



Due to COVID-19 Council meeting will be held electronically. If you would like participate please call the city offices (801-423-2770) or email (salemcity@salemcity.org) **before 5:30 p.m. on Wednesday, April 15, 2020 to get more information.**

DATE:

April 15, 2020

6:30 p.m.

WORK SESSION

1. Agenda Items
2. Water Dedication Agreements for Loafer Mt. View Plat F

7:00 p.m.

AGENDA – REGULAR COUNCIL MEETING

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. PUBLIC HEARING
 - A. Adam Hall Zone Change on Zobell Property
4. Youth Council Report
5. SF / Salem Chamber Report
6. Approve Preliminary Plat Legacy Hills Subdivision-Earl Davis
7. Approve Ordinance Amending Title 8, Chapter 2, of the Salem City Municipal Code Related to Parking, to Include Trailers and Other Items that are Not Defined As Vehicles
8. Approve Second Amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911
9. Approve Commercial Washing Machine for Fire Department
10. Approve Minutes of April 1, 2020
11. Approve Bills for Payment

DIRECTORS REPORTS

12. Chief Brad James, Public Safety Director
13. Steve Cox, Building Official Director
14. Attorney Vaughn Pickell
15. Jeffrey Nielson, City Finance Director
 - a. Safety Reports
16. Matt Marziale, Public Works/Recreation Director
17. Ted Barnett, Electrical Director
18. Bruce Ward, Engineering

COUNCIL REPORTS

19. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem

In compliance with the A.D.A., individuals needing special accommodations during this meeting should notify the Salem City Office at 30 W. 100 S. or call (801)423-2770 at least three working days prior to meeting.

Salem City Council Meeting
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- 20. Councilman Sterling Rees
 - a. UMPA Report
 - b. SUVPS Report
 - c. Mayor / Council Advisory Board
- 21. Councilman Seth Sorensen
 - a. Recreation
 - b. Green Waste
 - c. Chamber of Commerce
- 22. Councilman Howard Chuntz
 - a. SUVMWA & Mt. Nebo Representative
 - b. Water (Primary & Secondary)
 - c. Roads
 - d. Storm Drain
- 23. Councilperson Delys Snyder
 - a. Solid Waste
 - b. Senior Dinners
 - c. Library
- 24. Councilman Tim DeGraw
 - a. Sewer
 - b. Youth Council

Please Note: If you have an item that you would like to have discussed before the City Council, please fill out a request form, which is available on line at salemcity.org or at the City Office, and return it to the City Office by 5:00 p.m. the Thursday prior to the meeting you would like to attend.

Minutes of the Salem City Council Meeting held on April 15, 2020 in the Salem City Council Chambers and electronically via Zoom Meeting.

Work Session: 6:30 pm.

1. AGENDA ITEM DISCUSSION

Bruce Ward stated we have a public hearing tonight for a proposed zone change by Adam Hall on the Zobell property located west of the Krishna temple. This is the second zone change request for the property, which is currently R-15. The first request was for an R-5 and it was denied, he is now asking for a zone change to R-8. Bruce advised that both the DRC and Planning and Zoning recommendations were against the zone change. They felt like he is ahead of time due to the size of the development. Bruce mentioned Adam does have a presentation for the council tonight.

Bruce reported Legacy Hills, located at 1280 South Woodland Hills Drive, is here for a preliminary plat approval. This is the Earl Davis property; it is zoned R-15. There was a recommendation from DRC that he would provide safe access across Woodland Hills Drive and he has agreed to that condition. Councilperson Seth Sorensen asked how many lots this project would have. Bruce replied there would be 39 lots, he said Earl should be at the meeting if they have any further questions.

