

Minutes of the Salem City Council Meeting held on September 6, 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 Lynn Durrant
Councilperson Terry A. Ficklin

STAFF PRESENT:

Jeffrey Nielson, City Recorder
Junior Baker, City Attorney
Bruce Ward, City Engineer
Chief Brad James, Police Chief

Excused:

Councilperson Jeff D. Higginson

David Johnson, Public Works

OTHERS PRESENT

Erman Stone
John Charteir
Rebecca Smith
Paul Tervort
Marcus Hunt
Spencer Wright
Matthew Roberts
Malekie Loveland
Lucy Cornaby

Steffi Minson
Austin Marston
Burke Tervort
Jaqueline Robinson
Parker Davis
James Anderson
Alex Jeffries
Lacey Unsworth
Reed Cornaby

Kyle Minson
Stephen Jones
Elizabeth Jackson
Laramie Tuttle
Jonathan Turnbow
Kyle Haws
Yanzey Finkenthal
Jason Carrick

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Henderson asked if anyone would like to give a motivational or inspirational message. Burke Tervort 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. AWARD ENGINEERING P.I. DESIGN

Councilperson Green stated that Bruce Ward, our city engineer, advertised a request for a proposal for our pressurized irrigation design. We had six engineering firms submit proposals. Each proposal has been evaluated by the council, and Bruce, and was discussed during work session. Each engineering firm was well qualified, but the one with the lowest bid was Sunrise Engineering. John, who represented Sunrise, was present to answer any questions from the council. Councilperson Green asked John if he feels they could do the job for the price that they put on their proposal. John stated that they have a lot of qualified engineers, which would be working on the design, and he feels they can do it for the price they stated.

MOTION BY: Councilperson Stanley Green to award the P.I. Design to Sunrise Engineering for \$201,862.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

4. APPROVE BID FOR 400 NORTH P.I.

City Engineer Bruce Ward stated that the improvements are being installed on 400 North, for Salem Heights subdivision. We feel that we should install the 12 inch P.I. system line now, before they put down the asphalt. This would help us so we would not have to tear up a new road next year when we are installing the P.I. system. There were three bids for the work, Sunroc Construction at \$57,600, Robert Nelson at \$58,100 and DPG at \$51,200. The work is on 400 North, from 500 East to about 800 East (where the new subdivision begins). He has talked to Jeff Nielson about money for the project, and there is money in the water fund that we could borrow. DPG came in with the lowest bid; he would recommend DPG to install the P.I. system line for this project. Bruce also mentioned that next council we will be doing the same thing for Canal Road.

MOTION BY: Councilperson Brent Hanks to accept DPG bid for \$51,200 and to begin immediately on the project.

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (4-0).

5. AWARD BID FOR SUBSTATION TRANSFORMER

Councilperson Durrant stated we are not ready for this item yet, but should be ready later in October. Bruce Ward stated that SESD (who would be participating 50% of the transformer) has been looking into some refurbished transformers. They stated they could get a couple of them for the price of one new one, and the warranty is really good on them. Attorney Baker stated that currently we have Comlink doing an impact fee study, and that should be done around October also.

6. BUSINESS LICENSE

A. Gary Konzak – Electronic Hardware/Software Design

Mayor Henderson stated that Gary Konzak, at 248 East Salem Canal Road, wants a business license to work on computer hardware and software. Chief James stated that he gets computer boards and repairs them in his home. There were no concerns to the public safety, and there would be very little traffic.

MOTION BY: Councilperson Lynn Durrant to approve the business license for Gary Konzak.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (4-0).

B. Judith Baker – Real Estate Investment

Mayor Henderson stated that Judith Baker, at 150 West Aspen Way, wants a business license to do real estate. She would mostly be answering phones; customers would not be going to the home. Chief James stated that she needed an address for her business, which would only be her office.

MOTION BY: Councilperson Stanley Green to approve the business license for Judith Baker.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (4-0).

7. BIDS FOR CITY SHOP

Councilperson Hanks stated that the building that has been donated to the city, for the city shop, has been taken down and is ready to be put back together. The cement for the pad will be poured the next week. The city crew took the building down, and we figured we saved about \$21,000 to have them do it. We are looking for a fence to go around the new shop; we have three bids for the fence. United for \$11,673, Northwest for \$11,767, and Mountain States for \$10,654. The fence is six feet high, and 845 feet in length. The biggest difference in cost is that United Fence uses a heavier fence and the poles are bigger. He would recommend going with United Fence.

MOTION BY: Councilperson Brent Hanks to award United Fence bid for \$11,673.

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (4-0).

