

Minutes of the Salem City Council Meeting held on November 7, 2001 in the Salem City Council Chambers.

MEETING CONVENED AT: 7:30

CONDUCTING: Mayor Brailsford

PRAYER: Councilman Reid Nelson

PLEDGE: Kris Coburn

COUNCIL PRESENT:

Mayor Randy A. Brailsford
Councilman Earl M. Davis
Councilman Gary L. Warner
Councilman Reid W. Nelson
Councilman Terry A. Ficklin

STAFF PRESENT:

Junior Baker, City Attorney
Jeffrey Nielson, City Recorder
Dave Johnson, Public Works

Excused from City Council Meeting
Councilwoman Vicki H. Peterson
Police Chief Brad James

OTHERS PRESENT

Dale R. Wills
Mont Coburn
John Fisher
Cindy Fisher
Trisha Collett
Mike Christianson
Steve Bird

Scott Hatfield
Kris Coburn
Skyler Hancock
Carol Collett
Ernie Thornton
Paul J. Hair
Reed Cornaby

1. PUBLIC HEARING

MOTION TO OPEN PUBLIC HEARING BY: Councilman Gary Warner

SECONDED BY: Councilman Reid Nelson

VOTE: All Affirmative (4-0).

a. Sewer Impact Fee

With the current sewer impact fees that the City charges, the City will not have enough funds to upgrade the sewer treatment process (upgrading sewer lines, upgrading sewer treatment plant, etc.) to accommodate the growth in the future. It has been six years since the last written analysis has been completed on the sewer impact fee structure. Sunrise

Engineering has completed a new written analysis on the sewer impact fee structure for the City of Salem. The written analysis has been completed for about a month, and has been available for the public inspection for the last 2 weeks (14 days).

The rate of the current sewer impact fee is \$960.00, the City needs to be proactive, if we want to help support the growth of the City, we will need the funds available to help cover any improvements. The impact fee funds may only be used for capital improvements to the sewer system.

The impact fee would only affect the new connections onto the City sewer line. For nonresidential buildings, they will be charged the same amount that is equivalent to an average residential unit. If the nonresidential building uses more water than what is defined as an average residential indoor water user (average residential unit is defined as an average winter indoor water usage not in excess of 10,000 gallons per month), the nonresidential building would then be charged in increment of usage of 10,000 gallons.

If the need arises, the city may amend the ordinance. The City is looking at a happy medium for people who want to build in Salem City. The Cities impact fees charges are very competitive with other cities in the county.

Mayor would like to see a regional treatment plant in the far future, but for now the natural serpentine system style could expand the use of our current treatment plant for another 20 years, this would also eliminate the use of chlorine. Dale Wills was wondering how close we are before the current sewer plant will reach its full capacity. We have about 20% left before we would reach full capacity. To implement the natural serpentine style, it would take about 6 months for the plants to begin growing, and about a full year before we can really evaluate how the system is working.

Reed Cornaby had a question about land developers and how this would affect the prices of the land they would sell to developers. The comment was made that the homeowners would pay for the impact fees, not the developer. We need the impact fees to help with the sewer improvements to accommodate the growth coming into the City.

MOTIONED TO CLOSE PUBLIC HEARING BY: Councilman Reid Nelson

SECONDED BY: Councilman Earl Davis

VOTE: All Affirmative (4-0).

MOTIONED BY: Councilman Terry Ficklin to adopt the new sewer impact fee ordinance as written in ordinance 11701, to raise the sewer impact fees to \$1,800.

SECONDED BY: Councilman Earl Davis

VOTE: All Affirmative (4-0).

2. Keary Adamson – Bond Extension for Linton Meadows.

Keary Adamson was not present for Council to hear the bond extension.

3. Paul Hair – Sewer Line/Holding Tank

Paul Hair would like permission to install a holding tank at his property, located by the City Shop, until the City can get a sewer line into this area. The sewer line that Paul proposed to be done earlier (run the sewer line through Hanks field and connect to Beet Road sewer line) will not work, due to the gravity flow of the line, and depth of the line would be too shallow for it to work.

A concern with the holding tank is that it would need to be pumped out often, which would cost a lot of money (From the impact fee analysis, the average home uses 10,000 gallons of water per month).

Paul was wondering about what other options he might have? Earl Davis suggested that he could connect onto the sewer line in front of Christensen's, have the sewer line come as close to his house as possible while maintaining the minimum depth of 4ft. At the point where the 4ft depth requirement is not met, Paul could put a manhole. From this point Paul would then run a sewer line from his home, (while maintaining at least the 4ft depth that is required) to the manhole. A pump would be installed at Paul's home, (with a small holding tank). The pump would then pump the waste to the manhole. Paul would be responsible for the upkeep of the pump and the sewer line from his home up to the manhole. If the City ever decides to place a sewer line around that area that would allow Paul to connect, he could get rid of his pump and hook onto the city sewer line.