2. WATER DEDICATION AGREEMENTS FOR LOAFER MT. VIEW PLAT F

Bruce mentioned he brought this item to the council in December. When Loafer Mt. View Plat F was approved, the developer had to bring in water for the subdivision. The developer turned in Strawberry Water, the city is responsible for documentation for the water. There are a lot of moving parts to this and the water dedication agreement did not get signed. The water should have been dedicated to the city but since this was not done the water was recorded with the lots of the subdivision. Bruce sent a letter to each homeowner explaining the error, and that they would need to sign a water dedication agreement. The city uses this water for the pressurized irrigation system, and the homeowners were informed they would not have use of the PI system in 2020 until this was done. Everyone except for 3 or 4 have signed the water dedication agreements, and all but 1 homeowner have said they will. She would like to come to address the council about this issue at the next council meeting. This was an unfortunate error. The developer did was he was supposed to do, but the paperwork was not processed properly. Councilperson Delys Snyder commented some people had paid fees to Strawberry Water. Bruce said the city has offered to reimburse any fees that were paid. He hopes to have this issue resolved in a couple of weeks. Strawberry Water Users has also placed some liens on properties that are delinquent, the city is working to make things right for the homeowners. Councilperson Snyder asked what the complaint of the person that wanted to come to council was. Bruce replied he will let them explain that when they are here.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Sterling Rees
Councilperson Seth Sorensen
Councilperson Howard Chuntz
Councilperson Delys Snyder
Councilperson Tim DeGraw

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Vaughn Pickell, City Attorney
Chief Brad James, Police Chief
Ted Barnett, Power, Excused
Matt Marziale, PW/Recreation
Bruce Ward, City Engineer
Steve Cox, Building Dept.
Allison Taylor

OTHERS PRESENT

Chief James Ealey, Adam Hall, Rob Morgan

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen 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 Christensen 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
(to open)

MOTION BY: Councilperson Seth Sorensen to open the public hearing.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

a. ADAM HALL ZONE CHANGE ON ZOBELL PROPERTY

Bruce Ward stated this is a zone change request for the Zobell property located behind the Krishna temple located at approximately 500 East 1100 North. It is currently zoned R-15 and Adam Hall is asking that it be rezoned to R-8, he has a couple of different concepts to show the council.

Adam Hall stated he is working with Keith Zobell to develop the property. It is 11.75 acres and is currently zoned R-15. The property is elevation locked but not

land locked, it drops off on the west side. He stated Keith Lyman is selling his property that is located by Salem Park, it is under contract to be sold. He said the sewer, PI and water will all be brought in the final improvement process, but he has talked to Mr. Lyman about that. He said the property is zoned MPD on one side and commercial on the other. He said changing the zone to an R-8 allows flexibility when they lay out lots on this funky shaped property. He said it will bring something young families could afford. He showed the council his two concepts. Mayor Christensen asked if there were any questions or comments from the public.

(to close)

MOTION BY: Councilperson Sterling Rees to close the public hearing.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

Councilperson Howard Chuntz asked if the development would need 2 access exits. Bruce replied anything over 24 units is required to have 2 access exits. Adam stated both concepts have a north entrance that he did not mention. The east or the south would be the second. Councilperson Sterling Rees stated this property is like an island and if they change it now, they will have to work out from there. His opinion is to leave it the way it is and see how the area develops. He asked what their timetable was. Adam replied that Keith Zobell is in rough shape and wants to get something done right away. He said they would like to get going as soon as possible. Bruce mentioned the property is zoned R-15 and he can proceed with development if he chooses. Councilperson Chuntz said if they approved this as an R-8 then all the surrounding property owners would also want a zone change. The mayor said his problem is it is an island of property sitting out there, he thinks Adam might be a little early to ask for the zone change. Councilperson Seth Sorensen stated for him the difficulty is that it is in no mans land and it is hard to predict where things will go. It makes roads and utilities hard to plan for. Adam replied he understands it is not an easy, he asked if doing a development agreement would help. He said if the zone change is denied they will move forward with an R-15 development. The mayor said he has some beautiful lots; he is just ahead of the development. Councilperson Tim DeGraw said it is their job to deal with rezoning areas, but there has been overwhelming feedback from a public standpoint that residents want to them to follow the masterplan.

MOTION BY: Councilperson Howard Chuntz to deny the zone change request on the Zobell property.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

4. YOUTH COUNCIL

There was not a representative from the youth council in attendance tonight.

5. SF/SALEM CHAMBER OF COMMERCE

There was not a representative from the chamber in attendance tonight.

6. APPROVE PRELIMINARY PLAT LEGACY HILLS SUBDIVISION – EARL DAVIS

Bruce asked if Earl Davis had joined the meeting, he had not. Bruce said this is a preliminary plat approval request for Legacy Hills Subdivision. Both DRC and Planning and Zoning have recommended approval with the condition that a trail be completed across the Olsen property to connect to the Ridge View Subdivision to provide safe walking to the schools. Earl was at those meeting and he agreed with those conditions. Jeff Nielson said he received a phone call from Dave Hughes, who owns property next to the proposed subdivision. His concern is he has livestock and is afraid that the kids in the subdivision will harass the animals. He asked if we could require a solid fence be put around the subdivision. Bruce replied the property is zoned R-15 and it does not have any fence requirements. Jeff mentioned Dave would like to have his property rezoned. Jeff told him he would need to go through the zoning process.

