

Minutes of the Salem City Council Meeting held on September 8, 2010 in the Salem City Council Chambers.

Work Session: Work session began at 6:30 p.m. The youth council wanted to have some training on how to conduct a council meeting.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Jonathan F. Cope

COUNCIL PRESENT:

Mayor Jonathan F. Cope
Councilperson Lynn Durrant
Councilperson Terry A. Ficklin
Councilperson Todd R. Gordon
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:

OTHERS PRESENT

Steve Quesenberry
Rick Hereth
Jan Gordon
Mike Jackson
Richie Wright
Dayten Westwoodd
Libby Hancock
Dan Lehnhof
Daryl Trotter
Darren Averett
Dori Palmer
Brian Miller

Robert Frampton
Allan Hales
Nelson Taylor
Raquel Beacham
Blake Adams
Skyler Hughes
Michelle Hansen
Jim Frederick
Judy Olsen
Nate Hughes
Jeff Simonsen
Clark Crook

Steve Fausett
Brad Gordon
Gordon Jones
Connor Olsen
Hayden Redd
Deesta Peterson
Susan Lehnhof
Brad Morgan
Curtis Olsen
Cliff Hales
Jileen Meservy
Janet Alanis

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Cope asked if anyone would like to give a motivational or inspirational message. Alan Hales stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Cope 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. OPEN COMMENTS

Mayor Cope asked if anyone had an item for the open comment. Lana Creer Harris, reporter for the Spanish Fork Press, stated that the Vietnam War Moving Wall will be in the Spanish Fork Cemetery from September 9th to the 13th. Would encourage everyone to go and see it.

4. PUBLIC HEARING

Mayor Cope stated that the city has been working on the General Plan for about a couple of years. He stated that the council along with Planning and Zoning has been working with Dave Anderson, who the city hired to help with the General Plan.

Open

MOTION BY: Councilperson Lynn Durrant to open the public hearing.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (5-0).

A. Adopt General Plan

Dave Anderson presented the General Plan and showed on his presentation highlights of the general plan, including maps. He stated that this document will be used by the city, and it impacts what, where, and how development is built in Salem. It has a big impact on the residents of Salem, and for the future of Salem. There has been a lot of time spent on the plan, along with many meetings.

Dave went over a few of the points of the general plan. He covered the history of the plan. He stated that the last time the plan was updated was back in 2003. It is good to update the general plan around every five to six years.

Dave stated that about 18 months ago meetings with the Council and Planning and Zoning were done. Mayor Henderson asked for an update of the General Plan. One message that Dave kept hearing over and over was that people like the small town feel but they also wanted new opportunities for Salem, with recreation, commercial, and looking for land use policies for the future.

While showing the map, Dave stated that currently the city has 17 zones, looking at changes to 11 designations, which are described in the narrative portion of the general plan and on the map. He then went over the 11 designations in detail as described in the narrative portion. He stated that the General plan is an advisory for planning, and it is different than the zoning map that will need to be created.

Dave stated that the city is required to have a moderate housing plan. He stated that the general plan covers that, on about page 36 for about three pages, and stated that the city has an adequate supply of moderate housing per the county description, and should be okay until about 2015.

One of the questions that has been asked is regarding the Benjamin interchange. Dave stated that the action plans are in the general plan. He called the area Summer Springs. One thing that would need to happen is getting infrastructure out to the area. He feels that this area is an action item.

Councilperson Ficklin asked if either Payson or SpanishFork have worked on the interchange. Dave stated that Salem is a step ahead of both cities, and Spanish Fork is a step ahead of Payson.

Dave recommended to the council to read through the document, and make sure there are no grammatical errors.

Attorney Baker stated that this general plan is a little different than what the city currently has. With the plan we will need to rewrite our entire zoning code to match the general plan. This process might take about a year to do it. Mayor Cope asked if there were any comments from the public.

Darren Averett asked the question about how long it would be before the Summer Spring area could be developed. Dave Anderson stated that it would be driven by the market, looking at the commercial development in the area. Another issue is the infrastructure in the area, and how residential development can help bring that into the area.

Alan Hales made the comment that the General Plan does not address property rights for a property owner. He mentioned that the government gets involved in the private business and takes away from the private business owners. He gave examples of a swimming pool in Springville that was privately owned. When the city of Springville opened it public pool how it drove the private pool out of business because it could not compete. If the city is going to provide recreation for it certain residents, then he would like the city to provide a Gold's Gym for him. He stated that he has a business that does embroidering; the state prison also does the same business. He is having a hard time competing because the state prison has money to cover the expenses and drives cost way down. The city government should provide the basics for the residents, and not get involved with

the private enterprises. He stated that a person who pays taxes and whose kids do not participate in recreation or who may not have kids, why burden them with taxes so others can benefit from it.

