

Minutes of the Salem City Council Meeting held on August 4, 2010 in the Salem City Council Chambers.

Worksession was held at 5:30 p.m. An appreciation BBQ dinner was done for the Salem Days Committee members, thanking them for doing Salem Days events.

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
Bruce Ward, Public Works/Engineer
David Johnson, Building Dept.

Excused:

Chief Brad James

OTHERS PRESENT

Jileen Meservy
Cary Hanks
Beverly Davis
Michael Christensen

Andrea Christensen
Tim Shanto
Janice Christensen

Dale Boman
Vicki Davis
Lyndsie Christensen

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Jonathan F. Cope asked if anyone would like to give a motivational or inspirational message. Councilperson Sterling Rees stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Jonathan F. 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 anything for open comments. There were no items for open comments.

4. YOUTH COUNCIL REPORT

Mike Christensen and Andrea Christensen gave the report on the youth council. They stated that they had 41 youth who applied, and had to limit it to 30 youth. They thanked the council for the budget this year. The following day will be their first meeting with the new group, and they will be discussing their activities for the new year and will be going over the events for Salem Days.

5. APPROVE RESOLUTION RENAMING THE DOWNTOWN BALLPARK “VETERANS MEMORIAL SPORT PARK”

Mayor Cope explained that he received a email, from Colonel Kurt Davis, explaining how the veterans of WWI and WWII had purchased the property where the down town ball park is located and donated it to the city for the youth to have a place to play baseball.

Councilperson Gordon explained that when the city was looking at options to build a new city office, that the discussion of the down town Ball Park was mentioned. Colonel Davis wrote each of the councilmember’s a letter explaining the history of the park, and recommended that it not be turned into the city office building.

Beverly Davis, Colonel Davis’s mother, explained how the county commissioners had set aside some money for the veterans to use after the wars. They purchased the property from Johnny Cornwall using the money, and then donated the property to the city so the youth would have a place to play baseball.

Mayor Cope thanked the Davis’ for bringing this to the attention of the city, and feels that this resolution is appropriate. He is very grateful for the many volunteers in Salem who spend many hours making Salem a better place.

MOTION BY: Councilperson Lynn Durrant to approve resolution 80410 renaming the Downtown Ballpark to Veterans Memorial Sport Park.

SECONDED BY: Councilperson Sid Jorgensen

VOTE: All Affirmative (5-0).

6. DECLARATION OF RESTRICTIONS FOR WETLANDS

Bruce Ward explained that when Salem Park subdivision began they needed to install a pump station for the sewer. When the pump station was constructed it was built on wetland and the Corps of Engineers wanted the city to dedicate some property to wetland. The property is just north of the sewer treatment plant. The city needs to make sure that it is preserved as wetlands. Each year, for five years, a report will need to be done explaining what the city has done to preserve it.

MOTION BY: Councilperson Sterling Rees to approve the declaration of restrictions for wetlands.

SECONDED BY: Councilperson Lynn Durrant

VOTE: All Affirmative (5-0).

7. APPROVE MINUTES OF JULY 7 & JULY 21, 2010

MOTION BY: Councilperson Lynn Durrant to approve the minutes of July 7th and July 21st as written.

SECONDED BY: Councilperson Terry Ficklin

VOTE: All Affirmative (5-0).

8. APPROVE BILLS FOR PAYMENT

MOTION BY: Councilperson Terry Ficklin to approve the bills for payment.

SECONDED BY: Councilperson Todd Gordon.

VOTE: All Affirmative (5-0).

9. PUBLIC SAFETY

COUNCIL REPORTS

10. MAYOR JONATHAN F. COPE

11. COUNCILPERSON LYNN DURRANT

Councilperson Durrant reported that UMPA (Utah Municipal Power Association) met last week as a board. It was decided that UMPA will now be billing actual costs because the rate stabilization fund is depleting. The Mayor and Council will be receiving a letter from Leon from UMPA explaining the new billing. This could cause our power bills to raise more than what we budgeted for.

She invited the council to attend the library auction and help out.

12. COUNCILPERSON TERRY A. FICKLIN

Councilperson Ficklin explained that the rate increase for garbage cans has taken effect.

13. COUNCILPERSON STERLING REES

14. COUNCILPERSON SID JORGENSEN

Councilperson Jorgensen reported that he met with Jim Callison who is a biologist and teaches at UVU. Jim showed him photos of what was growing on the pond. He said that it is natural and that our pond is very nutrient rich, which is very good for our pond. It was also reported that the pond is producing more water than ever right now, and how it replenishes about every two weeks. Councilperson Jorgensen stated that he would like to see the pond used more, and how some different activities could help boost the use. Some of the activities could be paddle boats, a jumping platform, a zip line, a swing, wake boarding classes, use of power boats, or a blob. He would like the council to also look at some ideas to help boost the use of the pond.

15. COUNCILPERSON TODD R. GORDON

16. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson reported that he met with JNB Homes (Justin Henderson and Brent Moser) and Councilperson Gordon. JNB are the contractors who are building the South Valley Gym and the other buildings surrounding the area. They have submitted the building permit for the interior portion of the gym. The cost of the permit came in at \$136,000, and \$18,000 of that was for a bond for the fence around the Blackburn home, which has been done and that amount can be taken off.

