

Minutes of the Salem City Council Meeting held on April 19, 2017 in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. COUNCIL AGENDA ITEM DISCUSSIONS

Bruce Ward reported on the ordinance amending the water transfer requirements for Salem City. This amendment is in line with the Mt. Nebo Water Agency boundaries, and any water we accept must have been in these boundaries prior to September 1, 2014. Mayor Brailsford stated that this does not affect the PI water.

Bruce reported that Howard Chuntz is asking for a preliminary plat approval for a 3 lot subdivision on located at 557 N Main Street. The current zoning is R-15 and these 3 lots meet all the zoning requirements. There was a concern brought up by Lew Christensen at planning and zoning about somehow getting water back to the Barney Pond and over to his property. There is a pipe that was capped when the city did the main street project last year, this was a constant running stream of water that fed the pond. This pipe could be uncapped to let the water run to the pond or the storm drain water could be fed to the pond. Attorney Baker stated that Mr. Chuntz would need to agree to this since he does own the land, he would need to give the city an easement. It would be up to Mr. Chuntz if he wants to do the storm drain the way it was planned or undo the pipe connection and let the water flow to the pond. Mr. Chuntz seemed willing to make this work. Councilperson Craig Warren asked if this needed to be decided tonight. Bruce stated that we would want to make a decision before we approve the plat.

2. FORSGREN ENGINEERING- SEWER MASTER PLAN/ IMPACT FEE STUDY

Jason Broome with Forsgren Engineering presented the Sewer Master/Impact Fee Study to the council. Councilperson Craig Warren asked if Bruce could pull up the impact fee comparison chart. Bruce stated that he would send it out to the council. Attorney Junior Baker stated that when you have to put in new infrastructure you are going to be higher on the comparison chart. Bruce stated it is hard to compare impact fees because not all cities have the same services.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Randy A. Brailsford

COUNCIL PRESENT:

Mayor Randy A. Brailsford
Councilperson Cristy Simons
Councilperson Aaron Cloward
Councilperson Soren Christensen
Councilperson Sterling Rees
Councilperson Craig Warren

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder Excused
Junior Baker, City Attorney
Chief Brad James, Police Chief
Clark Crook, Power
Matt Marziale, PW/Recreation
David Johnson, Building Dept.
Allison Taylor

OTHERS PRESENT

Duane Brunson, Jolynne Brunson, Gibb Van Orman, Sheryl Van Orman,
Jon Ward, Dusten Heugly

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Brailsford asked if anyone would like to give a motivational or inspirational message. Councilperson Craig Warren stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Brailsford 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 Craig Warren to open the Public Hearing.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

a. Approve Ordinance Amending the Water Transfer Requirements for Salem City

Bruce Ward reported on the ordinance amending the water transfer requirements for Salem City. This amendment is in line with the Mt. Nebo Water Agency boundaries. Any water we accept must have been in these boundaries prior to September 1, 2014. All subdivisions are required to bring water to the city before they can build.

Mayor Brailsford asked if there were any questions or comments. There were none.

(to close)

MOTION BY: Councilperson Craig Warren to close the Public Hearing.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

MOTION BY: Councilperson Aaron Cloward to approve Ordinance 41917 amending the water transfer requirements for Salem City.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (5-0).

4. HOWARD CHUNTZ- APPROVE PRELIMINARY PLAT FOR SALEM MAIN STREET SUBDIVISION LOCATED AT 557 N. MAIN STREET

Bruce Ward reported this property is owned by Howard Chuntz and is located at 557 N Main. Howard is proposing a 3 lot subdivision. The property is zoned R-15 and the lots meet all requirements for that zoning. In the planning and zoning meeting there was a discussion about getting water back to the Barney Pond and over to Lew Christensen's property. Mr. Chuntz has stated that he is willing to make an agreement to get the water back to the pond. In the work session, it was discussed to undo the pipe that was capped last year and reroute the water to the pond. Attorney Baker stated that we would need to get an easement for the water to run through.

Howard Chuntz stated that he is fine with whatever Bruce thinks is best. Bruce stated that uncapping the pipe with the water continually running through would be the best way to get the water to the pond. Mayor Brailsford stated that we would need to get an easement for the water to run through. Howard stated that be fine.

