

Minutes of the Salem City Council Meeting held on May 16, 2012 in the Salem City Council Chambers.

Work session: 5:30 p.m.

Mike McKell & Deidre Henderson came and introduced themselves to the mayor and council. Mike is running for Utah State House of Representatives and Deidre is running for Utah State Senate.

Jeff Nielson went over the 2012/2013 tentative budget with the council members.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Randy A. Brailsford

COUNCIL PRESENT:

Mayor Randy A. Brailsford
Councilperson Janie Christensen
Councilperson Aaron Cloward
Councilperson Craig Warren
Councilperson Sterling Rees

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Brad James, Police Chief
Junior Baker, City Attorney
David Johnson, Building Dept.
Bruce Ward, Public Works/Engineer

Excused:

Councilperson Sid Jorgensen

OTHERS PRESENT

Lynn Durrant, L. Dean Lee, Erika Davis, Colby Davis, Lauren Barney, McKenna Barney, Don Williams, Austin Taylor, Reid Nelson, Spencer Christensen, Allan Hales, Shirley Van Leuven, Paul Tervort, Matt Nelson, Cary Robarge, Yolanda Moser, Sandra Cole.

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Brailsford asked if anyone would like to give a motivational or inspirational message. Councilperson Aaron Cloward stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Brailsford invited those who 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

Open

MOTION BY: Councilperson Sterling Rees to open the public hearing.

SECONDED BY: Councilperson Craig Warren

VOTE: All Affirmative (4-0).

a. Zone Change on Property Currently R-4 to R-5

Bruce Ward discussed when the master plan was being worked on by the city council and Planning & Zoning this last year, and then approved, there was an oversight of an area that was zoned R-4. The new zoning does not have an R-4 zone that would fit the area that was zoned R-4. The closest zone for the new zoning would be an R-5 Zone. The area that is in question, is the property owned by Nebo School District, where Salem Hills High School is currently located, and the Vista Royale subdivision. Bruce stated that as the Planning and Zoning Commission was reviewing this proposal, they noticed that property along the west side belongs to a Dan Peterson and is currently pasture ground. They recommend re-zoning the privately owned property to R-15 to match the adjacent property. There are some gaps in the property lines between Peterson's and the School District. It was suggested that the R-15 zone change include those areas (Parcels # 300080018 and parcel just to the south (has no parcel #)). Bruce showed on the map where it is located. The property owners were notified about the zone change.

Mayor asked if there were any questions.

Allan Hales asked about the R-15 zone. Bruce stated that the R-15 is a 1/3 acre lots.

Close

MOTION BY: Councilperson Aaron Cloward to close the public hearing.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (4-0).

a. Zone Change on Property Currently R-4 to R-5

MOTION BY: Councilperson Craig Warren to change the property from R-4 to R-5 along with the two parcels to the west that are owned by a Dan Peterson to change those parcels to the R-15 zone.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

4. ROBERT NELSON – Preliminary Approval of Vista Royale Estates Plat B Located at 345 N. 280 W.

Bruce Ward talked about the subdivision; it has seven lots with a common area owned by the home owners association. Bruce showed on the map, where the location of the subdivision is at. It is also part of the Vista Royale subdivision. A recommendation from DRC was to make sure there is a bond and that the improvements are done with each section, meaning when the home is built, the improvements will be completed. Bruce stated that it meets our subdivision standards. Bruce stated that 280 West is a public road, but 220 West is owned by the HOA.

Sandra Cole stated that she represents the HOA in Vista Royale, and they would like the homes to be finished with the same look as the current homes. They have worked with Robert Nelson and feel that it will be a nice addition.

Bruce stated that one of the other recommendations is that the CCR's match the current CCR's of Vista Royale.

Matt Nelson, who is there representing Robert Nelson, stated that with lot 20, the boundary may need to change a bit. Attorney Baker stated that if it does need to change that it could be changed in the final plat approval.

Paul Trevort stated that there is a lot of property to the west that is common area, would like to make sure there is enough room for a service vehicle to get to the west properties. Bruce stated that there will be enough room for a vehicle to get back there.

Councilperson Rees asked about lot #20, and it could be three units with lot 19, 20, and 21, if it is three units, the middle unit how it would have windows. Matt stated that if they do it that way, that it will be offset so that it would have windows. The other option they are looking at is having lot 21 as a separate unit.