With the electrical impact fees, when JNB submitted the building permit for the shell of the complex they required to have two 1200 amp services. The impact fee for those services would have been about \$61,000 for each. We worked with them on this, and when Sequoia Motor Sports was built, he allowed them to pay the impact fees for the meters that were to be installed for that business, and that amount would be deducted from the total electric impact fee, which would be about \$90,000 remaining. They gym would take 5 electric meters, and Dave would like to do the same break out for the gym and the rest of the building. Dave figured that the remaining electrical meters for the business that will be going into the building is 15 meters. If he takes the remaining amount that is owed for the electrical impact fee, and divide it by 15, it would about \$5,000 for electrical impact fee per meter. By doing this, it would drop the cost of the building permit again.

With the Water Impact Fee, Dave went to other cities to find out what a similar gym would use for water. The gym that he felt resembled the new one was Spanish Fork's Gold's Gym, which uses about 100,000 gallons of water a month. With that, if we take

the equivalent of residential use, which is 10,000 per residential, and divide that into the 100,000 it would be 10 impact fees based on the residential equivalent. He also used the same figures for the sewer impact fees. When he met with JNB and Councilperson Gordon, it was discussed about the individual businesses that would be going into the gym, the day care, the smoothie shop, and the health clinic. Dave then took some of the similar businesses in town and estimated the water use using them. He stated that with it, he felt he could charge each of the tenants that would be using the gym one impact fee for water. After making the changes in the sewer, he was able to get the building permit down to about \$78,000.

Councilperson Gordon stated that Dave has done his job, and feels that he has done a great job in trying to work with the business owners.

Dave stated that there is another concern with JNB developers. He stated that they submitted plans for a side building off of Sequoia. The cost of the building permit is about \$9,800. When Brent Moser found out the price, he did not want to pay for the building permit. The building has been built and is being used. Dave stated that he sent a letter to JNB stating that the building permit for the gym will not be issued until the building permit for the side shop had been paid for. Dave stated that the cost of the building permit for the side shop only has the public safety impact fee tied to it. With impact fees, you cannot waive them. The total costs of the two building permits, the gym and the side shop are about \$88,000. He would like to get some input from the council on this, to see if he was okay in requesting the other building permit to be paid.

Mayor Cope stated that Dave has done a lot of work to try and be fair with the business. The other permit needs to be paid for, especially since the building is being used. He feels that Dave is just in requiring the building permit to be paid for, before the gym permit can be issued. He stated that Sequoia has a lot of potential to becoming a great business.

Attorney Baker stated that when Comlink engineering did our impact fee for electrical, they brought in some numbers that were really high for commercial. We have learned that with our commercial, to have the new business work with their engineers and make sure that we get the actual electrical use and not what the max would be. By doing that it has helped with the electrical impact fee. With the water impact fee, it is hard to determine what the usage will be, but feels that Dave has done a great job. He also mentioned that in order to change the impact fee, you have to have analysis done.

Bruce Ward stated that we are in the process of figuring out the new impact fees for Electric, P.I. Public Safety and Recreation/Parks.

Councilperson Gordon stated that JNB had investors coming in to do the gym, but when they found out the building permit fees they felt that they were too high. He stated that we need to try and get business to come to Salem, not leave. He stated that the investors estimated the cost of the building permit to be about \$75,000. He stated that business look at what the city did for the grocery store and want the same deal that they got.

The council felt that Dave has done a great job in figuring the building permit fee, and they support him in his decision with the building permits.

The question was asked about the side building for Sequoia and how that building permit is figured. Dave stated that it is based on the square footage, and with the formula for the public safety impact fee, which was the only impact fee on the permit, it is based on every 2000 square feet is equal to one residential equivalent.

Chief James just returned from a meeting regarding the fireworks for Salem Days. He stated that if the wind is like it is tonight, then the show will need to be canceled; if not then it will be a great fireworks show.

17. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

Bruce Ward stated that the Weather Trac and Smart Yard will be discussed next council meeting. He stated that the state has given us permission to use the money from the P.I. Bond, up to \$60,000, if it is a success they would like us to come back and report to them. CUP has also agreed to give rebates to have the system installed at resident's homes if they participate.

The state has also approved \$17,000 from the PI bond to be used for the upgrading of the SCADA system for our water monitoring program.

Bruce reported that Matt Marziale has been approached by a scout who would like to do a fish cleaning station at the pond for his Eagle Scout project. After some discussion of how stinky, messy, and what would be required to install one, the council felt that it would not be a good idea for a project.

UDOT is reviewing the information for the safety sidewalk on SR 198; we hope to get that project started soon.

We have had reports of dirty water in the PI system, he stated that the filters are working great, and the screens for the filters are very fine and do not allow debris through them, but silt still can get through. The dirty water is from the rain storms we have had and the mud running into the rivers that feed the canal that feed the PI ponds.

NEBO School District is still on schedule for the new junior high to be built in Salem.

Pond is still being tested, and the state has not determined the source of the E-coli yet.

Last council meeting it was brought to his attention that 250 West, by the Mt. Loafer Elementary School, on the shoulder of the road the ditch is getting closer to the road and it is getting deeper. He stated that he has talked with Reo Carson and Mike Pritchett and they will keep an eye on it.

Patty Hanks from the Chamber of Commerce stated that she would like Salem to do a map of Salem showing the city facilities. This map would be put in a book and given to every home in Salem. She said that she would work with Bruce Ward on this project.

18. ATTORNEY S. JUNIOR BAKER.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Sid Jorgensen to adjourn city council meeting.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:20 p.m.

Jeffrey Nielson, City Recorder