MOTION BY: Councilperson Sterling Rees to approve the preliminary plat for Legacy Hills subdivision.

SECONDED BY: Councilperson Tim DeGraw.

VOTE: All Affirmative (5-0).

7. APPROVE ORDINANCE AMENDING TITLE 8, CHAPTER 2, OF THE SALEM CITY MUNICIPAL CODE RELATED TO PARKING, TO INCLUDE TRAILERS AND OTHER ITEMS NOT DEFINED AS VEHICLES

Chief Brad James stated this is minor ordinance amendment to our parking ordinance to include items that are not considered vehicles. This deals with different kinds of apparatuses and miscellaneous property that are located on the city right of way. He has discussed this with our legal department and is asking for approval tonight. He asked if Attorney Vaughn Pickell had anything to add. Attorney Pickell stated this is just a minor clarification for things left in the right of way such as trailers and things like that. There are no issues from a legal standpoint. Councilperson DeGraw asked if the term miscellaneous property goes far enough to cover every scenario. Attorney Pickell said it should it is pretty broad.

MOTION BY: Councilperson Howard Chuntz to approve the ordinance amending title 8, chapter 2, of the Salem City municipal code related to parking to include trailers and other items not defined as vehicles.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

8. APPROVE SECOND AMENDED INTERLOCAL AGREEMENT FOR JOINT AND COOPERATIVE ACTION OF CENTRAL UTAH 911

Chief James said as the council is aware Salem city is part of Central Utah 911 dispatch center. Pleasant Grove has asked to become part of this. The district has approved this request, so they need to do a new agreement with the city.

MOTION BY: Councilperson Sterling Rees to approve the second amended interlocal agreement for joint and cooperative action of Central Utah 911.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

9. APPROVE COMMERCIAL WASHING MACHINE FOR FIRE DEPARTMENT

Chief James stated Salem Fire Department currently does not have an operational washing machine to clean heavy fire turnout gear. The need has become more prevalent with coronavirus as they have no way to disinfect or clean their fire gear. Chief James Ealey is requesting permission to purchase a washer that is capable of cleaning his department members fire turnout gear. The washer can also be used to wash contaminated clothing worn by Salem EMS and Police Officers. Chief Ealey is recommending the bid from Alliance Laundry Equipment for \$7,544. This was not a budgeted item for this year, but Chief Easley stated he has restructured his budget to pay for this item. Councilperson Delys Snyder asked how they launder the equipment now. Chief Ealey stated they take home what they can and take the rest to the laundromat. Councilperson DeGraw asked if there was any state or federal funding that could help pay for this. Chief James said they are following state and federal directives, and this has the potential to be covered with emergency funding. Councilperson DeGraw asked if a town our size usually has this kind of washer. Chief Ealey replied most of them do.

MOTION BY: Councilperson Seth Sorensen to approve the purchase of a commercial washing machine for the fire department from alliance

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

10. APPROVE MINUTES OF APRIL 1, 2020

MOTION BY: Councilperson Seth Sorensen to approve the minutes of April 1, 2020.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

11. APPROVE BILLS FOR PAYMENT

AMOUNT: \$527,227.36

MOTION BY: Councilperson Delys Snyder to approve the bills for payment.

SECONDED BY: Councilperson Tim DeGraw.

VOTE: All Affirmative (5-0).

12. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James mentioned that Officer Justin Miller has resigned and has accepted employment with Santaquin City. He had no problem with our department it is just a matter of convenience since his home is there. He has talked with Santaquin City and they are going to reimburse us the cost of putting Officer Miller through the academy. With that said we need to hire a new officer.

Chief James mentioned we are still holding Monday morning meetings about the coronavirus. This will help us do the things we need to as a city. Matt Marziale said at the last meeting there was a discussion about Salem Days. After some discussion with the recreation staff they feel like the latest date they could still put everything together would be June 1st. They are still communicating with the chair people and have come up with the theme of “Salem, City of Peace”. He hopes by June 1st we will know what we can do. The mayor said for now we are in a holding pattern. Matt said they have not paid on anything yet and have not made any deposits.