MOTION BY: Councilperson Soren Christensen to approve preliminary plat for Salem Main Street Subdivision located at 557 N. Main Street with the condition that we undo the change we had made at the southwest corner of the Jr. High seminary building of capping the water pipe, and are given an easement for the water to run to the Barney pond.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

5. BIG D HOLDINGS- APPROVE PRELIMINARY PLAT FOR SALEM RIDGE SUBDIVISION LOCATED AT 850 E. CANAL ROAD

Bruce Ward introduced Dusten Heugly with Big D Holdings. Bruce stated Dusten is asking for approval of a preliminary plat located at 850 E Canal Road. This property is zoned for an R-15 and is designed and built to meet the zone requirements. The Salem Canal company is on board and the developer has crews working on the canal now. Bruce stated that 80 S needed to be discussed, part of this road would become a lot and the road would need to be abandoned. Mayor Brailsford stated that he has some concern about 80 S. Chief Brad James stated that this road has been a safety issue for as long as he can remember. Chief James went and looked at the road and there is approximately 130 feet between 80 S and Canal Road. He checked with the fire department and SEMA and they both thought it would be a good thing to close it. They stated they do not use this road. He stated it makes sense to abandon it safety wise. Councilperson Cristy Simons asked if a road study had been done on this road. Bruce stated no we have not done a study on this road specifically, he thought it was a given that the road would eventually be abandoned. Attorney Junior Baker stated that we would need to have a public hearing to abandon the road. Councilperson Simons would like to see a study done so we are better informed. Chief James stated that he has the ability to get volumes, speed and times of day that the road is used. Bruce stated that he could have Horrocks look at the road study that they just finished for the whole city and give us an opinion on this road, and we could put that forward in the public hearing. The study will show safety and capacity of the road. Dusten Heugly stated that he is not an expert on road studies but he feels the road is unsafe. He was told this would be done and that is why he

has been working with the canal company to move forward with the development. He stated the road abandonment was not his idea, and that he would rather have 2 cul-de-sacs in the development. Councilperson Simons stated that she wanted to be able to say we looked at all the options. Bruce stated the only real complaint residents might have is convenience of the road.

MOTION BY: Councilperson Craig Warren to approve preliminary plat for Salem Ridge Subdivision located at 850 E. Canal Road with the provision to abandon a portion of 80 South road.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (5-0).

6. APPROVE COLE PROPERTY CONTRACT FOR PROPERTY PURCHASE

Mayor Brailsford reported we have the money in the bank right now to purchase this property. We would pay \$400,000 now, and put \$45,400 to be paid in the next budget year. This property will be used for a family park. There is flat ground to play soccer and younger children's sports. Matt Marziale recommends that we do this. The Cole's will maintain the property until we are ready to use it, then we will give them 90 days' notice that we are ready to start improvements.

MOTION BY: Councilperson Aaron Cloward to approve Cole property purchase.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

7. APPROVE PURCHASE OF CRACK SEALER

Matt Marziale reported we have budgeted to purchase this item in the current budget. Spanish Fork has purchased a new one, and they are asking \$6000.00 for their used crack sealer. Matt recommends that we do this now while we have the budgeted funds.

MOTION BY: Councilperson Craig Warren to approve the purchase of the Crack Sealer from Spanish Fork City for \$6000.00.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

8. SURPLUS CITY VEHICLES

a. Public Safety (Old Ambulance)

Chief Brad James reported this is a retired ambulance that they have been storing equipment in. He suggests we surplus this, there is no need to replace it. He stated that they would like to get a utility trailer for storage. He stated the value would be \$1500 to \$2000.

b. Power Line Truck

Clark reported that this is the old power line truck, it is a 1999 model and we have a new truck to replace it. He stated this has been a good truck, it has been well maintained and is in good repair. They have considered passing it on to other departments, but there was no reason to keep it. He has been approached by other cities within UMPA that are interested. We purchased the truck from Altec and they estimated that the trade in value would be \$5000 and to sell outright we could get \$8000 at best.

c. Bronco

Matt Marziale reported that we have a 1995 Ford Bronco that he suggests we surplus. The parks and recreation department has received a 2008 Ford F150 truck from the public safety department, Steve Cox would like to have his crew use this truck instead of the bronco they are currently using. Matt stated that then they would have the truck bed to haul supplies. Matt stated it should sell for between \$2000 and \$4000.