Councilperson Hanks also stated the other building that was purchased will be here in the next couple of weeks. The area is laid out and ready for it.

8. BIDS FOR CIVIC CENTER CONSTRUCTION

Councilperson Hanks stated that we have some bids on a kitchen for the civic center. The one bid is from Lowes, for \$14,508.54, and has a life time warranty on their cabinets. He talked to a person who does granite counter tops, and he suggested not going with a granite counter top for the civic center, because of the use it would get. He recommended a Formica counter top. He also got a bid from Home Depot, but it was \$187 more, and it also only had a 10 year warranty. He also asked for a bid from Maple Landing, but was unable to get one from them. Lowes is about eight weeks before we can get the cabinets. We would have to get the appliances separately. We felt that we need to get a kitchen in the building. Councilperson Hanks would like to go with the Lowes kitchen cabinets.

MOTION BY: Councilperson Brent Hanks to accept the Lowes bid for kitchen cabinets and counter tops for \$14,508.54.

SECONDED BY: Councilperson Lynn Durrant.

VOTE: All Affirmative (4-0).

9. APPROVE MINUTES OF AUGUST 16, 2006

MOTION BY: Councilperson Stanley Green to approve the minutes as written.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

10. APPROVE BILLS FOR PAYMENT

MOTION BY: Councilperson Lynn Durrant to approve the bills for payment.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

11. PUBLIC SAFETY

Police Chief James wanted to update the council on the different public safety organizations. Captain Erman Stone, with SEMA, is doing a great job. They are in need of some help, and would appreciate anything we can do to help them. We will also train them. Fire Department Chief, Todd Gordon, is doing a great job. They are having a training course where they are going to practice extractions for large vehicles, i.e. for busses. The people doing the training will be bringing a UTA bus down. Mayor Henderson asked the Chief if the Fire Department would want to do a controlled burn on an older home. He might know of one that could be donated for that purpose. Chief James stated he would look into it. September 23 is the Pet Fair. This is a great service to the community. The council was asked to support it. The police department is doing well also. We are sending the officers to more domestic violence training; we want to make sure they are trained properly with these situations. Chief James stated he is

nervous about the growth, and was wondering if our community is ready for it. We have lived in a pretty isolated area, as far as crime is concerned. With the growth we are going to see more crime in the future. He has been working with the stake presidents to help organize neighborhood meetings, to be able to get neighborhoods involved in looking out for each other. Let them be aware of what is going on in their neighborhoods, get to know their neighbors. They had their first neighborhood meeting last week, and felt it went well. Chief James gave the council a hand out that is being given out in the meetings, along with an evaluation. He wants to know where his department can improve. He has a few more of the meetings set up. Finally, he mentioned that we are switching from teaching DARE to NOVA, which is a new program, and he feels it is a step above DARE. Mayor Henderson asked about a new police officer. Chief James stated he hopes we can get one hired soon, to start working the first of the year. Chief James also stated that when the high school is done, and kids start attending, we will have to have a full time officer in the high school.

12. OPEN DISCUSSION

Mayor Henderson asked if there were any questions for open discussion. One of the students in attendance asked where the kitchen is going that was just approved. Councilperson Hanks told him it was going in the new civic center, by the pond.

Reed Cornaby asked if the new charter school would be taking care of the improvements along the Canal Road where they have torn up the road. Bruce Ward stated that the school will be taking care of the expenses.

COUNCIL REPORTS

13. MAYOR J. LANE HENDERSON

14. COUNCILPERSON LYNN DURRANT

Councilperson Durrant stated that the library needs to be added onto. We are running out of space there. During the Library Board meeting the other night, they had 13 people come in and check out books during the half hour meeting. They are wondering about adding on to the north side of the building. The other problem is that when we become a certified library, by the state, we would not be eligible for grants to help with the building. We are running out of room, we could order more books, but there is no more room. Mayor Henderson stated that our hopes for a new library fell through. He feels we do need to look at something, but not sure what to do at the moment. Councilperson Durrant asked about the city office, and how we are running out of room for it also. Mayor Henderson stated that if we add on to the city office, it would have to be out to the north. He feels that if we do add to the city office, it would have to be done with a bond. If that happens, we could look at adding onto the library with the same bond. Councilperson Hanks stated that we could sell the property of the old shop and use that

money to add onto the library. The concern with the environmental problems at the shop came up, and would have to be addressed before the property is sold.

15. COUNCILPERSON TERRY A. FICKLIN

Councilperson Ficklin did not have anything to report to the council.

16. COUNCILPERSON STANLEY W. GREEN

Councilperson Green stated that we are in need of a new pumper fire truck. Mayor Henderson stated that he agrees. We are also in need of a dump truck and a jet truck. He asked Councilperson Green to look into the options of the new vehicles, and see if there are grants available for the fire truck.

