

Minutes of the Salem City Council Meeting held on August 16, 2006 in the Salem City Council Chambers.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor J. Lane Henderson

COUNCIL PRESENT:

Mayor J. Lane Henderson
Councilperson Brent V. Hanks
Councilperson Stanley W. Green
Councilperson Jeff D. Higginson

STAFF PRESENT:

Jeffrey Nielson, City Recorder
Junior Baker, City Attorney
Bruce Ward, City Engineer

Excused from council meeting:

Councilperson Terry A. Ficklin
Councilperson Lynn Durrant

David Johnson, Public Works
Chief Brad James, Police Chief

OTHERS PRESENT

Joseph Bushman
Paul Tervort
Tyler Roberts
Judy Fletcher

David Charles
Karl Justesen
Joe Beddoes

Erman Stone
Scott Roberts
Wendall Fletcher

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Henderson asked if anyone would like to give a motivational or inspirational message. Councilperson Jeff Higginson stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Henderson invited those who would wish to participate, to stand and say the pledge of allegiance with him. He then led the pledge of allegiance for those who wanted to participate.

Mayor Henderson stated that while we are waiting for Councilperson Green to arrive, we can allow the Eagle Scout, who is here tonight, to present his Eagle Project. Riley Jarrett was wondering, for his Eagle Project, if he could put some benches and tables on the west side of the pond, over by the boat dock. Councilperson Higginson stated it would be nice to have grass over there also, which we would need to install a sprinkler system. There

was some discussion of an agreement with Carlson's about not allowing any picnic tables or benches there. The statement was made about the agreement, and if it is like the parking agreement, where it was not in writing. Councilperson Higginson was wondering if Riley would like to change his project. We have tables under the pavilion by the new civic center, and by Dream View Park, that are in need of repair. Riley stated that he would go look at them and see what he can do.

Mayor Henderson stated that Salem Days went very well. Councilperson Higginson reported that the fun run had more people sign up than what was anticipated. The events down town ball park went well, and the boat regatta was a hit. Attorney Baker suggested, for the parade, having a chairperson and a vice chairperson. Then the next year the vice chairperson would be the chairperson. This way the chairperson would know a little bit about the parade. He stated his sister-in-law, who was the chairperson for the parade this year, was not really sure what to do, and had a lot of questions.

Councilperson Green arrived at 7:20 p.m.

3. PRIORITY LAND – ANNEXATION OF PROPERTY AT APPROX. 8500 S. MILL RD.

Mayor Henderson turned the time over to Priority Land people. They stated they came to see about annexing in some property. They explained where the property is located (north part of town, west of SR 198). Bruce Ward pointed out on a map where the property was located. They stated that there is a small piece of property that is not part of the annexation. That property is between Mill Road and SR 198, the property owners did not want to be annexed into the city. Attorney Baker explained the purpose of tonight's decision. The council can either allow Priority Land to proceed with the annexation process or to deny the annexation.

MOTION BY: Councilperson Jeff Higginson to allow Priority Land to proceed with the annexation process for the property located at approximately 8500 South Mill Road.

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (3-0).

Attorney Baker explained to the Priority Land owners the process for their annexation.

4. JOE BUSHMAN – SUBDIVISION WAIVER FOR PROPERTY AT 410 W. 300 S.

Joe Bushman stated that they have been to DRC (Development Review Committee) and Planning and Zoning. Mayor Henderson asked the council if they are familiar with the property, they stated they were. Joe stated that they would have four building lots, and with the existing home would make it a five lot subdivision. The question has been asked about the lighting for the subdivision. Planning and Zoning and DRC both stated that lot

#5, which is located on 200 South, would not be required to put a street light. But the other street lights would be required. Bruce Ward stated he would like another revised design showing the changes. Councilperson Hanks asked about the ditch that is located on the north end. It is always full of water. He does not think it is irrigation water, but ground water. Bruce stated he will meet with Bartell, of the irrigation company, and determine which ditches would need to be piped, and which ones can be abandoned. He will look into the other ditches that maybe ground water.

MOTION BY: Councilperson Brent Hanks to accept Joe Bushman Subdivision Waiver, for property at 410 West 300 South, with the recommendation from Planning and Zoning regarding the street lights, to work with the canal company to determine what ditches need to be piped, do a final drawing with the changes for Bruce Ward to review, and to have signature line for the mayor to approve on the deeds.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (3-0).

5. BIDS FOR CIVIC CENTER CONSTRUCTION

There were no bids to be approved tonight.

6. APPROVE MINUTES OF AUGUST 2, 2006

MOTION BY: Councilperson Brent Hanks to approve the minutes of August 2, 2006 as written.

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (3-0).

7. APPROVE BILLS FOR PAYMENT

MOTION BY: Councilperson Jeff Higginson to approve the bills for payment.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (3-0).