Mayor Cope stated that the private enterprises are very important, and the city needs to help control to provide for many. He stated that we have a responsibility to lookout for everyone.

A comment was made that some people don't have kids now, but in the past have. We need to look at helping all, looking at what is best by the community, and there needs to have a balance. We need to provide something good for the youth to participate in and be involved, otherwise that is when many of the youth get into trouble when they don't have something to do.

Dori Palmer stated that this last weekend there were ballgames being held at the ball fields. There were a lot of people from other parts of the state to participate. Those people are spending money in Salem, helping the local businesses and the taxes. We need to have programs for the youth to participate in.

Brad Morgan brought up the question about the transition between the different zones/areas. Looking at the interchange area, he likes the transition there, but what about the area north of the city on SR 198. Looking at a buffer area, he mentioned looking at the color of zones, and putting a tan color (Medium Density Residential) around the red area (Regional Commercial), it will give you some separation.

Attorney Baker made the recommendation to close the public hearing and then next council meeting having the General Plan on the agenda for approval.

Close

MOTION BY: Councilperson Sterling Rees to close the public hearing on the general plan and to put the approval of the general plan on the next council meeting agenda.

SECONDED BY: Councilperson Sid Jorgensen.

VOTE: All Affirmative (5-0).

5. SUZANNA HIGGINSON – CULINARY WATER RATES

Darren Averett stated that he is representing Suzanna Higginson and the people who live above the Highline Canal who do not have Pressurized Irrigation available. Because they have to use culinary water for all of their water uses, and are charged for it because it is metered and they don't have the benefit of the P.I. water. He would like the council to consider looking into the water rates for the culinary water for them.

Mayor Cope wanted to give a brief history of the Strawberry Highline Canal Water. Any property on the south side of the canal is not entitled the use of the water from the canal,

even if someone had a pump, they could not use the water. He stated that the city is trying to work with the entities involved with the canal water to make it possible for the use of the water. He mentioned that the best case scenario would be to have the canal piped, but that would be at least about 5 years away. This could then make the water possible for the south side. Right now we are bound by the rules of the highline canal.

Darren stated that what they pay for water in the winter months verses what they pay in the summer is a big difference. Some of the bills in the summer months are very high. He would like to see the rates based on what is used in the winter months, use it as a base for the rest of the year, and then pay a \$25 for the remaining amount of water used a month. He stated that it is not fair what they have to pay for water usage.

Mayor Cope stated that he would like all of the residents who live on the south side of the canal to really look at the new “Smart Yard” program that the city is getting access to for our residents. He went over the “Smart Yard” and stated that they could really save money and water by getting involved in it.

Darren stated that they would like to get involved with it, but wondering if there is anything that can be done with the water rates, to make it fair for the residents.

Councilperson Ficklin stated that there was a lot of work that went into creating the rates, and trying to make it fair. He felt that it might be worth looking into now that we will have a couple of years of history to go off from.

Councilperson Jorgensen stated that four months out of the year they are hit pretty hard. As he looked at some of the rates that non PI water users are charged, verses what PI water users are charged, and over the year’s period, they are not that different.

Darren stated that he would like an honest look and see what would be fair to all residents; it is a huge cost burden for us and for most people. Would like the council to consider it and relook at the rates.

Mayor Cope stated that after the water season is over, we can look at the water rates; this would be on the agenda for the first council meeting in November.

Councilperson Rees stated that there are a lot of people who over water, because they see their lawn is yellow and they think it is dying, so they over water. He stated that there is a lot that needs to be considered for lawn care, more than just watering. He stated that there are companies out there that will do an analysis of the yard to determine what the ground needs to help with the watering.

Mayor Cope stated that the “Smart Yard” program, an analysis will be done on the property to look at how much water is needed. This can really help save water usage and money.

Jileen Meservy mentioned that they have had the conservation district come and do an audit of their yard, and how it has really helped them to see how much water is really needed.

Bruce Ward stated that water is only one part of the issue for green lawns. With the “Smart Yard” program, an audit your yard will be done, including testing the soil. The “Smart Yard” program can be very beneficial for the residents of Salem.

Mayor Cope stated that the rates will be reviewed and will have it back on the agenda for November 3, council meeting. At this time he recommended having a five minute break.

