

Minutes of the Salem City Council Meeting held on February 1, 2006 in the Salem City Council Chambers.

MEETING CONVENED AT: 7:30 p.m.

CONDUCTING: Mayor J. Lane Henderson.

COUNCIL PRESENT:

Mayor J. Lane Henderson.
Councilperson Lynn Durrant
Councilperson Terry A. Ficklin
Councilperson Brent V. Hanks
Councilperson Jeff D. Higginson

STAFF PRESENT:

Jeffrey Nielson, City Recorder
Chief Brad James, Police Chief
David Johnson, Public Works
Junior Baker, City Attorney
Bruce Ward, City Engineer

Councilperson Stanley Green was excused for a portion of city council meeting.

OTHERS PRESENT

Kristen Jones
James Simons
Chris Hartley
Tom Jenkins
Erman Stone

Weston Harding
Spencer Andersen
Leray Warren
Burk Tervort
Lucy Cornaby

Colton Simons
Bruce Campbell
Linda Warren
Paul Tervort
Reed Cornaby

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Henderson asked if anyone would like to give a motivational or inspirational message. Reed Cornaby 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.

3. CHRIS HARTLEY – PRELIMINARY APPROVAL OF BADGER HOLLOW SUBDIVISION AT 600 SOUTH WOODLAND HILLS DRIVE.

Mayor Henderson turned the time over to Chris Hartley. Chris stated that Tom Jenkins would be representing them tonight. Tom wanted the mayor and council to know, that he

is with Silver Ridge Homes LLC, and they will be proceeding with the development as of yesterday. Mayor Henderson asked Tom if he was aware of the conditions that the council asked of this development. Tom stated that he was aware of them. Tom stated that he has met with Dr. Steve Dewey and has a letter signed by him regarding both parcels. He has also met with the Warrens and has an agreement written up, but they would like to have Attorney Baker review it and make sure what they are trying to say is in legal terms. He said in the most part they have come to an agreement. Tom gave the mayor the letter regarding Dr. Dewey and also with the Warren's. He said that he is still getting the title company to make sure everything is okay with Dr. Dewey regarding the property titles.

Mayor Henderson then went over the agreement with the Warren's and some of the concerns they had mentioned in the other meetings. He then asked Leray Warren if the following concerns have been taken care of. Those concerns are the earth-burn to be engineered and built to prevent flood water from the Warren property across 600 South and adjacent property. Mr. Warren stated that had been taken care of. The next concern is to have \$700 to cover the cost of material to replace old fence on Warren property and will be installed by the Warren property. Mr. Warren stated yes it has been take care of. There will be no connectors agreement established which will benefit future development for the Warren property. Mr. Warren had a concern with the wording on that, he thought that they would be allowed to hook on without any charges. It was determined that is what was meant, that the Warren's could hook on without a fee for a connectors agreement. Their would be two impact fee's for sewer paid to Salem City for the Warren property. Property description of the 12 foot ground purchased by Salem City. Mr. Warren has turned in a deed for it. Mayor Henderson asked Mr. Warren if these items have been met with his satisfaction. Mr. Warren stated they have, but there is another item, he is concerned about having access to 600 South. It was stated that it would be a public road and he could have access to it.

Councilperson Hanks asked if it will make any difference or change anything after Attorney Baker has read the agreement and made changes. Attorney Baker stated that he will take the intent of what is being said and make sure that it is written legally.

Mayor Henderson wanted to thank the developers for their time and getting these concerns resolved. He thanked them and stated it has been good working with them, and hopes that the city will have the same good working conditions with Silver Ridge Homes, and looks forward to working with them.

MOTION BY: Councilperson Lynn Durrant to accept the Chris Hartley – Preliminary Approval of Badger Hollow Subdivision at 600 South Woodland Hills Drive with the conditions of DRC and Planning and Zoning, and that the agreement regarding what was agreed between the Warrens and the developer is legally written.

(DRC Motion 11/30/06, to approve the preliminary for Badger Hollow Subdivision with the conditions talked about; adding a street light at the intersection of Woodland Hills Drive and 600 South; submitting drawings and getting approval from Utah County on the intersection of Woodland Hills Drive

and 600 South; check with Nebo School District to see if more asphalt needs to be added to 600 South to accommodate probable bus traffic; and no final approval will be given until Foothill Meadows, phase C is in. **Planning and Zoning Motion 1/11/06**, to approve the preliminary plat for Badger Hollow with all of the concerns from DRC being resolved and that LeRay Warren's concerns are addressed; getting written approval from the County for the access onto Woodland Hills Drive; and knowing that Dewey's plat C must be started before they can be given final approval on this subdivision.)