Rob Morgan asked to address the council. He lives at 1425 South in the old Barney house. He is just off Woodland Hills Drive and he would like to voice his concern about the subdivision that is on the agenda tonight. He doesn't want the homes there and feels like there is already more traffic than that road allows. He bought this property for the peace and he understood that the requirements were 5 acres to build a house on. Mayor Christensen stated that the county requires 5 acre lots not the city and the subdivision is in the city. The R-15 is the largest zone in the city and that is what this property is zoned. The owners have a right to develop their property. Rob said he purchased his home last July and he was told about the 5 acre lots. Councilperson Sorensen said the property was rezoned several years ago. Rob said he talked to Dave and Marla Hughes and they have the same concerns he does. He just wanted his voice to be heard. The mayor said he has the right to do that, and the owner has a right to develop the property the way is zoned. Rob asked who owned the property and if they would be interested in selling some of it. The mayor said the owner is Earl Davis. Councilperson Sorensen said Rob should have that conversation with him.

13. STEVE COX, BUILDING OFFICIAL DIRECTOR

The mayor stated Steve Cox asked to be excused tonight. He said that there have been 20 new home plans turned in to be reviewed

14. ATTORNEY VAUGHN PICKELL

Attorney Pickell did not have anything to report tonight. He feels bad he still hasn't met everyone in person yet. Mayor Christensen stated we are glad to have Attorney Pickell.

15. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff reported he has mailed out the budgets to the mayor and council. He said to let him know if they have any questions. The mayor asked how many new lots we need to make the sewer bond payment. Jeff replied they need about 100 per year, we haven't met that yet, but we are close. The mayor asked if the homes from Payson will help. Jeff said they will be

charged impact fees and then it will be metered going into the plant. Councilperson Rees asked how soon they would be hooked on. Bruce replied it should be soon, they just need to make the final connection.

16. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt stated at the COVID meeting they had discussed posting signs at the Knoll Park to practice social distancing, it is important to give people a place to go. They are cleaning the restrooms and keeping them open. They are keeping the tennis courts open and have placed signs there limiting the number of people. He hopes people will follow the rules so these places can remain open.

He said as they discussed at the last meeting, they are working on the trail that goes to the junior high school. They plan to send it out for bid next week. He is working with Jeff to find funding options. Councilperson Snyder asked about the project that was discussed on 100 North by Parley Place. Matt said that will not be done in this budget year and may not be done in the next budget year.

17. TED BARNETT, ELECTRICAL DIRECTOR

Ted Barnett was excused tonight.

18. BRUCE WARD, ENGINEERING

Bruce did not have anything else to report.

COUNCIL REPORTS

19. MAYOR KURT CHRISTENSEN

Mayor Christensen said we need to be careful with budget. We are in good shape not, but we may need to make adjustments in the upcoming budget.

20. COUNCILPERSON STERLING REES

Councilperson Rees stated the power department was presented an award for safety from IPSA for 5 years without any major accidents. The mayor said that is quite an achievement he appreciates Ted and his crew.

21. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen said the green waste has been well utilized. He stated the recreation is in a holding pattern. They are watching the rules and regulations to see when and if they can hold their programs.

22. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz stated we have received \$1.5 million loan for the pressurized irrigation meters from the Department of Water Resources Board. The interest rate is 1% and the loan is for 15 years. He commented with the moisture we have had we have not had to turn on the water yet. Bruce stated the canal company should be getting the water in the canal in the next couple of weeks. Councilperson Chuntz asked Bruce what the timetable was to get a crew hired to start on the meters. Bruce replied we need to buy the equipment first. He stated he will report on the equipment and staff at the next council.

23. COUNCILPERSON DELYS SNYDER

Councilperson Snyder said they had about 600 people bring loads to the transfer station on Saturday. That is a lot of people in a 10-hour window. She mentioned looking into different ways to dispose of the green waste. Bruce said the district worked for 5 years to get out of that business, it is expensive.

She commented you can check out items online at the library and they will put your order together and you can pick it up in the foyer. They are also looking into other ways to engage the community.

24. COUNCILPERSON TIM DEGRAW

Councilperson DeGraw reported the treatment plant is wasting sludge. The plant is running nominally with a minimum staff.

Jeff said he met with the people that conducted the feasibility study for fiber. Everything is positive and good if that is something we want to get into.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Seth Sorensen to adjourn council meeting.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:41 p.m.

Jeffrey Nielson, City Recorder