.** **Consideration of an Ordinance adopting Mapleton City Code (MCC) section 3.24 to establish, impose, and levy a RAP tax in accordance with Utah Code Annotated §59-12-1401 et seq.**

Logan Miner, Parks and Recreation Director, reviewed the staff report for those in attendance. He stated that the city is moving forward with implementing the RAP (Recreation, Arts, and Parks) tax by amending the city code, as required by state law. Collection of RAP tax funds will begin on April 1st. Details about the application process for the committee will be available on the Parks and Recreation page of the city website. Applications will be open from February 3rd to March 5th, with committee members' terms staggered between two and three years to ensure continuity. Future application cycles will begin in October and close at the end of the year, aligning with the city's budget schedule. Updates will be communicated via social media and newsletters.

The public hearing was opened at 6:25 pm and no comments were made.

- Motion:** Cl. Jones moved to adopt an Ordinance Mapleton City Code (MCC) section 3.24 to establish, impose, and levy a RAP tax in accordance with Utah Code Annotated §59-12-1401 et seq.
- Second:** Cl. Egbert seconded the motion.
- Cl. Egbert Yes

Cl. Beck Yes
Cl. Jones Yes
Cl. Garrett Yes
Cl. Carlson Yes
Vote: Passed 5:0

Ordinance No. 2025-01

Item 9. Consideration of a Resolution amending the Fiscal Year 2024-2025 Budget.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. Bryce highlighted the areas where increases in the budget were being allocated.

The public hearing was opened at 6:30 pm. No comments were made, and the hearing was closed.

Motion: Cl. Jones moved to approve a Resolution amending the Fiscal Year 2024-2025 Budget as presented.

Second: Cl. Garrett seconded the motion.

Cl. Beck Yes
Cl. Jones Yes
Cl. Garrett Yes
Cl. Carlson Yes
Cl. Egbert Yes
Vote: Passed 5:0

Resolution No. 2025-07

Item 10. Consideration of an Ordinance setting the compensation of Statutory Officers.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance.

The public hearing was opened at 6:32 pm and no comments were made, and the hearing was closed.

Motion: Cl. Jones moved to adopt an Ordinance setting the compensation of Statutory Officers.

Second: Cl. Beck seconded the motion.

Cl. Jones Yes
Cl. Garrett Yes
Cl. Carlson Yes
Cl. Egbert Yes
Cl. Beck Yes
Vote: Passed 5:0

Ordinance No. 2025-02

Item 11. Notice is hereby given by Mapleton City under the Utah Municipal Cable Television and Public Telecommunication Act, Title 10, Chapter 18 of the Utah Code making amendments to the August 16, 2023, feasibility study. Public hearings are called on January 15, 2025 and February 5, 2025.

Phil Holmes, Mapleton Fiber Director, reviewed the staff report for those in attendance. He stated that the city is required to update its feasibility study, which now includes the updated number of households. The updated study has been included in the packet for review and is being presented for approval.

State law mandates two public hearings for this process. The first hearing allows for public comment, with no motion made during this meeting. A second hearing will take place on February 5th, after which

a motion can be made to approve the updated study. He added that right now there are 1255 connections.

The public hearing was opened at 6:38 pm.

Francis Gibson stated that with the growth that is happening he is grateful that this project was started. The council had to make hard decisions, and he thanked them for that.

The public hearing was closed at 6:40 pm.

Item 12. Consideration of a Resolution authorizing a loan of \$2,000,000 from the Capital Project fund 45 (CIP Fund Reserve) to the Capital Project fund 46 (Mapleton City Network).

Phil Holmes, Mapleton Fiber Director, reviewed the staff report for those in attendance. Phil stated the city is updating its feasibility study to reflect rapid growth in the number of units served, increasing from the initial 2,800 units to 5,500 units. This growth has led to higher costs for expanding infrastructure, including roads and utilities, into newly developed areas such as Harmony Ridge. The city is seeking an additional \$2 million loan, bringing the total to \$6 million, to cover these expenses.

The 20-year loan at 3.75% interest will be an internal loan from the general fund, not a new bond or bank loan, with repayment starting July 1, 2028. The additional funds will cover the original project area, ensuring infrastructure meets the needs of the growing population. As for take rates and connections increase, future revenue is expected to cover ongoing growth and pay off the loan.

Public comment was invited, and council discussions acknowledged the unexpected rapid growth and its financial implications.

A public hearing was opened at 6:50 pm. No comments were made, and the hearing was closed.

Motion: Cl. Jones moved to approve a Resolution authorizing a loan of \$2,000,000 from the Capital Project fund 45 (CIP Fund Reserve) to the Capital Project fund 46 (Mapleton City Network).

Second: Cl. Egbert seconded the motion.