Mayor asked if anyone could see any problems with any of the ordinances if Paul were to go with Earl's idea? Neither the council nor Junior Banker had any concerns. The new sewer line idea would have Paul taking the sewer line down the road in front of the City shop, to the corner of 40 North and 480 West (by Christensen's home), and then connect onto the main sewer line. The City does not want Paul to place the sewer line where he originally proposed, (going through the field) due to the fact that in the future if homes were to be built there, the city would have to have a 25' easement that would be nothing but a weed area.

Paul will need to find out what size of pump he would need and also how close the sewer line can get to his home while maintaining the minimum depth of 4ft (Paul could talk with Cole's Surveying and LEI Engineering). After Paul has determined the information he will need for the sewer line, he will need to get with Dave Johnson to make sure everything is within city code. At this time he may present the information to the City Council.

4. LEI - Work Release for SR - 198

UDOT is going to tear up SR-198 to widen the road. This would be a great time for the city to replace the sewer line that is under SR-198.

LEI engineering has put together a Preliminary Engineer's Cost Estimate for the construction of replacing the sewer line under SR-198. The total estimated cost of the project would be \$327,344.05 (including LEI estimated cost of \$68,574.06 for their

work). All tests have been included in the estimate. Mayor does not want to borrow money for this project. We do have funds available to cover the project. The line has to be replaced, and if we do it now, we would not have to tear up the road after UDOT has replaced the road.

MOTIONED BY: Councilman Gary Warner to accept the work release for LEI Engineering.

SECONDED BY: Councilman Earl Davis

VOTE: All Affirmative (4-0).

Before signing the work release for LEI, Mayor Brailsford wanted the City Attorney Junior Baker to review the work release. After reviewing the work release, Junior Baker noticed a clause that stated to the effect that any work and expenses that exceed the scope of the work release, that the City would be billed on an hourly basis. If there is a situation that the work may exceed the figure, that it is subject to the Mayors review and may be up for negotiations. The Mayor would then present the information to Junior Baker who will review it, then give it back to the Mayor with recommendations.

MOTIONED BY: Councilman Gary Warner to accept to the work release for LEI engineering with the understanding that any work that is to exceed the proposal, will be subject to the Mayors approval and up for negotiations.

SECONDED BY: Councilman Earl Davis

VOTE: All Affirmative (4-0).

5. Steve Bird – Winter Parking Ordinance

Steve Bird proposed that in his neighborhood he and his neighbors have signed a petition to change the Winter Parking Ordinance. Steve is wondering if there is a way around this ordinance or if something could be worked out. Mayor stated that one of the main reasons for the Winter Parking Ordinance is for the safety of the snow removal employees, the trucks, and the citizen's vehicles. At nighttime there are a lot of vehicles that are parked on the side of the road. Mayor Brailsford suggested that we might be able to work something out, but the citizens will have to do their part. Mayor stated that he will have the police department not give out warnings to vehicles parked on the side of the road (as long as it is not snowing), BUT if and when it snows, the police department will be instructed to write tickets without giving any warnings. Also if any vehicles are abandoned or are non-transportation vehicles (trailer, boats, campers, etc.) that the police department will give tickets to those vehicles, whether it is or is not snowing. We need to keep the streets safe, especially when it snows.

6. Approve Police Vehicle

The City received a great deal for a Dodge Durango Police vehicle to replace the Ford Bronco. It has been two years since a new Police vehicle has been purchased. The Bronco may now be used as an undercover police vehicle and also to help in Woodland Hills in the wintertime when the roads are icy and snowy. A new vehicle was in the budget for this year.

MOTIONED BY: Councilman Reid Nelson to approve the new police vehicle.

SECONDED BY: Councilman Earl Davis

VOTE: All Affirmative (4-0).

7. Laptop Computer

The city office would like to have a laptop computer for their use. It would be used for taking minutes, to do presentations, etc. Jeff Nielson presented some laptop computers that were on a state bid that he received from the police department. Councilman Terry Ficklin noticed that the laptops were very heavy duty, and suggested that we look into Dell computers, who also do state bids. The laptop was in the budget for this year to purchase. Councilman Terry Ficklin would like Jeff to look at other options, we could get a better deal and a better computer through Dell.

MOTIONED BY: Councilman Gary Warner to have Jeff Nielson work with Councilman Terry Ficklin on purchasing a laptop computer, and to stay within the budgeted amount of \$1,500.00.

SECONDED BY: Councilman Reid Nielson

VOTE: All Affirmative (4-0).

8. Verify Election Results

Elections were held on November 6, 2001. The results from the elections were as follows:

Election results for Mayor: Randy A. Brailsford 815 votes and Rodney Earl McKee 137 votes.

Election results for Council Members: Dale Boman 580 votes, Roy H. Miller 412 votes, Ken Van Ausdal 437 votes, and Dale Wills 443 votes.

MOTIONED BY: Councilman Reid Nelson to accept the election results.

