

Minutes of the Salem City Council Meeting held on September 5, 2007 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 Lynn Durrant  
Councilperson Brent V. Hanks  
Councilperson Terry A. Ficklin  
Councilperson Stanley W. Green  
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

**OTHERS PRESENT**

Amber Merrill  
Brynne Larsen  
Sheree Thurston  
Taylor Baker  
Derk Palfreyman  
Tammy Beck  
Blitch Shuman  
Cliff Corless  
Elizabeth Tervort  
Russell Gines  
Jaimee Steed  
Bruce Campbell  
Kody Kay

Sam Egbert  
Sarah Doran  
Mallory Byrnes  
Paul Westwood  
Kaen Palfreyman  
Zack Beck  
Justin Humphreys  
Cosette Corless  
Mary Chapman  
Jasen Shelley  
Barry Steed  
Tom Jenkins  
Kenny Anderson

Abbie Pratt  
Don Williams  
Selby Brummett  
Lana Creer Harris  
Jordan Hall  
Austin Andrus  
Shiloh Nelson  
Burke Tervort  
Rashelle Williams  
David Simpson  
Reed Cornaby  
David Jeffs  
Grant Price

**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.

### **3. SWEAR IN NEW POLICE OFFICER – ROGER LOWE**

Jeffrey Nielson, Salem City Finance Director/Recorder swore in Roger Lowe as the new police officer for Salem City.

### **4. PUBLIC HEARING**

**MOTION BY:** Councilperson Lynn Durrant to open Public Hearing.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

#### **a. Camilla Simonsen – Zone Change on Property at 1063 S. 950 E. From A-1 to R-2.**

Mayor Henderson explained where the location of the property, and had Bruce Ward show on the map where it is located. Bruce stated that about a month ago the property adjacent was rezoned also to R-2. Councilperson Hanks was wondering how many lots this area would have when it is developed. Bruce Ward thought it would be about nine if it is developed. It would meet the general plan to be changed to R-2. Mayor Henderson asked if there were any questions from the public.

#### **b. Repeal Affordable Housing Ordinance**

Attorney Baker explained that a few years ago the city adopted an affordable housing ordinance under the direction of the state. Since then we have had a few affordable homes built. We are running into a problem when the home is sold or refinanced, and the title companies are not detecting that the homes are affordable housing homes. When a developer does affordable housing, they are getting some benefits to the whole subdivision, like smaller lots. Also the affordable housing does not have to pay for impact fees.

Suggestion on the repeal is that when an affordable house is sold not as an affordable house that the city would be reimbursed for the impact fees lost along with an administrative fee. Mayor also felt that when a home owner refinances that the same could be applied if desired. Attorney Baker suggested that if a person wants to have the affordable housing removed from their home, they could do the same.

David Simpson asked about the amount for the administrative cost. Attorney Baker suggested \$5,000. David felt that would be okay, but not more than the \$5,000.

David Jeffs appreciates the efforts of the city, and that they have provided an affordable housing. He agrees with Attorney Baker, and feels to allow the affordable housing removed when a home is sold, refinanced, and he would like to add if someone wants to just have it removed, that they could have it done.

Shiloh Nelson asked what the long term and short term effect on the city would be. Attorney Baker stated that he feels there would not be much of an effect. The city would be able to recover any losses when a home is not considered affordable housing.

Berry Steed wanted to applaud the city for having affordable housing. He feels that the city will be getting its money back that was lost for impact fees, and feels the administrative fee is fair.

Reed Cornaby feels the affordable housing is needed, because it allows residents who have a lower income to be able to afford a home.

**c. Alan Curtis – General Plan Amendment for Property Located at 8400 South 1200 West from C-1 to R-1.**

Mayor Henderson stated that this is a General Plan Amendment. This property has not been annexed into Salem City yet. Bruce Ward showed on the map where it is located. He stated that Alan is requesting a portion of the property to be zoned as R-1 and the other portion to be zoned C-1. Planning & Zoning recommended allowing 1200 feet of property, south of 8000 South and 800 feet west of 460 West, to be zoned commercial (C-1), and the remaining portion of property to be zoned as residential.

Paul Westword was wondering if the council would be willing to zone the other property down in the area about the same, allowing commercial and residential. Attorney Baker felt that it might be a good idea, but that the council would need to decide. Mayor Henderson asked if there were any questions from the public.

