

Minutes of the Salem City Council Meeting held on February 20, 2008 in the Salem City Council Chambers.

**Work Session:** The Council met with Planning & Zoning members to discuss the concept of smaller homes in certain areas of town. Attorney Baker presented to the council, and planning & zoning, different concepts. He showed pictures of other developments that have smaller homes and lots.

Some of the items that were discussed and to have the council and planning zoning look into are:

Having 5,000 square foot lots, and having a common area for a park in the subdivision. Need to look at developments and what we would be limiting to make them affordable housing. If we do smaller lots are we still going to get the roof tops needed to attract commercial. Also, if we have these zones for smaller lots by the interchange, what do we want people to see when they first come into our city. Architectural and landscaping will be a big concern. If we don't get the big commercial business in, what will the developments look like? Are they still going to be nice? Another option would be to cluster industrial and commercial zones together. Looking at professional business instead of industrial like welding shops. We need to define what zones we want and what we want in those zones. Once we determine what zones we want, then we can look at plugging it in the general plan. Bruce Ward stated that we need to have a concept of what we want before we can create zones. We may want to have developers come in and show us what they have, and look at their ideas. Attorney Baker suggested doing a tour with him, the mayor, and Aaron Cloward (planning & zoning chair). Bruce Ward asked about affordable housing, and is it something that the city wants. Mayor Henderson mentioned that he likes the mix up of high density and affordable housing.

**MEETING CONVENED AT:** 7:00 p.m.

**CONDUCTING:** Mayor J. Lane Henderson

**COUNCIL PRESENT:**

Mayor J. Lane Henderson  
Councilperson Lynn Durrant  
Councilperson Brent V. Hanks  
Councilperson Terry A. Ficklin  
Councilperson Todd R. Gordon

**STAFF PRESENT:**

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

Excused:

Councilperson Stanley Green

## OTHERS PRESENT

Johnathan Ward  
Mallary Byrnes  
Cynthia Hugie  
Randy Skinner

Lana Harris  
Nick Hugie  
Alan Crisp  
Tyler Skinner

William Burk  
David Hugie  
Morris Crisp  
Bruce Farnsworth

### 1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Henderson asked if anyone would like to give a motivational or inspirational message. Councilperson Terry Ficklin 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. PUBLIC HEARING

**MOTION BY:** Councilperson Brent Hanks to open Public Hearing.

**SECONDED BY:** Councilperson Todd Gordon.

**VOTE:** All Affirmative (4-0).

#### A. BONDING FOR CITY OFFICE ADDITION

Jonathan Ward, from Zion's Bank, stated that as part of the bond process the city is required to hold a public hearing to discuss the project. After the public hearing the city council can then chose to proceed with the bond resolution. He stated that a couple of weeks ago the city sent out a RFP for the bond funding. He stated that we received a few bids; the lowest bid was from the Bank of the West and was for 20 year bond at an interest rate of 3.95%. He stated that as of today, some G.O. Bonds were going for an interest rate of 4%. The city was able to get a great low rate for the funding. The city is pledging sales tax revenues for the bond, but a portion of the payments can be made from impact fees.

Mayor Henderson stated that the bond is a \$3,500,000 for the improvements of the city office/police station, city library, refinancing a current sales tax bond, and to assist the RDA improvements.

Mayor Henderson asked if there were any questions from the public.

Bruce Farnsworth asked if all of the renovation will be on city property, and will it take away parking, because there is no parking for the city office when meetings are held. It was stated that the improvements will be done on city property, and no additional parking will be added, but no parking will be taken away.

Bill Burk asked about the refinancing of the old bond. It was stated that the amount refinanced will be \$674,000 and the old interest rate is 5.2%. Bill also asked about the growth of the city and if the addition will be sufficient for the office space. It was stated that the building will eventually become a public safety building, and then a new city center will be built.

**MOTION BY:** Councilperson Brent Hanks to close the Public Hearing.

**SECONDED BY:** Councilperson Todd Gordon.

**VOTE:** All Affirmative (4-0).

**4. CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF SALEM CITY, UTAH (THE “ISSUER”) FINALIZING THE TERMS AND CONDITIONS OF THE ISSUANCE AND SALE BY THE ISSUER OF ITS SALES TAX REVENUE AND REFUNDING BONDS, SERIES 2008 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$3,500,000; AND RELATED MATTERS.**

**MOTION BY:** Councilperson Lynn Durrant to approve Resolution 22008.

**SECONDED BY:** Councilperson Terry Ficklin.

**VOTE:** all

Mayor Henderson stated that it is a hard thing to do sometimes, but it is needed.

**5. AWARD BID FOR CONSTRUCTION OF CITY OFFICE ADDITION**

Mayor Henderson stated that a couple of weeks ago we had our bid opening for the addition of the city office and library. There were 14 bids that came in. The lowest bid that came in was Hales and Warner in the amount of \$1,196,400 for City Office/Police Station and \$367,400 for the library.

**MOTION BY:** Councilperson Lynn Durrant to approve the bid from Hales and Warner for the construction of the city office and library additions, in the amount of \$1,196,400 for City Office/Police Station and \$367,400 for the library and being subject to start construction until the closing of the bond on March 4, 2008.

