

Minutes of the Salem City Council Meeting held on May 20, 2105 in the Salem City Council Chambers.

Worksession 5:30 p.m.

Jeff Nielson went over the tentative budget for Fiscal Year 2016. Items that were discussed, the cost of power rate increase from UMPA and cost increase in solid waste from Republic Services and also SUVSWD. The need for new employees in Road/Sewer Collection, Power, Police, GIS/Surveyor (Payson City has terminated our agreement with them in sharing Aaron Painter), and we have also kept money in for a new engineer. The item of new vehicles was also discussed for Power, Water, Roads, and replacing dump bed in one of the dump trucks. The option of doing lease for them, which would take effect the following budget year.

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 Soren Christensen
Councilperson Sterling Rees
Councilperson Craig Warren (Phone)

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Brad James, Police Chief
Junior Baker, City Attorney
David Johnson, Building Dept.
Clark Crook, Power

Excused:

Matt Marziale, Recreation

OTHERS PRESENT

David Olsen, Rob McNeel, Clark Caras, Robert Palfreyman, Rod Barney, Roxann Barney, Derek Warren, Megan Redhouse, McKelle Halladay, Travis Ritchie.

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Brailsford stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

A scout 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

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

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

- a. Salisbury Homes – Zone Change request on Property located at
Approximately 800 North 250 East from R-15 to R-8

Mayor Brailsford reported this item was requested to be continued to the June 3 council meeting.

MOTION BY: Councilperson Janie Christensen to continue to the public hearing until June 3, 2015 council meeting.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

4. APPROVE STATE COURT CONTRACT AGREEMENT

Jeff Nielson explained how the city is part of the Fourth District Court, because we are a branch, the state court gives us a small amount of money to reimburse for our staff's time. Heather Brindley is our court clerk. We only take minor traffic violations at the court. Attorney Junior Baker stated the agreement is the same as it has been in past years, except the amount goes up a little each year. The amount of the agreement is \$4,155.55.

MOTION BY: Councilperson Soren Christensen to approve the court agreement for Fiscal Year 2016.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

5. APPROVE TENTATIVE BUDGET FOR FISCAL YEAR 2015/2016

Mayor Brailsford reported we have had several work sessions on the budget. Tonight we went over the tentative budget in work session. He thanked the council and staff for working on the budget.

MOTION BY: Councilperson Soren Christensen to approve the Tentative Budget for Fiscal Year 2016 as it was presented in work session.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

6. DEVELOPMENT 55 AND OVER ZONING

Mayor Brailsford reported when we revised our zones, we got rid of our PUD Zone along with the 55 and older zone, and replaced them with the Master Plan Development. We have a developer who is interested in doing a 55 year and older development, but does not have the 100 acres required for the Master Plan Development. We currently have a development right now that is the 55 and older, it is the Vista Royal by the High School, and it is doing very well.

Councilperson Soren Christensen asked if the only ones who can live there are 55 and older. It was stated the federal law does allow it, but there are limited exceptions, for example a home health care taker. Attorney Baker stated if we want to go this direction, we would need to create a zone for it. The idea is they would have smaller lots, the homes would be smaller and one level.

Mayor Brailsford told the developer he would bring it up with the council and see if they wanted to proceed and look into the zone for it. Attorney Junior Baker stated if the council would like to proceed, the process would take a little bit of time. Some research would need to be completed, would need to go to Planning and Zoning for their recommendation, and then go to council. Once the zone is created, then the process to designate what area of the city it would be allowed. Once that is determined, then a developer could either build in the designed zone, or they could go through the process of requesting a zone change.

The council felt it would be okay to proceed with the research. Mayor Brailsford stated he would give direction to the staff to proceed.

7. APPROVE MINUTES OF MAY 6, 2015

MOTION BY: Councilperson Craig Warren to approve the minutes of May 6, 2015 as written.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (5-0).

8. APPROVE BILLS FOR PAYMENT

Mayor asked that we hold off on the bills at this time and come back a little later.

COUNCIL REPORTS

Councilperson Aaron Cloward was excused at 7:25 p.m.

9. MAYOR RANDY BRAILSFORD

Mayor Brailsford talked about the new Salem Park Roadway (extension of Elk Ridge Drive) the county is doing. He has talked to Utah County about allowing us to install our utilities in the new road. He felt it would be a very good time to do the road and utilities together. He also told them he would want to pay it back over a five year period and be able to use impact fees for it. The county has already done this in the northern part of the county, so he feels they should treat us the same. It would help so when utilities are needed, we would not have to dig up the road.

Mayor Brailsford stated back in the 90's, when a developer wanted to develop; the city required them to install dry PI lines, knowing they would be dry for a while. Now we are going to require new homes to install PI meters when they hook up. This will help for the future when we decide to use PI meters. He has also talked to Woodland Hills and Elk Ridge about their water conservation. Woodland Hills was going to do the same restrictions we have and Elk Ridge was going to look at other options to help water conservation. Elk Ridge agreed to cut their water usage back by 20%. Mayor Brailsford is concerned; especially since those two cities are above us and most likely we are on the same water aquifers. He is also concerned when those cities are accepting dry water rights, meaning water rights on paper not in our area.

Mayor Brailsford also reported the bids for 100 East project are due on June 3rd, still working on a couple of homes, trying to get deeds signed. During the construction 100 East will need to be closed down. Will have to notify the residents when the road will be closed. He encouraged the council to read the minutes of the directors meeting when they are completed.

10. COUNCILPERSON STERLING REES

Councilperson Sterling Rees reported the Memorial Day program will be Monday at 8:00 a.m. at the cemetery.