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Vote: Passed 5:0

Resolution No. 2025-08

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson stated that the fire department is halfway through the year covering Hobble Creek Canyon, with call volumes and ambulance revenue slightly higher than expected. Chief Glasgow secured a \$5,000 EMS grant for equipment, though he has not yet decided how to allocate it. On the police side, recent upgrades include new bulletproof vests, updated body cams through a no-cost agreement with Lenslock, and improved sidearms, rifles for the officers vehicles in 2024. The department is well-equipped, and the support from the community is greatly appreciated.

Logan Miner reported that the Burn Bright event is on Friday from 5 to 7 PM, and it's gaining traction through social media. The event combines fun with purpose, offering an opportunity for people to better themselves alongside their community. The construction on the Parks Maintenance Shop began last week, with the project on track for completion by July. The city is also moving forward with the community center project, sending out a request for qualifications (RFQ) for concept plans. There will be multiple design options to consider based on feedback and needs.

Additionally, a new hockey program exceeded expectations with over 180 kids signed up, and a free clinic hosted by the Utah Hockey Club had a great turnout. The program will be held at Hobble Creek Elementary. The city has also implemented new registration software, which has had a few hiccups, but it promises to streamline future events and processes, including Pioneer Days.

Bryce Oyler gave a quick update regarding the city's bonding requirements: the city must complete annual disclosures with the bonding agency, which is Zions Bank. The projections for the city's financials, including the new loan approved tonight, look positive as long as the projections remain accurate. Zions Bank is reviewing these projections and continued disclosures in relation to both the bonds and the newly appropriated funds.

Sean Conroy stated that the city has experienced significant growth in permit activity, with 538 new homes built in 2024, a sharp increase from the previous years. This spike is largely due to townhome and condo developments in Sunrise Ranch, Mapleton Village, and Harmony Ridge. In total, there were 665 building permits issued, including all types of construction. Additionally, the number of business licenses, primarily for home occupations, has also grown. There were 44 in 2023 and 73 in 2024, reflecting more people working from home. These businesses range from consultants and accountants to small salons and daycare services, highlighting the growing need for fiber infrastructure.

Rob Hunter reported that he is considering moving forward with a proposal for a joint micro seal project with Spanish Fork and Springville to treat collector roads. The micro seal is a higher-level surface treatment compared to HA5, which is typically used for local roads. It's expected to last 7-10 years and is more suitable for the city's collector roads. The cost is about \$4 per square yard, and the city is looking to treat around 100,000 square yards, totaling approximately \$400,000. This joint effort with neighboring cities will likely result in a better price due to the scale of the project.

The council needs to decide if they want to proceed with this type of treatment, as it is a better fit for the condition of the roads. The treatment is expected to extend the life of the roads for several years without needing a more expensive grind and recap, which would be done in the future if necessary. The city also has the budget for this project, and the work is expected to be scheduled for this summer.

Additionally, the city's snow removal budget is doing better this year due to less snow and fewer operations required.

Cl. Carlson stated that the transfer station is performing well, but there are upcoming challenges, including a likely price increase in July due to rising landfill rates. Residential drop-off charges are currently at \$10 per trip, which may have to increase. Usage has increased, especially from commercial waste and household waste like tires, requiring more staffing. The station is now scanning license plates to track out-of-area users. A state law restricts where multi-residential waste can go, potentially causing Spanish Fork to surpass Provo in tonnage. The former transfer station property has been sold, and funds are now available.

Cl. Egbert reported that the legislative session is starting on January 21st, and will address several issues, including a fluoride ban (which doesn't affect the town), cannabis production, non-functional turf incentives, and streamlining infrastructure projects. Affordable housing costs and inspection regulations will be discussed, along with a bill allowing builders to hire their own inspectors. There's also a proposal for uniform parking space sizes and a potential legal battle over transportation utility fees. Additionally, a bill could reduce local control over zoning, requiring more dense development. The session will run until March 7th.

Cl. Beck reported that the MYCC had their annual banquet. This year they are going to have 60 kids serve on the MYCC. They will be sworn in on February 5th.

Cl. Jones stated that the Springville/Mapleton Chamber would like to do a Lunch and Learn with the Mayors and Councils from both cities. The tentative date is March 11th at noon.

Cl. Garrett stated that he also participated remotely in the Legislative Policy Committee (LPC) meeting and expressed the need for advocacy regarding upcoming bills. He also discussed revisiting the Spring Cleanup plan in light of costs alternatives are being explored for reducing those costs, including possibly limiting the duration of dumpster availability. The city could considering a voucher system as a potential solution.

Motion: Cl. Garrett moved to adjourn the meeting and move into a closed session pursuant to Utah State Code 52-4-205 for the discussion of pending litigation.

Second: Cl. Jones seconded the motion.

Vote: Passed unanimously at 7:30 pm

APPROVED: February 5, 2025

Camille Brown, City Recorder