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (4-0).

4. MIKE BROCKBANK – SEPTIC TANK FOR POSSIBLE CHARTER SCHOOL SITE AT APPROX. 800 N. SR-198.

Mayor Henderson asked if Mike Brockbank or anyone to represent Mike was present. No one was present. Mayor Henderson stated we would come back to this item if anyone comes to represent Mike.

5. EAGLE PROJECTS

a. Colton Simons

Mayor Henderson turned the time over to Colton Simons. Colton stated he would like to go to the cemetery before Memorial Day and clean around the headstones. He would clean on the Saturday before Memorial Day. They will clean and trim around the headstones. He needs to know how many headstones are at the cemetery, and they will determine if they can clean all of them or select a few of them. He was wondering if the city has a weed-eater and a blower that they could use. He will also need some water. It was suggested that he come to the city office to get some information on how many, and what cleaning solution to use. With the equipment, the city does have a trimmer at the cemetery, but would need to get with Erman Stone on that and would need to be trained. It was also strongly suggested to do the clean up earlier, look at two weeks before. People will start to bring flowers to the cemetery the week before Memorial Day. Mayor Henderson asked about how many hours. Colton was not sure yet, he would have to figure out how many headstones they will be able to clean. The mayor and council felt that it was a great project, and wished him luck.

There was some discussion on how the Eagle Scout projects are approved by the local stake committees in the area.

b. Spencer Anderson

Spencer Anderson stated he has been working with Todd Gordon to get some emergency packets that the city hands out to its residents. He is going to go around and hand some packets out so the residents have them. He is going to be having about 10 scouts help him from his troop. The mayor and council felt that it would be a good project.

6. BUSINESS LICENSE

a. Ryan Smith – Office for computer Design Work

Mayor Henderson stated that Ryan Smith located at 510 West 90 South wants a business license to do computer design work. The license has been approved by all of the appropriate people. There were no questions regarding the business.

MOTION BY: Councilperson Brent Hanks to approve the business license for Ryan Smith.

SECONDED BY: Councilperson Lynn Durrant.

VOTE: All Affirmative (4-0).

b. Michelle Anhder – Photography (Office Only)

Mayor Henderson stated that Michelle Anhder located at 255 South 720 East wants a business license for photography. Chief James stated that she has had a license in the past, but she has moved, and needs a license for the new home. Pictures are done off site. The license has been approved by all of the appropriate people. There were no questions regarding the business.

MOTION BY: Councilperson Jeff Higginson to approve the business license for Michelle Anhder.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (4-0).

c. Mont Coburn – Electrical Installation (Office Only)

Mayor Henderson stated that Mont Coburn located at 1016 South 480 West wants a business license for Electrical Contractor. His home would be strictly for office. The license has been approved by all of the appropriate people. There were no questions regarding the business.

MOTION BY: Councilperson Terry Ficklin to approve business license for Mont Coburn.

SECONDED BY: Councilperson Lynn Durrant.

VOTE: All Affirmative (4-0).

d. Philip Dascomb – Construction and Remodeling (Office Only)

Mayor Henderson asked about Philip Dascomb, it was on the original agenda. Jeff Nielson stated that Philip's still needed some signatures, and John Lundwall was all signed off, so he added John and took Philip off. Chief James stated that Philip's is sitting on his desk, and has been signed off by everybody. He does not have a problem with it. It is only going to be used as an office. The location is 300 East 750 South. There were no questions regarding the business.

MOTION BY: Councilperson Lynn Durrant to approve the business license for Philip Dascomb.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

e. John Lundwall – Lighting Installation (Office Only)

Mayor Henderson stated that John Lundwall located at 1026 South 550 West wants a business license for Decorative Lighting Installation. His home would be strictly for office. The license has been approved by all of the appropriate people. There were no questions regarding the business.

MOTION BY: Councilperson Brent Hanks to approve the business license for John Lundwall.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (4-0).

Mayor Henderson asked if Mike Brockbank or anyone to represent Mike had showed up for council meeting yet regarding the charter school. There was still no one present.

7. WASTEWATER TREATMENT PLANT IMPROVEMENTS

Mayor Henderson stated that Councilperson Green had an emergency and will be in a little later. He would like to wait and have Councilperson Green present this item.

