

Minutes of the Salem City Council Meeting held on August 2, 2006 at the Pavilion by the Civic Center.

**MEETING CONVENED AT:** 7:20 p.m.

**CONDUCTING:** Mayor J. Lane Henderson

**COUNCIL PRESENT:**

Mayor J. Lane Henderson  
Councilperson Lynn Durrant  
Councilperson Brent V. Hanks  
Councilperson Terry A. Ficklin  
Councilperson Stanley W. Green  
Councilperson Jeff D. Higginson

**STAFF PRESENT:**

Jeffrey Nielson, City Recorder  
Chief Brad James, Police Chief  
David Johnson, Public Works  
Junior Baker, City Attorney  
Bruce Ward, City Engineer

**OTHERS PRESENT**

Mayor Dennis Dunn  
Russ James  
Megan Bingham  
Burke Tervort  
Bobby Peavley

Alvin Harvard  
Dallin Jack  
Jeff White  
Paul Tervort  
Jeremy Joyner

Bob Kirk  
Allen Jack  
Kevin Pritchett  
Brooke Peavley

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

Mayor Henderson asked if anyone would like to give a motivational or inspirational message. Councilperson Lynn Durrant stated she would like to offer a motivational message in the form of a prayer.

**2. INVITATION TO SAY PLEDGE OF ALLEGIANCE**

Mayor Henderson 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. ELK RIDGE SEWER DISCUSSION**

Mayor Henderson turned the time over to Elk Ridge's Mayor Dennis Dunn. Mayor Dunn handed Mayor Henderson the signed copy of the contract allowing Salem City to buy out Elk Ridge's portion of the sewer plant. He stated they have signed their contract with Payson City. He is also here regarding a couple of other issues. He sent an agreement to the city to establish another sewer agreement with Elk Ridge, for a portion of Elk Ridge

city that would not be able to be gravity fed to Payson City. There is a paragraph in the contract that states Salem City would be the benefactor from the impact fee, for those Elk Ridge residents who would hook onto Salem City sewer. Mayor Dunn talked about the area that would be affected. Along with the impact fee, they would be charged a non resident fee for the sewer service. It was patterned after the agreement that they made with Payson City regarding the sewer. The monthly service fee and the impact fee amounts are just a starting point; it would need to be determined by Salem City.

A separate issue that he would like to address, is in order to bring development in a city, the city has to show that they can service the development. Mayor Dunn has a two page request, which is asking to allow 107 homes to hook onto Salem City sewer. In order for Elk Ridge to approve the development we need to prove that we have enough connections, if we can not prove it then it will halt the development for two years until the Payson sewer line is in. The development is in two phases, the first phase is about 40 homes. We do not expect those homes to actually begin hooking onto the sewer for about 13 months. By that time Elk Ridge should be close to hooking on to Payson City sewer. Councilperson Ficklin stated that when all is said and done, there would be about 60 homes that would be hooked onto Salem City sewer. There are other properties that would be affected in the future also, if everything develops there could be a potential of about 150 homes. Bruce Ward stated that when we did the flow study in the sewer line, there was room for about another 100 homes that could hook on. Since that study there have been about 20 homes that have hooked on, so that would give Elk Ridge another 80 homes that can hook on. The question was asked when Payson City was going to start the sewer line. It was stated that they are hoping to start in October this year. Bruce was wondering about how many homes Elk Ridge is building a year. Mayor Dunn stated they have built about 20 homes last year. In the next 4 – 5 years they have about 400 homes that could be built; these are mostly concept plans right now.

The property that is north of 11200, would the sewer be going to Payson? It was stated it would require a lift station. There was discussion with some of the developers who own the property north of 11200, and if they could be allowed to go into Elk Ridge and have sewer be provided by Elk Ridge, or do they have their sewer go to Salem City. Mayor Henderson stated the problem is we are being forced, by a developer, to make a decision. If we do not allow the sewer connections, then the development would be required to purchase a lift station. Bruce Ward stated that we have been looking at this issue for a couple of weeks now. Why should Salem do something for an Elk Ridge developer when Salem City would really not benefit from the project? If the developer puts a lift station in then the only person benefiting from it would be the developer. Elk Ridge would not benefit, because it is a liability. Bruce asked the council to consider this idea. A lift station would cost about \$200,000, what would happen if Salem City allows the connections so a lift station would not be required. Then, require the developer to pay Salem City the \$200,000. By doing that, Salem City benefits, Elk Ridge benefits, and the developer benefits. Bruce asked some of the developers if the \$200,000 would be a concern. They stated it would not, and if they could share the cost with the other developers that would benefit from it, it would not be an issue. Bruce stated that he just thought of this option, and has not really had an opportunity to look into it more.