MOTION BY: Councilperson Aaron Cloward to approve the preliminary subdivision for Vista Royale Estates Plat B and that it also follows the current CCR's of Vista Royale Subdivision.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (4-0).

Mayor Brailsford turned the time over to the chamber. Cary Robage reported from the chamber, he stated that the Golf tournament and the Stock Show went well. Thanked the businesses for their support.

5. BRENT MOSER- Preliminary Approval of a 1-Lot Commercial Subdivision Located at 650 S. 250 E.

Bruce Ward showed on the map where the one lot subdivision is located. At the same time he showed the proposed site plan for the building which included the curb gutter and sidewalks. They will also install the finished road on 250 East, which will be ½ the road plus 12 feet. The site plan has gone through DRC and Planning & Zoning, and has been approved with the condition of the one lot subdivision being approved. Bruce stated that it will meet all of the subdivisions standards. Mayor Brailsford stated that it will be for a dance studio. Yolanda Moser stated that the Life House dance studio will be located there and they are hoping to have it completed by August.

MOTION BY: Councilperson Janie Christensen to approve the preliminary 1 lot subdivision submitted by Brent Moser.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (4-0).

6. APPROVE TENTATIVE BUDGET FOR 2012/2013 FISCAL YEAR

Mayor Brailsford stated that the council went over the tentative budget during the work session tonight. He asked if there were any questions. Councilperson Christensen asked about the miscellaneous donations for \$500. Attorney Baker explained about the donations, and if the city does any type of donations that it would need to have a public hearing. By announcing the donations when the budget is approved during the public hearing, then we do not have to hold another public hearing. Councilperson Christensen asked about the donation to the Junior Miss Pageant, and how it is a county pageant and how no other cities donate to it. Also, they have not done a lot for the city, and would like to see that money go towards the Miss Salem Pageant. Council felt that would be okay and recommended that change.

MOTION BY: Councilperson Craig Warren to approve the tentative budget for 2012/2013 Fiscal Year.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

7. APPROVE CONTRACT FOR GRANT WRITER

Mayor Brailsford stated that this item is not ready and recommended tabling this item.

Allan Hales had a question about the grant money and where that would come from. Councilperson Warren stated that we are looking at doing a contract with a company who will go and find grants for the city to apply. The grants would be from government and private companies. Most of the grants would come from private foundations. Allan stated that if the city is going after public/government money he has a concern, because

the money is still tax payer's money, and we need to set the example and not go after those funds. He also stated that he sent the council a letter on recommendations to help cut the budget. He has not heard back from any of the council. He also had a GRAMA request to find out the cost per resident for recreation. It cost \$48 per person for recreation. If we are going to do programs, we need to do programs for everyone. He also would have liked to hear from the council regarding his letter. One of the suggestions in the letter was to get rid of spring clean up, or charge for it. We need to get back to neighbors helping neighbors.

Councilperson Christensen told Allan that she appreciated the letter he wrote. Mayor Brailsford asked if she would like to address any of the issues on the letter. Mayor also stated that we do need to get back to being good neighbors; we need to look out for the elderly in the city.

8. APPROVE BIDS FOR SEAL COAT AT CEMETERY

Bruce Ward stated that we have some bids to do seal coating at the cemetery parking lot. He went over the bids, there were from: Eckles - \$9,960, M&M - \$14,758.99, and Ridge Rock \$10,963.

Bruce stated that Steve Cox recommended using Eckles. Councilperson Warren asked what the material is made of. Bruce stated that it is an oil coating, which is used to seal asphalt for less used areas. The bid also includes striping for parking.

MOTION BY: Councilperson Aaron Cloward to approve the Eckles bid in the amount of \$9,960.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

9. OPEN DISCUSSION

Mayor Brailsford asked if there were any comments for open discussion.

10. APPROVE MINUTES OF MAY 2, 2012 AND APRIL 18, 2012 COUNCIL MEETING.

MOTION BY: Councilperson Craig Warren to approve the May 2, 2012 Council meeting minutes as written.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (4-0).

Councilperson Christensen stated that she would like to see the charts that were discussed during the meeting from Howard Chuntz and Councilpersons Warren and Rees to be attached to the minutes of April 18, 2012.

MOTION BY: Councilperson Janie Christensen to approve the minutes of April 18, 2012 with said changes.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (4-0).

11. APPROVE BILLS FOR PAYMENT

Mayor Brailsford stated that the amounts of the bills being approved tonight is \$337,593

MOTION BY: Councilperson Sterling Rees to approve the bills for payment.