8. BASEBALL SCORE BOARDS

Mayor Henderson turned the time over to Councilperson Jeff Higginson. Councilperson Higginson stated that at the new ball park we are short three score boards. He had Gary Warner (Recreation Director) get some bids. He was able to get three different bids. Councilperson Higginson recommended that the score board has a timer on it. This is so it can be used during the adult softball games. There are a couple of residents who have stated they will donate a large portion of the money towards the score boards. The remaining amount will be paid by impact fees. If by some reason we do not get the

donations, then impact fees will pay for the scoreboards. He said the cost of the poles is about \$460, for wiring and other cost about \$1,300. He recommends going with the Nevco 1515 scoreboard. The colors would be a navy blue to go with the high school colors. With three score boards, the cost would be \$15,475 plus the installation cost. As he said earlier, there are some very generous people to help pay for the scoreboards.

Councilperson Ficklin was wondering about the funding, \$10,000 is a lot of money to be donated. Councilperson Higginson stated that it is, the people who are donating the money are Lew and Evelyn Christensen and Kirk and Jamie Christensen. He stated that after the ball field is completed he would like to have an opening ceremony for the ball field.

Reed Cornaby asked about vandalism to the score boards. Mayor Henderson stated that he feels they would be okay. Councilperson Higginson feels they would be high enough to where it would not be a problem.

MOTION BY: Councilperson Jeff Higginson to approve the purchase of the Nevco scoreboard model 1515 for a cost of \$15,475 plus installation costs.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

Councilperson Stanley Green arrived at city council meeting at 8:00 p.m.

7a. WASTEWATER TREATMENT PLANT IMPROVEMENTS

Councilperson Green stated that Mike Pritchett and Bruce Ward have been evaluating the waste water treatment plant. There are a few places that are dangerous and out of compliance. He stated that we have a one ton chlorine tank down there, and there is no way to tell if there is a leak or not. This is a big safety issue. Also some of the PVC piping for the chlorine is getting old and needs to be replaced. Bruce Ward stated that the new piping for it is poly tubing and in the future if a portion needs to be replaced the way it is made, will make it very easy to replace. As Councilperson Green said, we need a way to measure the chlorine tank to see if there is a leak, we will need to get some scales so we can tell how much chlorine is in the tank. The injector's needs to be placed next to the tank, right now they are far enough away, that if a leak happened before the injectors they would not shut off. But if a leak happens after the injectors they can shut off the chlorine. Also the shut off valve is a small distances away from the tank, will be bringing it closer to the tank. Some other items that are needed at the plant are a fridge and heater for the samples that are taken. A sampler is needed, a work bench, some shelving, and a shed. He stated the cost of the project is \$10,167. But some of the items we have been able to get for less than what were estimated. He said that Spanish Fork has offered to sell us some scales for \$1500, and we purchased a sampler for \$700. Bruce said that eventually the system will be tied into the SCADA at the city office, so we can track how much chlorine is in the tank from here. That way if there is a leak, the public safety will know and we can determine how big of an area we need to evacuate.

Bruce stated that when the building was built it was up to standard at that time. And so far we have been okay. But we need to get it up-to-date now and in compliance. Councilperson Ficklin recommends informing Elk Ridge of what we are doing, so they can be informed.

Bruce stated that on some of the items we were able to get some bids on them. But most of them we were able to get at a really good price. Weinder is a company where we are getting a lot of the items from. It was asked if Mike Pritchett was current with training on all of the items. Bruce stated that he is.

MOTION BY: Councilperson Stanley Green to approve the Wastewater Treatment Plant Improvements.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (5-0).

9. APPROVE MINUTES OF JANUARY 18, 2006

MOTION BY: Councilperson Lynn Durrant to approve the minutes of January 18, 2006 as written.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (5-0).

10. APPROVE BILLS FOR PAYMENT

Mayor Henderson stated that there were a couple of questions on the bills, he would like to come back to them later. Councilperson Hanks stated he is very concerned about the Questar gas bill for the shop. Erman Stone mentioned that their might be another gas leak again down at the shop.

11. PUBLIC SAFETY

Police Chief Brad James stated that the police department has received the new traffic trailer. This is one that we purchased with grant money. It will be very beneficial to the city; it also has a traffic counter on it. He said it is like the one that Spanish Fork City has been using at the south end of their town on the state road.

He has tried to get the word out to the community about thefts. There have been a lot of thefts lately in homes. They have not arrested anyone as of yet. But he feels it has helped to make people aware that there is a problem.

There was an emergency management meeting the other night, there are a lot of new people on the committee, who are excited about it and ready to help.

Coming up soon the residents will be able to do a 911 call check to make sure it is working properly. He will let people know when it will happen.

Councilperson Stanley Green left council chambers at 8:10 p.m.

