

Minutes of the Salem City Council Meeting held on August 1, 2012 at the Salem City Community Center.

Worksession 6:00 p.m.

Discussion on zoning ordinance for commercial zones. Discussion on Salem Days events. A BBQ dinner was provided for those in attendance.

**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 Sid Jorgensen  
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 Craig Warren

**OTHERS PRESENT**

Cary Robarge, Derk Palfreyman, Karen Palfreyman

**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**

Councilperson Sterling Rees 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. SWEAR IN NEW POLICE OFFICER, AUSTIN COBBLEY**

Chief Brad James introduced the new police officer, Officer Austin Cobbley to the council. His first day was July 25<sup>th</sup>. Jeff Nielson, City Recorder then swore in the new officer.

### **4. TOM MOWER – Discussion on Uses for Building at 200 North 200 East**

Tom Mower Jr. came to the council to discuss with them the possibility of changing the zone on some property he owns. The property is the building located next to the AmericanWest Bank on the highway. They have had it for sale for a long time and they finally have an opportunity to sell it. The buyer would like to have commercial in the front of the building and then the main portion of the building would be a church. There is enough parking for the building. He knows that there is some hesitation on allowing a church in a commercial zone.

Councilperson Cloward stated that Planning & Zoning along with Council have spent the last five years working on the master and general plan. Before then, we would have a lot of request coming to Planning & Zoning or Council for zone changing. Councilperson Cloward stated that he was on Planning and Zoning when all of this took place. He stated that we wanted to create a plan that would last for a few years, without having to change it on every request. We envisioned on having the property along the highway as commercial.

Attorney Baker stated that before the change with the new plans, churches were allowed in commercial zones as a conditional use, with the new plans, churches are not allowed. The options the council has are either to change the zone, amending the zoning text, or make no changes. He stated there are a lot of permitted uses in the commercial zone.

Mayor Brailsford stated Tom could go to Planning and Zoning and ask them for zone change from commercial to residential. Tom's realtor asked about LDS Churches and would they be allowed in commercial zones. The council stated that they would not be allowed in a commercial zone.

Councilperson Cloward stated again that we have spent a lot of time on the zoning and general plan for the city. We wanted to get a vision for the city and where we wanted commercial.

Councilperson Sid Jorgensen stated he too was on Planning and Zoning before he was on council. When he served they were just starting the process of the general plan, and how they wanted to get away from the constant request of zone changing.

Councilperson Cloward stated that he has been working with the governor's office on economic development, they have been working on a business fit for the vacant building that Tom owns. He feels that we can find a good fit for the building.

Mayor Brailsford stated that in addition to working with the governor's office, we are also working on a brochure for Salem to help promote businesses.

Tom asked the council what their feelings are about the possibility of changing the zone. The council stated that at this time they are not willing to change the zoning, especially since we just went through the process of adopting the general plan and zoning ordinances.

## **5. APPROVE ORDINANCE CREATING ADDITIONAL REGULATIONS FOR KNOLL PARK/SALEM POND TO ACCOMMODATE SWANS**

Mayor Brailsford stated that we will be getting our swans on the 12<sup>th</sup> of August, and next council meeting work session we will be releasing them onto the pond. Mayor feels that with the swans we want to protect them, so he had Attorney Baker create an ordinance for them. Attorney Baker went over the ordinance with the council.

Councilperson Rees asked if we are going to have a place for them to go where they can feel safe. Mayor Brailsford stated that we are placing them in a cage on the north side of the pond for the first couple of days. We will feed them and hopefully this will become a safe place for them to go.

**MOTION BY:** Councilperson Sterling Rees to approve Ordinance 80112 creating additional regulations for Knoll Park/Salem Pond to accommodate swans.

**SECONDED BY:** Councilperson Janie Christensen.

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

## **6. OPEN DISCUSSION**

Mayor Brailsford asked if anyone had anything for open discussion.

Cary Robarge from the chamber stated that the chamber wants to help out with Salem Days. They have their meeting in the morning and would like to have a representative from the city come to the meeting and discuss ideas of what the chamber can do to help out. He also stated that on Friday they will be awarding the business of the month at noon. The business of the month is Chevron here in Salem. He also talked about the noon networking luncheon that will be held next Wednesday at noon in Spanish Fork.