**d. DGI Utah LLC – Zone Change on the Property on the Corner of 200 East 300 North from R-1 to C-1.**

Mayor Henderson explained that this property is located behind the city entrance sign, by U-Check. Garrett Seely, who is the developer, stated that it is one acre parcel, which they want to rezone as C-1. It would be taking four residential lots to make a commercial parcel. Mayor Henderson asked if there were any questions from the public.

**e. Robert Oberg – Zone Change on Property at 15 East 200 North from R-1 to C-1.**

Mayor Henderson stated that this is property located on SR 198 across from Fast Gas; it is the old Logan home. Robert wants to rezone the property from R-1 to C-1. The property is along SR 198. Mayor Henderson asked if there were any questions from the public.

Close

**MOTION BY:** Councilperson Terry Ficklin to close the public hearing.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

**a. Camilla Simonsen – Zone Change on Property at 1063 S. 950 E. From A-1 to R-2.**

**MOTION BY:** Councilperson Brent Hanks to approve the zone change at 1063 S 950 E from A-1 to R-2.

**SECONDED BY:** Councilperson Jeff Higginson.

**VOTE:** All Affirmative (5-0).

**b. Repeal Affordable Housing Ordinance**

**MOTION BY:** Councilperson Lynn Durrant to approve the Repeal Affordable Housing Ordinance along with adding the administrative fee of \$5,000 and having to pay the impact fee's that were not paid at the time of the building permit, when an affordable house is either sold or refinanced and would like the affordable housing designation removed.

**SECONDED BY:** Councilperson Terry Ficklin.

**VOTE:** All Affirmative (5-0).

**c. Alan Curtis – General Plan Amendment for Property Located at 8400 South 1200 West from C-1 to R-1.**

**MOTION BY:** Councilperson Lynn Durrant to approve the General Plan Amendment for Alan Curtis request, on Property located at 8400 South 1200 West, with the following 1200 feet of property south of 8000 South and 800 feet west of 460 West to be zoned commercial, and the remaining portion of property to be zoned as residential.

**SECONDED BY:** Councilperson Terry Ficklin.

**VOTE:** All Affirmative (5-0).

**d. DGI Utah LLC – Zone Change on the Property on the Corner of 200 East 300 North from R-1 to C-1.**

**MOTION BY:** Councilperson Jeff Higginson to approve the Zone Change on the Property on the Corner of 200 East 300 North from R-1 to C-1.

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (5-0).

**e. Robert Oberg – Zone Change on Property at 15 East 200 North from R-1 to C-1.**

**MOTION BY:** Councilperson Terry Ficklin to approve Robert Oberg Zone Change on Property at 15 East 200 North from R-1 to C-1.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

**5. DGI UTAH LLC – PRELIMINARY PLAT APPROVAL FOR JEN MEADOWS SUBDIVISION AT 200 EAST 300 NORTH.**

Bruce Ward stated that this subdivision has already had two subdivision waivers approved, which were located on 200 East and 300 North. Now DGI is asking for a preliminary approval of 5 lots which will bring them all together. We also just approved to have 4 of their lots to be zoned commercial.

**MOTION BY:** Councilperson Brent Hanks to approve DGI Utah LLC Preliminary Plat Approval for Jen Meadows Subdivision at 200 East 300 North.

**SECONDED BY:** Councilperson Jeff Higginson.

**VOTE:** All Affirmative (5-0).

**6. DERK PALFREYMAN – PRELIMINARY PLAT APPROVAL FOR RANCH MEADOWS PUD AT 720 EAST 180 NORTH.**

Derk Palfreyman stated that he started this portion of the subdivision as Plat A. He is now opening up the other phase. This phase will have a city park, a trail system, and a retention system, which will have a cobble stone ditch for the drainage. The park will have commercial grade play ground equipment. Lot sizes range from 8,000 to 17,000 square feet. There is the high pressure gas line that runs through a portion of the subdivision, which caused some of the different sizes of the lots. He stated that Planning & Zoning and DRC have both approved it. He also mentioned that he has talked with some of the neighbors who had some concerns, and have worked it out with them. He stated that they are okay with the development now. Bruce Ward stated that he is doing Parking stalls and lighting around the park. He stated that where this is a PUD, Bruce mentioned he does not have a problem with meeting the density. He stated that Derk has requested 7% for an upgrade on the building structure and 1% for the roof pitch. The

question was asked if there would be HOA (Home Owners Association) fees. It was stated that there would not.