**SECONDED BY:** Councilperson Terry Ficklin.

**VOTE:** All Affirmative (4-0).

## **6. STRAWBERRY WATER AGREEMENT**

Attorney Junior Baker stated that this agreement has been in the works for a while. When a developer comes in we require the developer to provide us with water shares. In the past we have not been able to accept Strawberry Water Shares, but this agreement will allow us to accept them. The developer will be giving us water rights but the water shares would still be in their name. The city, however, will have the right to use the water, voting rights, transferring rights, and the city would also pay the assessments. The city would be acting as a trustee. Bruce Ward stated that it allows us to use the water and accept the water rights for strawberry.

**MOTION BY:** Councilperson Brent Hanks to approve the Strawberry Water Agreement.

**SECONDED BY:** Councilperson Todd Gordon.

**VOTE:** All Affirmative (4-0).

## **7. ADJOURN TO RDA MEETING**

**MOTION BY:** Councilperson Brent Hanks to adjourn to the RDA Meeting.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (4-0).

City Council Meeting Adjourned to RDA Meeting at 7:20 p.m.

## **8. PUMP FOR SEWER HEAD WORKS**

This item was not ready for approval, and will be put on next council agenda.

## **9. APPROVE MINUTES OF FEBRUARY 6, 2008**

**MOTION BY:** Councilperson Lynn Durrant to approve the minutes of February 6, 2008 as written.

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (4-0).

## **10. APPROVE BILLS FOR PAYMENT**

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

**SECONDED BY:** Councilperson Terry Ficklin.

**VOTE:** All Affirmative (4-0).

## **11. PUBLIC SAFETY**

Councilperson Ficklin asked Police Chief James about the K-9, and how it is coming along. Chief James stated that it will be ready for when the new high school starts. He is hoping to have a demonstration for the council soon.

## **12. OPEN DISCUSSION**

Bruce Farnsworth stated that a couple of weeks ago, in the paper, it discussed the issue about a traffic light at 400 North and SR 198. He stated he is concerned because UDOT will not put a light there until enough accidents and deaths have happened. Mayor Henderson stated that the city is concerned and trying to work it out with UDOT.

Reid Cornaby stated that he is concerned about the three lane highway on SR 198 in front of Neways, and how people will pass illegally there. Chief James stated that the police department is aware of it, and again, the city is at mercy with UDOT on what we can do on SR 198.

Eric asked what they could do, as residents, to help with this problem. Mayor Henderson stated that residents can write letters to our state representatives Michael Morley (House) and Mark Mattison (State Senate).

Cynthia Hugie asked about the new store, and if there is a way to put a light there so it will be easy to get into the store. Mayor Henderson stated again, that we are at the mercy of UDOT, and they determine where lights will be placed.

## **COUNCIL REPORTS**

### **13. MAYOR J. LANE HENDERSON**

Mayor Henderson stated that the H.E. Davis Family came and visited with him. They are concerned about the connector's agreement with their annexation, and SESD. They have not been reimbursed for any of the developments in that area yet, and would like something to be done. Jeff Nielson stated that they came in and saw him also, and he is working on it.

### **14. COUNCILPERSON LYNN DURRANT**

Councilperson Lynn Durrant reported that the power industry was concerned about Bill 173. She read a portion of it. She stated that it was shot down. UMPA asked that we contact our senators, and we did.

Mayor Henderson asked if there were any other bills that we need to be concerned with. Attorney Baker mentioned a couple of them, and stated that the League of Cities and Towns is watching them.

#### **15. COUNCILPERSON TERRY A. FICKLIN**

Councilperson Ficklin reported that the solid waste is concerned about SB 46, and we are watching it to see what happens in the house.

He also reported that South Utah Valley Solid Waste District will be doing a hazardous waste collection day at UVSC. He stated that there will be a flyer going out and would like the information on the news letter.

Finally, he reported about recycling containers, and how the district is looking at placing them in different locations in a city. The cost of the recycling bins and also the hazards pickup will be paid by the district.

#### **16. COUNCILPERSON STANLEY W. GREEN**

Mayor Henderson stated that Councilperson Green was excused.

Bruce Ward reported on SUVMWA (South Utah Valley Municipal Water Association) and how they applied for a \$5,000,000 bond, with was authorized by the Board of Water Recourses for a 2.4% at 10 years. This money will be used to purchase land for a future sewer treatment plant. The land will be about 250 acres, which will also be located next to the future transfer station for the solid waste, if they can get permission from the county.

A question on the time line for these projects. It was stated that the sewer plant will be about 20 years out, but the solid waste is about 5 years away.

#### **17. COUNCILPERSON BRENT V. HANKS**

Councilperson Hanks stated that there have been some complaints about snow plowing. He stated that he went out and met with some of the residents who were complaining. He stated that he felt good about the way the snow plowing went this year; we had a lot of snow.

Councilperson Gordon was wondering, while it is not snowing and the weather is good, if the snow plows could widen the roads. Bruce Ward stated that he has talked with the road crew about it, and have discussed some of the problems. Councilperson Gordon also suggested uncovering the fire hydrants.

**18. COUNCILPERSON TODD R. GORDON**

Councilperson Gordon stated that he met with Jilene Meservy about the youth council.

Mayor Henderson stated that he would like Councilperson Gordon to look at getting bathrooms at the cemetery this year. Also, look into doing a soccer field by the cemetery.

**19. DAVE JOHNSON, PUBLIC WORKS DIRECTOR**

**20. BRUCE WARD, CITY ENGINEER**

**21. ATTORNEY S. JUNIOR BAKER.**

**ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Todd Gordon to adjourn city council meeting.

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (4-0).

**MEETING ADJOURNED AT:** 8:10 p.m.

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Jeffrey Nielson, City Recorder