SECONDED BY: Councilperson Aaron Cloward

VOTE: All Affirmative (4-0).

COUNCIL REPORTS

12. MAYOR RANDY BRAILSFORD

Mayor Brailsford talked about Salem Days, and showed the logo for Salem Days 2012.

An item that needs discussion, the Baby Contest who would be eligible to be in it. We want it open to residents of Salem, but what about if the grandparent lives in Salem, should they be allowed to enter their grandchild. After some discussion the council felt that it would be okay to open it up to the grandparents entering their grandchildren.

The other item is the Little Miss Salem Pageant, should it be just for Salem, or would the 84653 zip code work. That would include residents from Woodland Hills. After discussion the council felt to leave it with the 84653 zip code.

Mayor talked about the tour that the council went on to see the facilities of the cities. Felt that it was very informative. He stated that we are concerned with the water usage this year. When we installed the PI we talked about doing meters and determined that we would not meter the PI. We have about 5% of residents who are abusing the system. Feels that not everyone should be punished for those that abuse the system. We put in the newsletter this last month about the penalties dealing with the ordinance for those that abuse and water during restricted time. Mayor asked the council if we should start citing people for abusing. The council felt that it should be enforced.

Allan Hales recommended letting the Stake Presidents of the LDS Church to see if they would announce the water ordinance.

Mayor asked about the city float. There was some discussion about the float and will wait to see who gets Miss Salem and let her and her parents know.

13. COUNCILPERSON STERLING REES

Councilperson Rees talked about Eagle Projects, and was wondering if the painting of fire hydrants is being pushed aside. It was stated that the scouting advisory boards are pushing for other projects besides the hydrants.

14. COUNCILPERSON JANIE CHRISTENSEN

Councilperson Christensen stated that the library is doing the summer reading program. The library will also be looking for donations for the library auction for Salem Days.

15. COUNCILPERSON AARON CLOWARD

Councilperson Cloward talked about the emergency preparedness meeting and how the group reflected on the Great Shake Out. He stated that Chief Brad James put together the presentation and done a great job informing the group.

Councilperson Cloward also mentioned the Fishing Day with the special needs and how it was a great experience. Chief James mentioned we had 53 busses at one time at the pond dropping kids off.

Mayor Brailsford mentioned the cemetery is looking good and the crews are getting ready for Memorial Day. We are also starting to get bids for the replacement of the city shops that burned down.

16. COUNCILPERSON SID JORGENSEN

17. COUNCILPERSON CRAIG WARREN

Councilperson Warren reported that the roads department has finished up on the crack sealing. Still looking at options for the 400 North project, there is a meeting on the following day to discuss the options with the school district.

18. PUBLIC SAFETY – CHIEF BRAD JAMES

Chief Brad James reported that on the 24th of May will be the Special Olympic Torch Run, it will arrive in Salem at 10 a.m. and we will run with the torch from the Tesoro gas station on the west side of town to the Chevron on the east side of town. He invited all to participate and said it is a great experience.

19. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Mayor Brailsford asked Dave about abandoned irrigation ditches in the interior part of the city. Dave reported that he is working with Bartell Mortensen, who is over the Salem Canal and Irrigation, on the process and also talking to him about the culverts.

20. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

Bruce Ward discussed how we have had a couple of subdivision that went through the preliminary approval process then had stopped because of the economy. We have one that wants to start the process and finish the subdivision. He said that because of the time that has elapsed (a developer has one year to start the development before it expires); the developer would need to pay the full amount to resubmit the subdivision. Bruce would like to ask the council if the city should charge the developer all over again, or if we should not charge as much, only if the plans for the subdivision have not changed. If the plans have changed then would need to pay full amount. The council felt it would be okay to not charge the full amount. Bruce stated that he will get with Attorney Baker and look at having the resolution changed and then bring it to council for approval.

21. ATTORNEY S. JUNIOR BAKER.

Mayor Brailsford asked if there was anything else.

Chief James stated that the Salem Spring Triathlon will be held on June 2.

Mayor Brailsford mentioned the Miss Salem Pageant on the 26th at 7 p.m. at the High School.

Councilperson Craig Warren stated that the Memorial Day program will be on Memorial Day at the cemetery at 8 a.m.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Aaron Cloward to adjourn city council meeting.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 8:15 p.m.

Jeffrey Nielson, City Recorder