Mayor Henderson asked if there were any neighbors present who might have some questions. There were no neighbors. Derk stated that he was able to talk to most of them, and feels he has worked it out with them.

**MOTION BY:** Councilperson Terry Ficklin to approve Preliminary Plat for Ranch Meadows PUD at 720 East 180 North with DRC and Planning & Zoning Recommendations **DRC:** *Approve the preliminary plat with the density bonus for the homes to include upgraded exterior finishes and the roof pitch a minimum of 7 ½ x 12. The open space be made to be in usable condition with grass including a sprinkling system; an 8-foot paved walking path; lighting along the path with shields where appropriate; a commercial grade “tot lot”; add a parking lot of not less than 12 spaces; landscape with trees around the perimeter, leaving the center open; a masonry fence consistent with the one on Woodland Hills Drive on the east and south sides of the park and a chain link fence on the west side; and the park be completed with the second phase of the project or when 1/3 of the lots have building permits issued on them.* **Planning & Zoning:** *The only thing they added was that the masonry fence be extended to include the property where Robert Christmas has his house (not the pasture area).*

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (5-0).

## 7. DALACO – EXTENSION ON RECORDING SKYVIEW ESTATES

Kody Kay is asking for an extension of six months. They are trying to work out financial issues and being able to get the subdivision done. Bruce Ward stated that they are required to have their subdivision plat recorded very quickly, but they feel they can not have everything in line. He also feels that with the cold weather coming up, that we might want to give them a six month extension, so they can do the cement and asphalt work in the spring, and not in the cold winter months.

**MOTION BY:** Councilperson Brent Hanks to approve Dalaco’s Request Extension on Recording Skyview Estates and to allow them six month extension.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

**8. CLIFF CORLESS – LOCATION OF RUNNING WATER LINE TO HOUSE ON THE CORNER OF SR-198 AND 1100 NORTH.**

Mayor Henderson explained and showed on chalk board the issue, and what Cliff Corless would like to do. He stated that when the Glead Annexation happened, Cliff's property was part of the annexation. Cliff would like to hook onto water, but the way the ordinance reads he would be required to bring the water line to and through the front of his property (along SR 198). Cliff stated that it would be very expensive and the water line to his home would have to go through his septic tank field. Mayor Henderson stated that Cliff would like to connect to the water line on 1100 North, and connect to the back of his property. To do this, it would need to be approved through the council. Cliff knows that when the Glead Annexation is developed, that he would be required to put the water line in front of his property.

**MOTION BY:** Councilperson Stanley Green to approve Cliff Corless water line connection to the back of his property which is located on the corner of SR 198 and 1100 North.

**SECONDED BY:** Councilperson Jeff Higginson.

**VOTE:** All Affirmative (5-0).

**9. DAN FARETTA – PROTESTING UTILITY BILL DELINQUENT FEES**

Jeff Nielson explained that Dan thought he had dropped off his payment for the utility bill. We were not able to find it anywhere, and since we did not receive it the utility bill was considered late and a late fee was charged. He stated that if we do find the payment, that we will adjust Dan's utility bill. Jeff stated that Dan had called the office earlier in the day, and mentioned he would not be here tonight, and did not plan on attending.

**MOTION BY:** Councilperson Brent Hanks to deny Dan Faretta request to have the late fee waived from his utility bill.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

**10. HIGHLAND HOMES – WAIVER OF PREPAID IMPACT FEES FOR 1<sup>ST</sup> PHASE OF NEW SUBDIVISION**

Mayor Henderson stated that Highland Homes has requested to be on the next council agenda.

**11. APPROVE PURCHASE OF NEW LAWNMOWER & BAGGER**

Councilperson Jeff Higginson stated that we have budgeted for a new lawnmower in the parks department. The best bid is for a new 74" Dixie Chopper with a bag. Also the bag

will fit the other Dixie Chopper lawn mowers we have. This will help to pick up the leaves in the fall. Councilperson Higginson went over the other bids that were received. United Service and Sales \$9,844 for a Dixie Lawn Mower, RMT was \$13,729 for Grasshopper and Turf Equipment \$10,860 for a Toro.

**MOTION BY:** Councilperson Jeff Higginson to approve the purchase of a Dixie Lawn Mower from United Service and Sales for \$9,445 and a bagger in the amount of \$2,599.

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (5-0).