MOTION BY: Councilperson Soren Christensen to surplus the 1995 Ford Bronco (VIN # 1FMEU15H8SLB91422), the 1995 Ford Ambulance (VIN # 1FDKF37F2SNB43620) and the 1999 GMC C-series line power truck (VIN # 1GDM7H1CXXJ511414).

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

9. APPROVE MINUTES OF April 5, 2017

MOTION BY: Councilperson Cristy Simons to approve minutes of April 5, 2017.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (5-0).

10. APPROVE BILLS FOR PAYMENT

AMOUNT: \$170,004.60

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

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

11. YOUTH COUNCIL

Mayor Brailsford stated that the youth council representative had stopped by earlier and reported they will hold an open house at the Activity Center on Wednesday 26, 2017 at 7 p.m.

12. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James stated on May 9, 2017 we will have the kids with disabilities fishing day at the pond from 9 a.m. to about 1:30 p.m. He invited the council to attend. The Salem Spring Triathlon will be on May 13, 2017. Chief James reported that Monday night his department participated in an active shooter scenario training with Spanish Fork, Mapleton, and Springville. He stated it was good training for them. The Great Shake Out Earthquake Drill was today, this went well at the schools, the churches have a lot of work to do.

13. DAVE JOHNSON, BUILDING OFFICIAL DIRECTOR

Dave Johnson reported on the Development Review Committee meeting, Cliff and Brad Hales presented the developing of 6 acres, they are proposing putting in storage units. The majority of the committee was against this. They have put down earnest money on the property, but have not purchased it yet. Dave stated that Brent Bluth with the self-help homes put in an official zone change request from R-15 to R-10. This request was denied. Dave stated that Robert Nelson was given final approval on plat E, at Loafer Mt. View subdivision. There is a high-pressure gas line that goes through there and there is an easement for that. Robert will get his bonding and start work.

14. ATTORNEY JUNIOR BAKER

Attorney Junior Baker did not have anything to report tonight.

15. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson was excused tonight.

16. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale reported that the cemetery has a need for hydro seed. Steve Cox has gotten 3 bids and Enviroseed was the cheapest. Jeff Nielson has \$10,000.00 budgeted for a new phone system, we no longer have a need for this. Matt is asking the council to reassign this money to buy the hydro seed for \$6,600.00. He stated that now is the best time to do the hydro seed, it is not too hot and we have rain in the forecast.

MOTION BY: Councilperson Soren Christensen to approve the bid of \$6,600 or \$0.07 per sq. foot for hydro seeding at the cemetery with funds transferred from the money we had set aside for the new phone system that we no longer need.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

Matt stated that the green waste is open and being used. Matt stated that they have added Tour of Salem Bike Ride to their activities. Chase Castleberry will be in charge of this event. It will be held June 23 and 24. It has created more excitement than he thought it would, and there will be more information coming soon. There will be bike riders riding through Salem on those 2 days. Matt has worked this out with Chief James

17. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook did not have anything to report tonight.

18. BRUCE WARD, ENGINEERING

Bruce Ward stated that Planning and Zoning have been working on updating the general plan. He would like to set up a joint meeting with Planning and Zoning and the council. He stated that the water right request that was presented at last council meeting with be presented at the next meeting, the ordinance is being worked on for that. Bruce stated that he had received some direction on the Xeriscape discussion. Councilperson Soren Christensen has suggested scaling back and simplifying to just new houses, up to \$1000.00. The councilmembers felt good about this. Bruce asked Attorney Baker to draft an ordinance. Bruce stated that he had received 3 engineering proposals for the improvements on the south side of Center Street. Epic Engineering came in with the lowest bid, it was about half of the others. Bruce suggests accepting the bid from Epic Engineering at \$14,850.00, the money will come from the roads budget and will be reimbursed with impact fees. Matt Marziale stated that Epic Engineering is very reputable, they met with him and he gave a low bid because he would like to work with the city.