11. COUNCILPERSON JANIE CHRISTENSEN

Councilperson Janie Christensen showed photos of the foaming going on at the sewer lagoons. We are still seeing foaming and our BOD limits are exceeding.

Bruce Ward reported he was able to get with Loni from the State Board of Water Quality. He reported the State is in the middle of the NOV (Notice of Violation) with Neways and when they are finished they will come and report to us, but not until it is over. They are aware of what is going on with us and the foaming, but will not talk to us until the NOV has been completed.

Councilperson Janie Christensen also reported the library has a senior advisory board that is helping with ideas for seniors. The library also has the reading summer program going on.

Miss Salem contestants are preparing for the pageant on June 5. The Youth Council had interviews tonight.

Clark from the Chamber of Commerce reported they are expecting 11,000 kids to participate in the unplugged program this year between Salem and Spanish Fork. The chamber hired Heather Dart Yaud to help out. They are also preparing for the farmers market

Mayor Brailsford thanked those who participated in the Fishing Day, it went very well. We had about 1400 kids participating from all over. He also wanted to congratulate the graduating seniors from Salem Hills High School.

Mayor Brailsford asked that we go back to bills for approval.

Mayor Brailsford asked for approval of the bills.

MOTION BY: Councilperson Soren Christensen to approve the bills for payment.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (5-0).

Mayor Brailsford stated the amount of the bills for approval was \$446,208.22.

12. COUNCILPERSON AARON CLOWARD

Councilperson Aaron Cloward was excused.

13. COUNCILPERSON SOREN CHRISTENSEN

Councilperson Soren Christensen reported on our PI, and how most people are doing very well in conserving, especially during the last little bit with the rain storms we have had. We are using about .2 acre feet to 1.4 acre feet right now. In the summer months we use about 4 to 7 acre feet. He thanked those who have been conserving and encourages everyone to help conserve.

He also reported on a few items. The emergency management committee met last night. They reported on the emergency fair that was held last month, they felt it was a great success and would like to do it again in a couple of years. The city will also be getting money back from Mt. Nebo Water Agency, from the money the city's paid for Marcus Faust. SUVMWA also met, Salem City would provide SUVMWA with an engineer then SUVMWA would pay for a portion of our engineer. In the recent meeting they determined to not renew that agreement, so we will be losing the revenue from those services. BYU has reported the State has not allowed them to use well water yet, but we are pushing for it to be used. The vault is finally installed for the Maple Canyon well water line replacement. We have kept the other water line in place for emergency situation.

14. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren asked Bruce Ward to report on the solid waste meeting.

Bruce reported the SUVSWD Board determined to provide green waste services until November 1, at which time they will help each city clean up their green waste yards, then they will sell the equipment. But they also kept the option of keeping the grinder machine for green waste. The tipping fee will go from 33 dollars a ton to 35 a ton, and then a 4 dollar a tone for fixed fees. Recycling, the market has gone down, so now it is costing us to take items to the recycling. Our pick up cost for recycling will go from \$25 to \$50. Then we will also be charged for tonnage of recycling being dumped. Mayor Brailsford wanted to thank Terry Ficklin for his work at the district. He has done a great job. Councilperson Warren also complemented Terry on the work he is doing at the district.

15. PUBLIC SAFETY – CHIEF BRAD JAMES

Chief James stated the unplugged program last year was a great thing, to have the kids become acquainted with the police department. They are looking forward to doing it again. Chief James also wanted the council to know that the nuisance abatement officer has given out notices for weed and also for PI water violations. He also wanted the council to be aware of two incidents in our city where two elderly residents have been scammed out of hundreds of thousands of dollars. We need to make sure our residents are aware of these scams.

Chief James also reported that Sergeant Scott Dibble has announced his retirement. He will be leaving us on Friday.

16. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson did not have anything to report tonight.

17. ATTORNEY S. JUNIOR BAKER.

Attorney Baker did not have anything to report tonight.

18. JEFFREY NIELSON, CITY FINANCE DIRECTOR/RECORDER

Jeff Nielson reported that the Nebo Philharmonic Orchestra will be performing on May 30th at 2:00 p.m. at the Civic Center stage.

19. MATT MARZIALE, RECREATION DIRECTOR

Matt Marziale was excused tonight.

20. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook reported the electrical department is working on nine different subdivisions. They also had the egg drop with the 5th grade class; it was a lot of fun.

Mayor Brailsford stated Salem Days is getting ready, he asked Betty Hunt to do the pageant.

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

Dave Olson and Rob McNeel are doing the Orchard Farms Subdivision. With the subdivision Rob has purchased the old Sabin home. Rob is doing some remodeling on the home and would like to keep it and incorporate it into the subdivision. He found out it does not meet city code. He would like to ask the council for a variance. Rob stated he got the permits and the city was aware of the remodeling. Dave Johnson explained Rob called to have the power disconnected so it could be demolished, then Rob called back to have it reconnected and he was under the impression it was going to be an office space for the development and then be torn down. A building permit for the remodeling was never issued. Because the structure was not changing a building permit was not needed, but he was unaware of the remodeling as it was done inside. Mayor Brailsford stated if it does not qualify for a variance, then it would need to be torn down. It was stated he would have to come before the council and be an agenda item for a variance. They will need to contact the city office to get the application for a variance and to appear before council. Attorney Baker stated the variances are governed by the State Law and would have to meet the state requirements.

Bruce Ward asked that Rob have the drawing of the home, the road, the intersections and how it would lay out with the subdivision.

21. WADE REYNOLDS

Wade was excused from council meeting.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Sterling Rees to adjourn city council meeting.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:15 p.m.

Jeffrey Nielson, City Recorder