8. PUBLIC SAFETY

9. OPEN DISCUSSION

Mayor Henderson asked if anyone had anything for open discussion. Wendall Fletcher stated he has about 10 acres of property on the east part of town, he showed on a map where it was located. He stated he has been approached by some people to purchase the property, he is wondering what he could do, as far as developing, with the property so he

could tell the people who are interested. He would like to divide the land into one five acre lot, and then four one acre lots. It was stated that area is zoned for A1 or R3, which would allow five acre lots. To divide the land he would be required to have the improvements done, like sewer, water, and power. Mayor Henderson told him he would need to have the zone changed, and would require the general plan to be amended. Mr. Fletcher asked about a septic tank, he has been looking into a septic tank where it reuses the water. Bruce Ward stated that our current ordinance would not allow septic tanks for the lots. He explained to him that right now, with the current ordinances, the property could not be subdivided. They could build one home on the property, without subdividing, and allow a septic tank. If he wanted to do something different he would have to come to council and have the ordinances changed.

Erman Stone stated that he wanted to get back with Councilperson Higginson regarding the bench that was damaged by the lawnmower at the cemetery. He stated that it was an accident, and he remembers hitting the bench. Councilperson Higginson stated he thinks he can talk to the family and mend things over. Mayor Henderson asked Councilperson Higginson to look at a couple of trees that are dying at the cemetery and at Knoll Park and see about replacing them. Councilperson Higginson stated there is a problem with mice at the cemetery, he is wondering about calling Buffo's to have them come and look at it.

COUNCIL REPORTS

10. MAYOR J. LANE HENDERSON

11. COUNCILPERSON LYNN DURRANT

Was excused from council meeting.

12. COUNCILPERSON TERRY A. FICKLIN

Was excused from council meeting.

13. COUNCILPERSON STANLEY W. GREEN

Councilperson Green reported on the SUVMWA meeting he attended the other day. He stated that with our current lagoon sewer system, someday we are going to be required to go to a treatment plant, especially with new regulations. SUVMWA is considering a regional sewer plant, and is looking at some property to purchase. They would like to have a buffer zone with the property. They estimate the cost to the residents for the property would be about a dollar a month. They are not sure when this will happen, but it is something the group is looking into.

14. COUNCILPERSON BRENT V. HANKS

Councilperson Hanks reported that Bruce Ward, Chief James, Dave Johnson, and himself met to discuss the road and curb and gutter by Joe Beddoes area, located at 181 East 300 South. After some discussion, they all agreed to allow Joe to install a sidewalk, and not worry about the curb and gutter at this time. Because there is such a mess with the road, and after having Coles' survey it for us, we determined it would be very costly to have the improvements done. Bruce Ward feels that a portion of the hill could be taken out to give more asphalt room, and it might straighten out the road. Councilperson Hanks feels we should give the bond money back to Joe that he gave the city for curb and gutter. Mayor Henderson was wondering about the future, and if we ever wanted to fix the problem. Bruce stated that it would take a lot to fix the area, but if the city ever wanted the improvements done, it would be done as a SID (Special Improvement District), and Joe is aware of that. He stated that they all agreed to the situation. Councilperson Hanks would like to make a motion.

MOTION BY: Councilperson Hanks to not require Joe Beddoes to do curb and gutter, but he knows that there could be a chance of a SID in the future, but to install the sidewalk so it lines up with Eric Smiths sidewalk, and the city would return his bond money for curb and gutter.

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (3-0).

Councilperson Hanks would like to set the cost for renting the new civic center. He would like it to be \$300 for residents, \$600 for non-residents, and each would be required to give \$1,000 cash deposit. We also need to come up with a set of rules.

MOTION BY: Councilperson Brent Hanks that the price for the civic center rental will be \$300 for residents, \$600 for non-residents and each would be required to give \$1,000 cash deposit, for this first year, and then we can reevaluate it.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (3-0).

Councilperson Hanks stated that the metal building that was donated for the new city shops is going to be taken apart starting, this coming Monday, by some of the city employees. He has asked for bids to do the cement pad, and the only bid he has gotten back was from T.K.L. Construction for \$14,724. Todd Gordon will start getting the ground ready for the cement, starting the first part of September.

MOTION BY: Councilperson Brent Hanks to approve T.K.L. Construction bid for \$14,724 to do the cement pad for the new city shop.

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (3-0).

Councilperson Hanks expressed his concern with the old home, that used to belong to the Lake's, on 300 West. It has been torn down, and they have made a big pile of debris, and

some of it is on the sidewalks. This will be a problem for the kids walking to school this next week. It was stated that Officer Matt Bell is our nuisance officer, and he will be notified of this and have the owners take care of it. It was stated that the owners of the property was Monty Griffiths.

15. COUNCILPERSON JEFF D. HIGGINSON

Councilperson Higginson wanted to thank the city employees for how nice the parks looked for Salem Days, everything was great.

16. BRUCE WARD, CITY ENGINEER

Bruce Ward wanted the council to be aware that next council meeting we will need to approve a P.I. (pressurized irrigation) line that will be going in on 400 North from 500 East to the new subdivision to the east. The road is going to be torn up for other improvements, and instead of tearing the road up again, after it has been all newly asphalted, we determined it would be better to put the line in now. The cost would be about \$50,000, which is about \$30 a foot.

Councilperson Hanks voiced a concern about Loafer Road, where the water line is going in, and they are cutting up the road. He feels that we need to require them to do an overlay on the road.

17. ATTORNEY S. JUNIOR BAKER.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Brent Hanks to adjourn city council meeting.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (3-0).

MEETING ADJOURNED AT: 8:30 p.m.

Jeffrey Nielson, City Recorder