6. YOUTH COUNCIL REPORT

Brian Miller, from the youth council, reported to the council what they have done so far this year. They have helped during Salem Days with the kid’s parade, the breakfast, the grand parade, and the carnival. They were able to make some money this year with the carnival, which they would like to use that money to help with their budget. The council felt that would be a good idea. He also reported that they will be cleaning up around the pond on the 16th of September. They will also be doing the trick or treat on October 30 at the down town ball park (Veterans Memorial Park).

7. NEW PLANNING & ZONING MEMBERS

Mayor Cope stated that he has asked Robert Frampton, Steve Quesenberry, and Shelly Hendrickson to be on the Planning and Zoning board. We have had Aaron Cloward, James Simonsen, and Mary Klug who have resigned. He has asked Steve Fausett to be the chairperson over the board.

MOTION BY: Councilperson Lynn Durrant to approve the new members of Planning and Zoning.

SECONDED BY: Councilperson Sid Jorgensen.

VOTE: All Affirmative (5-0).

8. APPROVAL OF NEW POWER TRUCK

Clark Crook stated that this is a follow up from last council meeting, about the approval of the new mini boom truck. He stated that they got three bids, and was able to test drive all of them. He went over the three companies; Altec: \$98,683, Terex: \$102,969 and Versalift: \$104,542 he also stated that he was able to get a hold of Tesco Williams, and they were not able to provide the kind of truck we are looking for. Along with the truck would like to get the tools necessary to equip the truck with the necessary safety tools. Clark stated that the tools would be very important to get for the truck. The cost for the

tools will be \$10,944.88. The new truck would be a service truck that we would use that truck for the service calls or call out for power outages.

MOTION BY: Councilperson Lynn Durrant to approve bid for the mini boom truck for the power department from Altec for \$98,683, and the tools for \$10,944.88.

SECONDED BY: Councilperson Todd Gordon.

VOTE: All Affirmative (5-0).

9. APPROVE MINUTES OF AUGUST 18, 2010

MOTION BY: Councilperson Lynn Durrant to approve the minutes of August 18, 2010.

SECONDED BY: Councilperson Todd Gordon.

VOTE: All Affirmative (5-0).

10. APPROVE BILLS FOR PAYMENT

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

SECONDED BY: Councilperson Sid Jorgensen.

VOTE: All Affirmative (5-0).

11. PUBLIC SAFETY

Chief James reported that the pet fair is on Saturday, Sept 25 from 9 – 2. It is also the same day as the “Clean Out Cabinet Day” for old prescription drugs. People can drop them by the fire station from 10 – 2.

The discussion about Spice came up. Chief James reported that the county is trying to get something together that will make it illegal. The state is also trying to get something together that will make it illegal.

Chief James reported that the applications for the new fire chief are to be turned in before the 15th of September. Will look at appointing a new chief on the 6th of October council meeting.

He also reported that the emergency management group is up and going again, after taking some time off in the summer months.

COUNCIL REPORTS

12. MAYOR JONATHAN F. COPE

Mayor Cope talked about how the “Smart Yard” is really going to help the residents of Salem and the water usage.

He mentioned that the city is in the middle of the audits, and is keeping the staff busy. He also reported that the city received 67 applications for the treasures position, and will start doing interviews on Friday.

13. COUNCILPERSON LYNN DURRANT

14. COUNCILPERSON TERRY A. FICKLIN

15. COUNCILPERSON STERLING REES

Councilperson Rees reported that SUVMWA is going to select an engineering firm to begin a ground water study for the south end of the valley. The study will look at the feasibility to replenishing and recharging the aquifers. This will be great assets to have this information.

16. COUNCILPERSON SID JORGENSEN

Councilperson Jorgensen reported that the city is keeping an eye on the sink hole at 650 west, just north of the canal. The crew has been taking photos of it and documenting it. They are hoping to have it repaired soon.

17. COUNCILPERSON TODD R. GORDON

18. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson reported that he has put an advertisement out for the heating of the sidewalk around the city office entrances. We are looking at doing electrical heating in the cement to help in the winter time, especially the ramp going to the police department. There is still money available in the bond. Mayor Cope stated that we looked at covering the ramp and other options, and none of them were feasible except for the heating.

19. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

Bruce Ward reported that the bids for the Energy Efficiency Audit are due tomorrow. He stated the city has received a grant to do the study.

20. ATTORNEY S. JUNIOR BAKER.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Lynn Durrant to adjourn city council meeting.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 9:45 p.m.

Jeffrey Nielson, City Recorder