## **12. APPROVE AGREEMENT WITH SALEM CANAL CO. & SALEM CITY**

Mayor Henderson stated that this agreement spells out that the canal company will deliver water to the city for our PI system. We will be able to point out our point of deliver, so it can really benefit our PI system. Attorney Baker stated that this was on the agenda for last council meeting, but because we did not have a council, we could not approve it. We needed to have this approved so the canal company could sign it. The mayor has already signed the agreement, so we need to ratify his signature tonight.

**MOTION BY:** Councilperson Jeff Higginson to ratify Mayor Henderson's signature with Salem Canal Company.

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (5-0).

## **13. APPROVE POLICY ON TEMPORARY OCCUPANCY BONDS**

Attorney Baker stated that the council and Dave Johnson have discussed this in prior meetings. We found that the in the building code, a temporary occupancy permit is allowed as long as all of the safety items have been completed. We are finding that there are some homeowners taking advantage of the temporary occupancy and not finishing the items needing to be completed. The way the policy is written, is we would take \$1,500 cash bond up front, and if the homeowner moves in before an occupancy permit is issued, they will forfeit the cash bond. If they move it and an occupancy permit is given, then the money would be given back, and it is given back to the person who signed the building permit. If a temporary occupancy is given by the building official, then they must follow the conditions in the policy, which are:

1. A cash bond in the amount of \$1,500.00 will be collected at the issuance of a building permit. The bond will be forfeited if occupancy occurs prior to the issuance of a Certificate of Occupancy or a temporary Certificate of Occupancy. When a permanent Certificate of Occupancy is issued, and the bond has not been forfeited, a refund of the bond will be made to the person or entity posting the same. For purposes of this policy, the person posting the bond will be deemed to be the applicant on the building permit application.



2. A temporary Certificate of Occupancy may be issued, at the sole discretion of the City Building Official, if all safety related items are completed and passed inspection and the item(s) lacking completion are weather related or have special circumstances attached.
3. When a temporary Certificate of Occupancy is issued, the Building Official will establish an expiration date, by which time all remaining, non-safety items, must be completed and pass inspection.
4. Fifteen days prior to the expiration date of a temporary Certificate of Occupancy, a notice of the approaching expiration date will be mailed to the persons residing in the home, as well as the applicant on the Building Permit, if different from the occupant.
5. If occupancy continues beyond the expiration date of a temporary Certificate of Occupancy, the bond referred to in paragraph one will be forfeited and the City may proceed to terminate water and electric service to the property. These may not be reconnected and provided again until a final Certificate of Occupancy is obtained.
6. Each applicant for a building permit will receive a copy of this policy and sign a form indicating they understand the policy and that a violation will lead to forfeiture of the bond, termination of water and electric service, and possible eviction. Failure to sign the form will make that resident ineligible for a temporary Certificate of Occupancy.

With the expiration days in item 2, both Attorney Baker and Dave Johnson felt it could be between 30 to 180 days, depending on what needs to be completed. With weather items, usually after May 15<sup>th</sup> is when they can be completed.

Dave Johnson was wondering if the dollar amount is okay at \$1500.

Councilperson Hanks stated that we have talked about this, but this is the first time he has seen the policy. He would like to have to review it more. Councilperson Durrant feels that we have discussed this for a while, and attorney baker has just gone over the policy with the council.

**MOTION BY:** Councilperson Brent Hanks to table this item until next council meeting.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** 4 Aye 1 Nay (Councilperson Hanks, Aye; Councilperson Durrant, Nay; Councilperson Green, Aye; Councilperson Ficklin, Aye; and Councilperson Higginson, Aye) (4-1).

#### **14. APPROVE PURCHASE OF WELL PUMP MOTORS**

Bruce Ward stated that the other night we had a power issue which caused one of our pumps to stop working on our well. It did not take very long to have the water tank drained. The well was out for about 8 hours. It made us think that if we ever had a problem and we could not get a new pump, what we would need to do? Councilperson Green stated that Eagle Mountain just had a pump go out, and it took about 3 months to get a new pump. Bruce explained that we could get a new pump within a couple of weeks, but it would cost a lot more.

Bruce stated that we have received bids for a new pump for the lower well and also for the Maple Canyon well, which is shared by Woodland Hills. He then read the bids, Nickerson Company \$19,702, Energy Management \$21,830.85 and Delco Western \$22,986. He would recommend the Nickerson Company bid in the amount of \$19,702, but with Woodland Hills portion paid, Salem City cost would be \$16,566. The companies are from Salt Lake City.