SECONDED BY: Councilman Gary Warner.

VOTE: All Affirmative (4-0).

9. Approve Minutes of October 17, 2001

A few spelling errors, and under item #2 to change the last two sentences to read as one sentence that states, "The City would transfer the money from the Impact Fee Account to the Water Account".

MOTIONED BY: Councilman Reid Nelson to accept minutes with the changes.

SECONDED BY: Councilman Gary Warner.

VOTE: All Affirmative (4-0).

10. Approve Bills for Payment

MOTIONED BY: Councilman Terry Ficklin to accept payments of bills.

SECONDED BY: Councilman Reid Nelson

VOTE: All Affirmative (4-0).

11. Public Safety

Construction up by the cemetery, there are a lot of the trucks that are not using the route that was agreed upon. It was mentioned that the road was just paved, so a lot of the trucks had to use alternative routes because of the paving of the road. Need to keep an eye on the construction trucks, make sure they do not use the 1st East road; they need to go out on Woodland Hills Drive.

COUNCIL REPORTS

12. Mayor Randy A. Brailsford

Mayor would like to see a Christmas tree out in the middle of the pond on the patoon boat (that is used for the fireworks). Power for the lights on the tree, a power cord could be strung along the wire that stretches across the pond, then have the tree lights so they can connect at the top of the tree. This way if tree needs to break away, the power line and the lights could break away with no problem. Would also like to have boxes with colored plastic wrapping to look like presents.

13. COUNCILWOMAN VICKI H. PETERSON

Excused from Council meeting

14. COUNCILMAN REID W. NELSON

UMPA dinner is Friday night for the council members who are attending.

Utah Power and Light (Delynn Rodeback) is working with Darrell to see if the City and UP&L can resolve the issue with their power line that services about 23 hookups.

Would like to see the possibility of the city taking over that line, this would also help if new homes were to be built along that line.

Looking at supplying power up by Brent Hanks new building. Looking at a couple of options; 1. We could go on the other side road and come across the highway, 2. We could take over the line in front of the Farley property from Strawberry; this idea would clean up the power lines along that road. We are talking to Strawberry about this issue of

taking over that power line. If we go with the 1st option of bringing the power line on the other side of the road, this may not be cost effective.

Electrical up at new ballpark is going in.

15. COUNCILMAN EARL M. DAVIS

The first recreation board meeting was held on Friday, had a good turn out for the meeting. A lot of good issues were discussed, Bob Wright is very excited, and he has a lot of things going on.

A concern with the wrestling mats and how heavy they are. Mike Sosa (City Employee) was wondering about using some kind of dolly to move the mats. Maybe look around to see if some kind of dolly may be used. It was mentioned that there are carts with wheels on them that are used to move these kinds of mats. Councilman Earl Davis will look into it.

16. COUNCILMAN GARY L. WARNER

The road up by the cemetery, where the new subdivision is going in, is now finished and new asphalt has been laid. The road along 800 South is also complete. Robert Nelson Construction is finishing up by the canal road (placing the pipe in the canal). We would like to see all of the roads finished up before the snow begins to fall.

White lines will be painted for the new bike path in about 10 days, along canal road.

17. COUNCILMAN TERRY A. FICKLIN

Nothing to report at this time.

18. Dave Johnson, Public Works Director

Brent Hanks would like to rent out the front of his new building to a plumbing store. Brent brought the concept to DRC. Some concerns that were mentioned are; is their water up to his property for hook up and what about the sewer to the building, could a septic tank or holding tank work in the area? What about getting power to the building. Would need to look at options for hooking up the power, ideas of having the power come from across the road, or purchasing the power line in front of the Farley property.

Will Brent need to complete the landscaping in front of his building; we need to verify in the past City Council Minutes to see what the Council had told Brent what he needed to have completed as far as the landscaping.

Brent would like to know as soon as possible so he can tell the plumbing store. The power issue will take some time to work out with Strawberry. We would need him to hook onto Salem City Power.

Dave was also wondering about choosing colors for soffit, shingles, and laminate (for the bathrooms) for the new snack shack. Council members told Dave to go ahead and decide on the colors himself.

List of change orders that needed approval, change order #2: 2.1 the Sewage Ejector Pump (1,270.00), 2.2 Core Drilling for Score Board Wires and Ball Park Lights and Conduits (560.00), 2.3 Umpire Phone Trenches Dug by City (Credit of 60.00), 2.4 Extra Row of Rebar in Foundation (72.00), 2.5 Change Split Face Block from Natural Color to Colored Block and Mortar to Buff color (1,693.00), and 2.6 Vents for Basement Ventilation (waiting on price). Mayor asked if anyone had a problem with the change order, everyone was ok; it was initialed to go ahead with the change orders.

CLOSE CITY COUNCIL MEETING

MOTION BY: Councilman Reid Nelson

SECONDED BY: Councilman Gary Warner

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 9:58

Jeffrey Nielson, City Recorder