17. COUNCILPERSON BRENT V. HANKS

Councilperson Hanks stated that he is looking into two trucks, one is a dump truck and the other is a hook truck, both would come with a snow plow and sander. Both can be leased for about \$35,000 a year, for five years. For one truck it would be about \$17,000. The problem is that we were not able to budget for it this year. We do have money in B&C road money that could be used. Jeff Nielson stated that the money this year is not from B&C, but is from money we had budgeted for road repair. Mayor Henderson stated that we need to get the truck specs, and look at options for financing. He asked Councilperson Hanks to look into it.

Councilperson Hanks stated that we need to find someone to open, close, and clean the community center. The person would be working on an hourly basis, would be about four to six hours a week, and the pay would be about \$7 hour. He would like a contract written up rather than having the person be an employee. He stated that DeAnne Gordon has shown interest in it, and would like to consider her for the position.

The question came up if we should require event insurance for those who rent it. It was stated that Spanish Fork does not require insurance for weddings, but when renting the rodeo grounds they do require insurance. It was stated that we would not require event insurance, but for commercial events we would require event insurance. Councilperson Hanks went over the pricing, \$300 for residents, and \$600 for non residents, and both would be required to pay \$1,000 deposit. The question was asked about music recitals, if they would be required to pay the fee. It was stated that they would. Mayor Henderson mentioned that we are looking at allowing those who have donated to the building, to rent the building with no cost, for one time, with in the next year.

Councilperson Hanks asked about Monty Griffiths home that was torn down on 300 West. Chief James stated that they have been cited, and have 30 days to get it cleaned up.

18. COUNCILPERSON JEFF D. HIGGINSON

Excused from council meeting.

19. BRUCE WARD, CITY ENGINEER

Bruce Ward stated that the city crew has been looking at a jet truck. A new jet truck would be about \$200,000 to \$300,000. There are options for the leasing one. The problem is that we have not done any maintenance on any of sewer lines. When we have been testing a new truck, we jetted some of the sewer lines; it was amazing some of the debris that cleaned out of the lines. We are still looking at different options for a jet truck, and would get the information to Councilperson Green.

20. ATTORNEY S. JUNIOR BAKER.

Attorney Junior Baker stated that about six years ago, the state law required us to have an affordable housing ordinance. The city passed the ordinance, and one of the requirements for the affordable housing is the owner had to live in the home for five years. We have had some situations come up where the owners have moved out before the five years. In some of those cases, the title company should have picked up on it, but they did not. It has become a problem to track these homes, and make sure they are complying with the ordinance. He stated that we might have a way around this; we have adopted a town home ordinance that would meet the state requirements for the affordable housing law. Attorney Baker recommends that the council eliminates the affordable housing ordinance, and use the town home ordinance to meet the state requirements of affordable housing. This would help so the city would not have to track those homes and make sure the ordinance is being obeyed. We would still have to keep track of the 10 – 12 homes we currently have. He asks that the council think about this.

Mayor Henderson reported that there was a meeting with the Department of Interior, and Strawberry Water. The meeting went well, and hopefully the issues have been resolved. This will help with our pressurized irrigation system.

He also reported that UDOT is doing another study, on 400 North and SR 198, to determine if there is enough traffic for a traffic light. The last time they did the study was five years ago. He then read the letter from UDOT explaining the study.

Mayor Henderson stated that he received a call the other day regarding overlay on subdivision. Our ordinance requires that the overlay be done one year after the asphalt

was laid. A concern is that in Dick Hanks subdivision, he still has about seven lots that are not being built on yet, but his one year is up. If we require him to put an overlay down, we would have the wear and tear on the roads from the construction equipment that would be building the homes. The comment was made, that on the other side, we may run the risk that some of the lots may never build. One of the reasons the overlay is done, is if a utility was not installed in the beginning, and needed to be installed and required the road to be dug up. A recommendation would be to do the overlay two years instead of one year. Attorney Baker stated that right now the standard is one year, but we can look at it and see if we need to change it. We could also require taking the money now, and then have the city do it later, but a concern with it would be inflation. Chief James stated it would be nice to know when the overlay is being done. When the overlay was done in the subdivision by the new elementary school, we had just painted the lines on the road, so we had to redo all of the lines after the overlay was done. Mayor Henderson asked the council to look at some options, and to get with Todd Gordon and Bruce Ward and see if we can come up with a solution.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Terry Ficklin to adjourn city council meeting.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 8:25 p.m.

Jeffrey Nielson, City Recorder