**MOTION BY:** Councilperson Stanley Green to approve the purchase of the Nickerson Company bid for \$19,702.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

Councilperson Ficklin was wondering about a generator, if we had power problems would it be worth having a portable generator on hand that could be used in case of emergency. He stated that he could look into it, because he sees a lot of surplus, where sometime there are some generators. He stated he would look into it.

#### **15. APPROVE PURCHASE OF NEW DUMP TRUCK**

Bruce Ward stated that our current 10 wheel dump truck is a 1996, and is used a lot. Maintenance on the truck is becoming expensive and more frequent. We have looked at a couple of dump trucks, and feel the 2007 Sterling 10 Wheeler 410 HP is the best one. It can be all ready for us to have by November. When we tested one out, we were amazed at how sharp it turned, which would allow snow plowing in cul-de-sacs a lot easier. Feel that the truck will benefit the city, but mostly Roads, Water, Sewer and PI system, and feel that those funds will pay for the new truck.

Jeff Nielson explained that we received 3 bids for financing on the truck, at a five and eight year lease. He feels that we should go with the five year lease. Zions Bank gave us an interest rate of 4.58 %, Wells Fargo at 4.50 % and Daimler Chrysler did not bid at five year, but the eight year rate was 5.24%, and the other two banks for eight year lease were just above 4.60 %. The first payment for Wells Fargo would be next September. Zions Bank has our first payment in this budget year. Councilperson Hanks feels that we did

not budget for it this year, and feels that we should go with Wells Fargo because they have the lowest interest rate, and the first payment will be in next years budget.

**MOTION BY:** Councilperson Brent Hanks to approve the 2007 Sterling 10 Wheeler 410 HP in the amount of \$160,299 and going with Wells Fargo for the financing of the truck, with the five year lease at the interest rate of 4.50%.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

## 16. BUSINESS LICENSES

### a. Rodney Dansie – Office for Control Valve Diagnosis

Mayor Henderson stated that Rodney Dansie, at 160 East 200 North, wants a business license to do to control valve diagnosis. He only uses his computer at home, he goes to the customers to get reads, and then brings them back to his home. His home would only be an office, no customers.

### b. Barbara Arias – Cleaning

Barbara Arias, at 728 South 100 East, wants a business license to clean homes and business. She only uses the home as an office.

### c. Austin Cope – Motorcycle Kit Sales

Austin Cope, at 777 south 1700 East, wants a business license to sell motorcycle kits. He buys them for customers, and has them shipped to the customer's home. His home will only be an office. He also provides help to the customers over the phone.

### d. Lori Cuff – PreSchool

Lori Cuff, at 1002 South 225 East, wants a business license to do a preschool. Inspections on the home have been done and passed. There will be two classes a day, and no more than 10 students at a time.

Mayor Henderson stated that all of the licenses have been approved by the appropriate people.

**MOTION BY:** Councilperson Jeff Higginson to approve the business licenses.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

## **17. APPROVE CITY SHOP PURCHASES**

Councilperson Hanks stated he did not have any purchases at this time.

## **18. APPROVE GIS INTERLOCAL AGREEMENT**

Bruce Ward stated that Santaquin City did not want their share of the GIS any more. When we found out, we told them that we would take their share. The GIS department maps out our city, locates and maps our infrastructure. These are the maps we use when we send information to the council. There has been two other cities who have approached us stating they want Santaquin's share, and we have told them no. Dave Johnson stated that if we had to hire someone to do this, it would be more than a 1/3 of what we pay in the GIS Agreement. This would now give Salem City 15% of that department, which is shared by other local cities. We did budget for this in July when we were doing the budgets.

**MOTION BY:** Councilperson Brent Hanks to approve the GIS Interlocal Agreement.

**SECONDED BY:** Councilperson Terry Ficklin,

**VOTE:** All Affirmative (5-0).

## **19. APPROVE MINUTES OF AUGUST 1, 2007**

**MOTION BY:** Councilperson Lynn Durrant to approve Minutes of August 1 as written.

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (5-0).

## **20. APPROVE BILLS FOR PAYMENT**

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

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

## **21. PUBLIC SAFETY**

Chief James stated that we had some difficult calls this last week, and all departments responded well. He also showed a photo of the cities oldest fire pumper trucks. It is being held down at the shop, and it is very old. We are having a hard time keeping it maintained. We are in desperate need of getting a new fire pumper truck for the city.