12. OPEN DISCUSSION

Mayor Henderson asked if anyone had anything for open discussion. Reed Cornaby asked about another water meeting for the secondary irrigation. He stated that during the next meeting, it needs to be brought up about the reason why we need to have the secondary irrigation. In the first meeting he did not hear it mentioned of why we need to have it. Let people know that we are running out of water, and how much water is used on lawns and outdoor use. Mayor Henderson stated that Councilperson Green and Hanks are working with Bruce Ward, and hope to have another meeting set up soon. He thanked Reed for his comments.

Mayor Henderson asked for a short break at this time.
Council recessed for a five minute break (8:15 p.m. – 8:20 p.m.)

COUNCIL REPORTS

13. MAYOR J. LANE HENDERSON

Mayor Henderson thanked the council for attending the field trip last Saturday (1/18/06). He felt that it was very beneficial. A concern that came up was the piping of the canal. He feels we need to finish that and was wondering what the thoughts of the council are. Dave Johnson stated that the Salem Canal Company is willing to do the labor. He feels it is very beneficial to have it covered. Paul Tervort stated that last year when a portion of the canal was covered a citizen donated \$25,000 to the project. Some money came from Strawberry Canal Company. Salem Canal Company paid \$25,000 towards it. Paul stated that if the city is going to do anything this year, Salem Canal Company needs to know right away. Mayor Henderson feels that it is something that needs to be done this year. He is wondering if we asked the people who live along that section of the canal for donations. It was stated that Salem Canal Company has offered to put money up again, but they need to know right away. Paul Tervort stated that there is about 900 feet left to cover. Councilperson Durrant mentioned that there are only two homes that live on that section of the canal. Dave Johnson thought it would cost about \$25,000 for the pipe. Paul Tervort stated that Salem Canal could probably get some more money from the Highline Canal. Mayor Henderson stated that we do not have to approve the money for it tonight, but he wanted to find out what the councils feeling were. The consensus of the council was to get it done. It was discussed that if we decide to do it the money could come from B&C road money.

Another item Mayor Henderson would like the council to think about. Salem City has the greatest police force around. We would like to find a way for them to be able to live here in Salem. He stated that the average home in Salem cost \$217,000, the average home in Spanish Fork is \$162,000, in Springville it is \$166,000, Payson is \$167,000 and Santiquin is \$145,000. He would like to see if there is away to help the police officers out so we could have them live here in Salem. Right now we only have two police officers who live here in town. Chief James made the comment of how valuable it is to have police officers living here in town. He would like to see if there is a way for the council to help them out. Mayor Henderson asked Attorney Junior Baker to see if there is something that they could do. Councilperson Higginson asked if we are paying our officers enough, and maybe looking at their salary. He was also wondering if we have a high turn over in the police department. Chief James stated that we do not have a high turn over rate. He stated that the officers enjoy the environment here, and would like to live here in Salem.

Mayor Henderson stated that in DRC today, we had a proposal for a commercial building to come to town. It is going to be built on the corner of 400 North and SR 198. He feels this will set the standard of what we would like our commercial buildings to look like along the highway. The person developing it is Rick Ainge, and will be an office complex. Mayor Henderson has also had a lot of people approach him about development, not only residential but commercial also.

Another concern that has come to his attention is the need of a storm drain system and policy. He has asked input from the office, to see what needs to be done. He thought about putting a charge on the utility bills to help start the funding of a storm drain system. Bruce Ward stated that we do have a storm drain master plan that was developed a few years ago. Mayor Henderson stated that it is hard to go to citizens with the pressurized irrigation system, and then also for the storm drain system.

Councilperson Stanly Green returned to the council chambers at 8:30 p.m.

Mayor Henderson stated that he has received a lot of calls regarding snow plow removal. He would like a letter to go out to the residents explaining the city's policy on snow removal, and what roads get done and why. Councilperson Hanks stated that it is something that needs to be done, also look at how the roads are plowed on the weekends; it should be done differently than they are during the week. Mayor Henderson asked Councilperson Hanks to get with Todd Gordon and get a policy together so we can get it out to the residents. Councilperson Hanks also mentioned that we need to look at getting another snow plow truck this next year.

Mayor Henderson has also asked Bruce Ward and Attorney Junior Baker to look at getting a RFP together regarding impact fee study for the city.

10a. APPROVE BILLS FOR PAYMENT

Councilperson Lynn Durrant had some questions on if the invoices from Codale were bids or invoices. Jeff Nielson stated the one is a bid for tools for Troy Johnson, and the other is to have work done on the bucket truck. But they are just bids, and Doug Smith wanted you to see them.

MOTION BY: Councilperson Brent Hanks to approve the bills for payment.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (5-0).

14. COUNCILPERSON LYNN DURRANT

Councilperson Durrant reported that Salem City Power Department is getting the ISPC Safety award. Clayton Jackson will be going to the training and to the award ceremony to receive the award.