MOTION BY: Councilperson Aaron Cloward to approve the bid from Epic Engineering for the amount of \$14,850 for the design of the improvements for the south side of Center Street.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

Bruce reported that we had received a letter from the Division of Water Quality about compliance issues at the sewer plant. The state does an annual review of our plant and they came back and said there are still some compliance issues and they are mandating a pretreatment program. We have 75 days to have a plan, and Bruce is asking for direction from the council on this issue. Attorney Baker stated that any industrial users will need to be issued a permit. He was asked if an industrial user could refuse and Bruce stated no, they could not.

Bruce reported on the Relief Mine Spring that is currently owned by the Relief Mine Organization. The state would have to approve using this spring. The budget number to investigate whether this is a spring we could use is \$30,000.00. Mayor Brailsford stated that if we couldn't use it for culinary water it could go to PI. To build this out the cost would be about \$2.5 million. The council support phase one of investigating the spring. Bruce stated he will move forward and come back to the council with the numbers.

19. WADE REYNOLDS, STORM DRAIN/SAFETY COORDINATOR

Wade Reynolds was excused tonight.

COUNCIL REPORTS

20. MAYOR RANDY BRAILSFORD

Mayor Brailsford stated that in the next work session there would be a discussion on the budgeting, he would like all the council members to be present for this. Councilperson Christensen asked if we would be discussing the results of the survey. Mayor Brailsford stated that will be discussed when we have all the numbers in.

21. COUNCILPERSON STERLING REES

Councilperson Sterling Rees reminded the council of the UMPA meeting in Midway on April 20 and 21, 2017.

22. COUNCILPERSON CRISTY SIMONS

Councilperson Cristy Simons reported that the Easter Egg Hunt went well, they had a good turnout. She would like to thank the Fire Department, Jen Wright from the Recreation Department. We received great donations from local businesses. She was not aware of any major complaints this year. Mayor Brailsford stated that people have told him that they liked that we handed out tickets for prizes, instead of putting them in the eggs.

23. COUNCILPERSON SOREN CHRISTENSEN

Councilperson Soren Christensen reported that the PI waster is in the pipes now. Matt Marziale stated that is has gone smoothly so far. Matt stated that the parks department will not be using the PI until Sunday because of the rain. Councilperson Christensen stated that he had attended the SUVMWA meeting. NEBO is working on a project where member cities can share water. He stated he had volunteered Bruce to help. This would better manage our water resources. Central Utah Water Conservation District offered information on the water line they will be building across the valley to Mona. This might be 5 to 10 years off, it will bring the pipe right down canal road. He stated we should not spend money on that road until this happens. We would want them to do the road improvements.

24. COUNCILPERSON AARON CLOWARD

Councilperson Aaron Cloward stated that spring sports are up and going. He stated that we have had a lot of growth in all the spring sports. He stated that they are still working on the details for the grand opening of the Activity Center. Salem Days planning has started and there will be meeting on Thursday May 4, 2017 at the Activity Center.

25. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren stated that he had attended NUERA board meeting a week ago Monday. On their agenda is to renegotiate the amount of money they will pay for Bayview, this could save us quite a bit of money. They are also calling on local representatives about House Bill 115. They are urging mayors to contact representatives to make the public sector

pay the same as the private sector. Councilperson Warren stated that Republic Services is trying to say that the transfer station hasn't been open when they are dropping off their last load of recycling. Terry Ficklin has stated that he has and will stay open as late as they need him to. There was a load of recycling taken to Pleasant Grove. When they investigated, it was on a Monday night that the recycling was taken to Pleasant Grove which would have been Spanish Fork's recycling not ours. They billed this straight to Salem City instead of billing SUVSWD. Jeff Nielson did not pay this, and instructed Republic to bill SUVSWD.

Chief James reported that Officer Marbery graduates tomorrow.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Craig Warren to adjourn city council meeting.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:26 p.m.

Jeffrey Nielson, City Recorder