Councilperson Hanks would like to table this issue, until we can talk about it more. Mayor Henderson stated that Salem City Council just got the agreements the other day, and has really not had an opportunity to discuss them.

**MOTION BY:** Councilperson Brent Hanks to table all of the documents that were presented tonight by Elk Ridge, until Salem City Council has an opportunity to discuss it.

**SECONDED BY:** Councilperson Terry Ficklin.

**VOTE:** All Affirmative (5-0).

Mayor Henderson stated we have a scout here tonight to present his Eagle Scout Project to the council. He then turned the time over to Dallin Jack. Dallin stated he would like to paint some fire hydrants and the curb by them, in the Apple Blossom subdivision and also in the area by the new elementary school, Foothills Elementary. Chief James was wondering how many he would be doing. Dallin was not exactly sure. He was also not sure about the paint to use. Councilperson Hanks stated there is a curb paint that you would use; he could help get the paint for him. They fire hydrants would need to be brushed, and the curbs you could use a roller. Mayor Henderson stated that if you do not get enough hours with what you have, you can also paint the address on the curb. Councilperson Higginson, along with the other council feels it is a great project.

#### **10A. Open Discussion:**

Mayor Henderson asked if anyone had anything for open discussion.

Jeremy Joyner stated that he owns some property on Chrisman Drive, and understands it has been discussed in prior council meetings. He purchased the property about eight months ago. He understands that the prior owners, who had the property subdivided, had a bond for the improvements, and he is not sure what has happened with the bond. He has talked with Dave Johnson and Bruce Ward regarding the bond, and Bruce felt that the city might have to perform on the bond. He was also asked if they would be willing to bond, he told them that he really did not want to bond, if he did not have to. Bruce mentioned to him that the city could turn in the current bond, getting the improvements done, and then with the difference have him pay for it.

Bob Kirk, who also owns property along Chrisman Drive, wanted to know if Jeremy wanted the other half of the road, or if Bob could have it if they were to put the improvements in (The council in prior meetings agreed to abandon Chrisman Drive, and allow the owners on each side to have the property if they were to put improvements in on the top and bottom of the road to close it off). Bob stated he has tried to get a hold of Jeremy to find out what they want to do. Jeremy stated that he is sorry they did not get any of their messages, and they want to work with them and get the improvements done. Attorney Baker explained the history of Chrisman Drive, and explained that the owners, if they want the property, need to get the improvements done on the top and bottom of the road. It was determined that they would get with Dave Johnson and begin working on

the process to get the improvements done. Attorney Baker stated the other problem with the bonding of the subdivision, is that it is a recorded plat and the improvements need to be completed. The council needs to determine if the current bond should be cashed in, or have the new owners bond and then extend it. Jeremy stated that they have people who are interested in purchasing some of the lots. Attorney Baker stated that the improvements that are being required are the same improvements as any other subdivision. Water and power would need to be installed. There was some discussion on a lift station for the sewer, and how it would be a private lift station. There is also a sewer manhole that would need to be moved, there was some discussion to see if anyone was even hooked onto that sewer line. All of the conditions have been discussed in previous meetings.

Paul Tervort was wondering about some property that he owns, on the east side of 400 north. He is planning on developing the property in the future, but was wondering while the area is being developed, and while the road is dug up, he would like to install the water lines for the secondary irrigation. It was determined to have Bruce Ward get with Paul on the issue to work it out.

Gina Olson, who was in charge of the Lil' Buckaroo Rodeo Queen contest, stated that the girls turned in their sponsorship money that they collected. She thinks there a little over \$650 that was collected. The mayor and council thanked Gina for what she did with the contest.

#### **4. SUVPS INTERLOCAL AGREEMENT**

Attorney Baker stated that the agreement is allowing SESD to be part of the SUVPS group, and to eliminate Strawberry Water out of the group.

**MOTION BY:** Councilperson Lynn Durrant to approve the amended Interlocal Agreement with SUVPS.

**SECONDED BY:** Councilperson Jeff Higginson.

**VOTE:** All Affirmative (5-0).

#### **5. BIDS FOR CIVIC CENTER CONSTRUCTION**

There were no bids to be approved at this time.

#### **6. APPROVE MINUTES OF JULY 5, 2006**

**MOTION BY:** Councilperson Lynn Durrant to approve the minutes of July 5, as written.

**SECONDED BY:** Councilperson Jeff Higginson.

**VOTE:** All Affirmative (5-0).

## **7. APPROVE MINUTES OF JULY 19, 2006**

Attorney Baker stated on line 58, the amount should be \$400, and not \$4,000. Councilperson Durrant stated on line 60, “their” should be “there”, and on line 291 remove “that the way”.