## **7. APPROVE MINUTES OF JULY 18, 2012 COUNCIL MEETING**

**MOTION BY:** Councilperson Sid Jorgensen to approve minutes of July 18, 2012 as written.

**SECONDED BY:** Councilperson Aaron Cloward.

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

## **8. APPROVE BILLS FOR PAYMENT**

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

**SECONDED BY:** Councilperson Sid Jorgensen.

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

## **COUNCIL REPORTS**

### **9. MAYOR RANDY BRAILSFORD**

Mayor Brailsford talked about the work being done on 400 North and how the council needs to look at and decide on an option with the paving of the road. He then turned the time over to Bruce Ward to discuss item D under the Mayor, 400 North Project.

Bruce gave an update on the sewer and water lines that were installed and how the sidewalk project is starting. He explained that when we started to do the water and sewer lines we were planning on patching the cuts and then doing a one inch overlay of asphalt. What we found though, is that the road is in horrible condition and is a lot worse than what we first thought. The options we have are, option 1 – a partial reconstruct, option 2 – patch and one and half inch overlay, option 3 a patch and a two inch overlay, or option 4 a full rebuild of the road. If we do the patch and overlay, we will be fixing the road again in a couple of years. To do a rebuild completely it would cost about \$457,000. The partial rebuild would cost about \$130,000. After talking with Councilperson Warren on the issue, we feel that option 1; the partial rebuild would be the recommendation.

Councilperson Rees asked about putting a vehicle weight limit on 400 North. Chief James stated that we would have to do an ordinance on it. Mayor asked about doing an engine break restriction with the same ordinance.

Mayor Brailsford stated that funds for the project would come from the following funds. \$40,000 from B&C reserve fund, \$62,000 from construction fees from the Junior High School, \$5,000 from the water and sewer funds, and then the remaining \$18,000 from B&C road money. He has spoken with the supervisors over roads, water, and sewer about this, and they are in favor of it too.

Bruce Ward then went over the bids for the project: Geneva Rock: \$136,200; Eckles Paving: \$131,990 and Staker Paving: \$136,200. His recommendation would be to go with Staker Paving. He also wanted to point out that the rebuild will be having the current asphalt milled and used as a base for the road. We are also under a very strict timeline for the project, as we want it completed before school starts on August 21.

**MOTION BY:** Councilperson Janie Christensen to approve Staker Paving for the partial rebuild on 400 North project.

**SECONDED BY:** Councilperson Aaron Cloward.

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

**10. COUNCILPERSON STERLING REES**

Councilperson Rees reported on the Salem Days Golf Tournament that is set for Friday. He has gotten a lot of support from a lot of businesses and also a lot of people signing up.

**11. COUNCILPERSON JANIE CHRISTENSEN**

Councilperson Christensen reported on the library auction that is going to be held right before the pageant. The library board is asking the council to be spotters again for the auction.

**12. COUNCILPERSON AARON CLOWARD**

Councilperson Cloward did not have anything to report at this time.

**13. COUNCILPERSON SID JORGENSEN**

Councilperson Jorgensen reported on the youth council and how they are getting ready for Salem Days and the events that they are helping out with.

Mayor Brailsford talked about the replacement shop for the shop that was burnt down, it has been ordered and hoping to have it installed around September.

**14. COUNCILPERSON CRAIG WARREN**

Councilperson Craig Warren was excused.

**15. PUBLIC SAFETY – CHIEF BRAD JAMES**

Police Chief Brad James talked about the issues with tossing candy out at the parade. He encourages that parade entries do not toss candy, but if they do, he ask that they walk and toss the candy rather than tossing it from the float or vehicle.

**16. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS**

Dave Johnson did not have anything to report tonight.

**17. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR**

Bruce Ward did not have anything to report tonight.

**18. ATTORNEY S. JUNIOR BAKER.**

Attorney S. Junior Baker did not have anything to report tonight.

**ADJOURN CITY COUNCIL MEETING**

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

**SECONDED BY:** Councilperson Sterling Rees.

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

**MEETING ADJOURNED AT:** 8:05 p.m.

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Jeffrey Nielson, City Recorder