## **22. OPEN DISCUSSION**

Mayor Henderson asked if there was anything for open discussion. Reed Cornaby wanted to complement the city on how well Canal Road looks after being repaved.

Zack Beck wanted to get his Eagle Scout project approved. He has been working with Erman Stone at the cemetery, and would like to put some markers on the east side of the old section of the cemetery. There are markers on the west side against the curb, to help people find the different blocks. He wants to do the same on the east side. He is not sure of the color of paint. He will coordinate with Erman on the project. It was suggested to have Chief James help him pick out color of paint.

Don Williams was wondering if the city would be interested in a new subdivision on 8800 South and about 400 East (East of Woodland Hills Drive (Zero Street)). It was stated that this property is not annexed into the city yet. It was suggested to have Don talk with the city engineer, Bruce Ward and see what the possibility would be.

## **COUNCIL REPORTS**

### **23. MAYOR J. LANE HENDERSON**

Mayor Henderson stated that he met with NEBO School District, and they have done an agreement with Payson City and Spanish Fork for the use of the district facilities. He would like to see about getting a similar agreement with Salem City. The next meeting is set for October 3. He would like to have Councilperson Jeff Higginson attend that meeting and work with the district on getting an agreement put together.

### **24. COUNCILPERSON LYNN DURRANT**

Councilperson Durrant stated that they need more board members for the library. She will give some names to the mayor to have him contact them. Also, the state is requiring that we get a three year plan put together. The state suggested on having about 10 – 20 people get together and look at the pros and cons of the city library.

She also reported that at the Bonanza Power Plant, the EPA has approved an 86 Megawatt plant. The Bonanza plant is located by Vernal Utah.

### **25. COUNCILPERSON TERRY A. FICKLIN**

Councilperson Ficklin reported that Allied Waste will not be increasing rates this year.

**26. COUNCILPERSON STANLEY W. GREEN**

**27. COUNCILPERSON BRENT V. HANKS**

Councilperson Hanks reported that on Canal Road, we skipped repaving a section of it, by Loafer Road. This is because there is a section there that a subdivision will be developed, and we wanted to allow them to put the improvements and hook up's to sewer and water in.

**28. COUNCILPERSON JEFF D. HIGGINSON**

Councilperson Higginson was wondering how the addition to the city office is coming along. Dave Johnson stated that we ran into a little snag, that when we measured the building we did not account for window wells on the north side. Because we need them, we are trying to get the church to agree to allow us to move the driveway a little bit onto their property. We have approached them, and just waiting to hear back from them.

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

**30. BRUCE WARD, CITY ENGINEER**

Bruce Ward gave an update on the PI system and how it is going.

Mayor Henderson stated that he would like the council to start thinking about a rate structure for the PI and Water. Bruce stated he would like to schedule next work session to discuss the water rates.

Something to think about, there are mixtures of lot sizes in the older part of town. Chances are very high that their current irrigation ditches will be abandon. Most people in town will be getting a 1" PI line. With some lots that are larger, we may want to look at doing an agriculture rate and area. They would be allowed to have a larger connection. We feel we want to encourage open space, and if we make it so their rates are reasonable, they may want to keep the open space lot. There are about 10 – 20 of these lots. It was suggested to maybe charge them a one time fee each year, maybe \$100 for an acre lot. Councilperson Ficklin suggested that the agriculture hook up would be in addition to their residential hook up. Attorney Baker feels that \$100 is not enough. Mayor Henderson felt that this might also help people to want to sell their water rights to the city.

**31. ATTORNEY S. JUNIOR BAKER.**

Attorney Baker stated that when the Gleed Annexation was approved, we did not mention a zone. A couple of suggestions, we can zone it A-1 with Commercial frontage along SR 198, which would go along with the general plan, or we can zone it residential with commercial. It was suggested to have Bruce Ward get with them and talk about the different options and what they would like to do.

He also suggested having a resolution put together for the CDA for next council meeting. This was discussed in work session earlier today.

**ADJOURN CITY COUNCIL MEETING**

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

**SECONDED BY:** Councilperson Jeff Higginson.

**VOTE:** All Affirmative (5-0).

**MEETING ADJOURNED AT:** 9:05 p.m.

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Jeffrey Nielson, City Recorder