The Youth Council wants to do a valentine dinner/dance for the senior citizens in the community. It was mentioned that it was announced in the news letter.

Last Saturday during the council fieldtrip, she mentioned she would like to get everyone's cell phone, home phone, and email address. Jeff Nielson stated he would get that to them.

15. COUNCILPERSON TERRY A. FICKLIN

Councilperson Ficklin had a question regarding the temporary business licenses. He had heard that the business that is selling trucks along the highway only has a temporary business license. He also heard that they do not have a sales tax license for Salem City. There was some discussion regarding the business. It was stated that if they have an office to sell from and the license are current, then they are okay. Jeff Nielson stated he would check on the licenses to see if they are current.

16. COUNCILPERSON STANLEY W. GREEN

Councilperson Stanley Green stated that the city has a 2001 Ford Crown Vic police car that has been replaced. All of the equipment is out of the car and we would like to try and sell it. We need to declare it surplus so we can sell it.

MOTION BY: Councilperson Stanley Green to declare the 2001 Ford Crown Vic as surplus.

SECONDED BY: Councilperson Lynn Durrant.

VOTE: All Affirmative (5-0).

It was mentioned that the dog clinic the city holds each year, will be held Saturday, February 11, from 1 p.m. to 3 p.m. here at the city office building.

17. COUNCILPERSON BRENT V. HANKS

Councilperson Hanks reported that when the council went for a ride last Saturday, we went and looked at the property that Mr. Allred wanted to purchase. The address is 300 North between 450 East and 500 East. He feels that the property is too valuable and that a future road could go through there one day. He feels that we should not sell that property at this time. The council agreed with him.

Councilperson Hanks stated that by 600 South and 500 East is another concern that needs to be looked at. Mayor Henderson stated he was looking into getting some easements from Brindley's. The other problem is on 600 South, that road has been closed off. We now have someone who wants it reopened, especially when the school is finished. He suggested having a meeting with the residents on 600 South to find out their concerns, and share our concerns with them. Chief James stated that with the new school going in, some of the subdivisions will need to access the school on that road. With the Brindley property, would need to look at widening that intersection. Mayor Henderson felt that a lot of the expense would fall on to the city's responsibility. He would like Councilperson Hanks to meet with the residents on 600 South and find out what their concerns are.

Councilperson Hanks updated the council on the new city shop. He feels the city could get 2 acres out of the property by the substation off of Arrowhead Trail Road. A representative from the wetlands will be coming and staking out the wetlands. Along with the building that is being donated, he has found another smaller building to be able to park trucks under. The building is not enclosed, but does have three sides and a roof. The cost of the building is \$39,000, but to expand the building and get a larger one, the cost would be about \$44,000. When everything is added up, he feels the cost would be about \$80,000 to have the new shop for the city crews. He is estimating the cost for the property at the old shop would be about \$150,000. Councilperson Hanks showed the council a handout showing the building. Dave Johnson stated that in the future could look at doing a lean-to, so we could park more vehicles under it. Mayor Henderson was thinking with the money left over from selling the property and building the new shop, could go towards the new civic center. Attorney Baker stated that before the land can be sold, it would need to be declared surplus.

MOTION BY: Councilperson Brent Hanks to declare the 3.297 acres where the city shop is located as surplus.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (5-0).

18. COUNCILPERSON JEFF D. HIGGINSON

Councilperson Jeff Higginson reported that the city has a lawn mower that needs to be replaced. He was wondering if Impact Fees could be used to purchase a new one. It was stated that a lawn mower is considered O&M and impact fees can not be used for O&M. Councilperson Higginson stated that we need to look at purchasing a new lawn mower this year.

Another issue we need to look at is the city office staff has out grown the space. We may need to look at remodeling the city office. We also need to look at hiring another person for the city office. He would like to get a hold of someone to come in and look at the city office and how it is laid out, and see if there is a better way to utilize the space. Mayor Henderson stated that we do have two employees that will be retiring this year, LaVera James, City Treasurer, and Mike Sosa. We will need to look at replacing LaVera soon.

Mayor Henderson thanked Bruce for talking to the council during work session regarding water rights.

Councilperson Hanks was wondering about the civic center, and looking into purchasing a metal roof for it rather than shingling. He had a roofer look at the roof and they feel that a metal roof would be better, because the sheeting has been exposed to the weather for so long. Councilperson Hanks will look into the cost for a metal roof.

CLOSE CITY COUNCIL MEETING

MOTION BY: Councilperson Stanley Green to close city council meeting.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 9:15 pm

Jeffrey Nielson, City Recorder