**MOTION BY:** Councilperson Lynn Durrant to approve the minutes of July 19, 2006 with said changes.

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (5-0).

## **8. APPROVE BILLS FOR PAYMENT**

Mayor Henderson stated would like to wait to approve the bills to allow everyone to review them.

## **9. PUBLIC SAFETY**

Police Chief James stated that they feel they are ready for Salem Days.

Councilperson Ficklin was wondering about the sound and lighting for the pageant. He has not been contacted and is concerned about whom they are going to get and what the cost would be. Mayor Henderson stated he would talk with the pageant directors.

## **10. OPEN DISCUSSION**

Was conducted earlier in the council meeting.

## **COUNCIL REPORTS**

### **11. MAYOR J. LANE HENDERSON**

Mayor Henderson stated that the other day there was a youth group, who were in canoes, cleaning up the trash around the pond. He stated that they did a great job. Chief James stated that it was his youth group, and they were having a great time doing it.

### **12. COUNCILPERSON LYNN DURRANT**

Councilperson Durrant asked if the council received her email regarding what other facilities in the area rent their buildings for. Discussion how much the city should rent out the new civic center. There was some discussion about different prices.

Councilperson Hanks feels we need to have at least a \$1000 deposit for damage, also to rent for non residents should be doubled what we charge residents. Councilperson Durrant stated that some of the other buildings rent by the square footage. After some discussion, it was determined that Councilperson Durrant and Hanks would get together to go over some prices.

#### **8A. APPROVE BILLS FOR PAYMENT**

**MOTION BY:** Councilperson Jeff Higginson to approve the bills for payment.

**SECONDED BY:** Councilperson Brent Hanks.

**VOTE:** All Affirmative (5-0).

#### **13. COUNCILPERSON TERRY A. FICKLIN**

Councilperson Ficklin did not have anything to report tonight.

#### **14. COUNCILPERSON STANLEY W. GREEN**

Councilperson Stanley Green stated about three weeks ago we had a mink get into the sewer by the pumps, and it kept setting off the alarms, which kept calling Mike Pritchett. Mike was out of town, and did not know the alarm was calling until later. If this would have been a serious problem, it would have caused major damage. He would propose that we need to have someone on call for the sewer plant and water. Because the budget is already set, he would propose that we give extra vacation days to those employees who are on call. Chief James stated that day we had a problem with the sewer alarm, his officers tried calling someone and could not get anybody. So it is a problem.

Councilperson Green proposes that we increase the vacation for on call employees from three to five days, and include the sewer and water departments. We will need to get the employees trained so we can have them on call. It was stated that the power guys are currently the only employees on call, and that their vacation time would increase from three days to five days also. This would include the two new power guys that were hired, Ted and Adam.

Councilperson Green also stated that Mike Pritchett is now certified to collect samples for the city. We have been using another cities certification for our sampling. He would recommend increasing Mike Pritchett salary by \$0.50, because he is now certified. Mayor Henderson agreed and stated that Mike is a great employee.

#### **15. COUNCILPERSON BRENT V. HANKS**

Councilperson Hanks wanted to thank the city employees for all of their hard work on the civic center, they all have done a great job.

He reported that we are not getting a lot of bids on tearing down and moving the building that was donated to the city for the new shop. The one bid we received was from C&A Construction for \$37,495. He feels that price is too high, and is hoping to get some other bids. He also was approached by some of the city employees today, who told him they could take the building down, and could do it in about one to two weeks. The issue is the crew is very busy right now, and feels it might be after September before they can get to it.

We also were able to get the easements on 500 East signed by Reed Nelson tonight, and Bob Nelson came in today and stated they will try and get the sidewalk done before school starts.

He reported that asphalt will be coming tomorrow for the civic center parking lot, and landscaping will be done next week, and hoping the sign will be ready too.

Mayor Henderson wanted to thank Kevin Pritchett from the Car Source for donating \$10,000 towards the mechanical for the civic center.

**16. COUNCILPERSON JEFF D. HIGGINSON**

Councilperson Higginson wanted the city employees to know, that Mayor Henderson has given them permission to be part of the golf tournament.

**17. DAVE JOHNSON, PUBLIC WORKS DIRECTOR**

**18. BRUCE WARD, CITY ENGINEER**

**19. ATTORNEY S. JUNIOR BAKER.**

**ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Brent Hanks to adjourn city council meeting.

**SECONDED BY:** Councilperson Jeff Higginson.

**VOTE:** All Affirmative (5-0).

**MEETING ADJOURNED AT:** 9:00 p.m.

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Jeffrey Nielson, City Recorder