

Minutes of the Salem City Council Meeting held on February 15, 2017 in the Salem City Council Chambers.

Work Session: 6:15 p.m.

1. AGENDA ITEM DISCUSSION

a. FOLLOW-UPS

Bruce Ward reported that Earl Davis is asking for a zone change on approximately 20 acres of property located at 1280 South and Woodland Hills Drive from A-1 to R-15. All the bordering property is zoned A-1. Planning and Zoning did have some concerns about allowing this, but it was approved. Bruce went over the requirements that Earl would have to meet. The city will require a fence on Woodland Hills Drive. Utah County will require turning lanes into Woodland Hills Drive. We have suggested a crosswalk with flashing lights across Woodland Hills Drive and the County has agreed. There was also a discussion about an asphalt walking path from sidewalk to sidewalk. Chief Brad James reported Nebo School District (Adam Heaton) has agreed to bus students for this area. Earl has agreed to comply to these things.

Earl Davis handed out some schematics of his project. He stated he will be the developer. He would like to work with the neighbors to make sure no one is landlocked and do connections if they want to be tied into the roads. These would be single family homes. There would be between 35 to 38 lots.

Councilperson Craig Warren asked about future planning on the sewer line, because once we allow building up there it will take off. Bruce stated that the existing sewer collection system could handle approximate double the current flow. This was based on the sewer model recently completed by Forsgren Engineering. We will ultimately need to put a new sewer main line in Woodland Hills Drive, but it is hard to say when. Future development will drive this.

Bruce Ward went over the Larsen easement agreement. This is property west of the current sewer lagoons. This will be used to bring the new sewer line and other utilities to the new sewer plant. He went over what the city agreed to Rex Larsen for the easement. He felt all request were very reasonable.

2. JOHN DESTER / GEORGETOWN DEVELOPMENT – AMEND CENTRAL PARK SUBDIVISION PLAT B AND AMEND DEVELOPMENT AGREEMENT

Bruce Ward reported on Central Park townhome development, this project was approved in a sequence of events; Plat A, is built and sold, Plat B, includes the live/work buildings, then all the improvements for 250 East, Plat C 20 townhomes, Plat D 25 town homes. What John Dester is finding out is that the live/work units are not catching on. He wants to uncouple Plat B, he is not asking for more townhomes, this would still be commercial space. This has already been recorded so we would need to revise that also. Everything is already bonded for, what he wants is to finish the townhomes and then address the commercial part.

Councilperson Aaron Cloward stated that if he cannot sell or rent the commercial building, we don't want an empty building there. Bruce stated he was just making the council aware of this, and that no decision needs to be made right now.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Councilperson Sterling Rees

COUNCIL PRESENT:

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

STAFF PRESENT:

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

OTHERS PRESENT

Earl Davis, Kris Cole, Paul Trotter, David Hughes, Chris Brockbank, Robert Palfreyman, Greg Christensen, Mara Turner, Sandra Millet, Amy McKay, Rebecca Thompson, Reagan Fausett, Amy Jensen, Beau Jensen, Teresa Hamilton, Alina Christensen, Josh Moore, Dennis Williams, Collin Sorensen, Brandon Wilson, Sadie Jonson, Madi Dietz, Alec Benson, Cassie Stansworth, Austin Wight, Sam Hughes, Matthew Lamber, Andrew Hunt, William Underwood, Jeff Hughes, Michael Weight, Michael Ferre and Korban Ferre.

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Councilperson Sterling Rees asked if anyone would like to give a motivational or inspirational message. Councilperson Cristy Simons stated she would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

A scout, Mathew 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. Earl Davis / Legacy Investments – Request for a Zone Change on Approximately 20 Acres of Property Located at 1280 South and Woodland Hills Drive from A-1 to R-15.

Earl Davis stated he is asking for a zone change on approximately 20 acres of property located at 1280 South and Woodland Hills Drive from A-1 to R-15. He would subdivide this into 35 to 38 lots, the smallest being approximately 1500 sq. feet and the largest up to an half an acre. He is willing to work with neighbors on roads so no one gets landlocked. Nebo School District has agreed to bus students, so they will not need to cross Woodland Hills Drive to get to school. There have been concerns about children crossing the road for things other than school, so he has agreed to put in a walking path connecting sidewalks and also a crosswalk with flashing lights across Woodland Hills Drive.

Chris Brockbank owns property that borders this property, he is a little surprised, he says he was told a week ago, that he would not be able to develop his property because the sewer line would not be run up there. Bruce Ward stated that he thinks it was longer than a week ago, and now we have a better understanding about the sewer capabilities because of the sewer model that was recently completed. Earl would be required to run the sewer line up there and Chris could work with him on getting a connection to the utilities. Chris doesn't feel strongly either way on this development and the potential to develop his property makes it more favorable.

Matt Marziale stated that a developer has to bring the utilities to the property not the city.

David Hughes does not agree with planning and zoning, he was told it would not be allowed until someone brought the sewer up there. He would like an access to his property. He moved there to stay away from all the houses. He has been leasing the property for his livestock. He would also like his property changed, so he could develop it. He would lose his view, and doesn't want problems between his livestock and people. He would need access to the property below. He is not really against this development, he just doesn't want homes right against their fence line.

Chris Cole stated that he is worried about the traffic and how it will affect Woodland Hills Drive. It is already a traffic jam, and adding about 80 more cars will not help. He asked if there is anything planned to help the flow of traffic. He stated he is talking about State Road 198, the light at Woodland Hills Drive. Bruce Ward stated he would be happy to take this concern to the county. He doesn't want to see this approved, he does not want Salem to turn into Salt Lake City any sooner than it already is.

(to close)

MOTION BY: Councilperson Aaron Cloward to close the Public Hearing.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (5-0).

- a. **Earl Davis / Legacy Investments – Request for a Zone Change on Approximately 20 Acres of Property Located at 1280 South and Woodland Hills Drive from A-1 to R-15.**

MOTION BY: Councilperson Soren Christensen to approve zone change on approximately 20 Acres of property located at 1280 South and Woodland Hills Drive from A-1 to R-15.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

4. AMY MCKAY – CITIZEN REQUEST

Amy McKay and Sandy Millet would like to adopt a youth theater program and have some performances during the Salem Days Celebration. This group would be for ages 12 to 24. They are both involved in directing youth performances, and have a team that would like to be involved. They also have a donor willing to help with the cost. Councilperson Aaron Cloward chairs Salem Days and he thinks this would be a good thing to do, but doesn't want to draw away from the programs we already have.

The council recommended they meet with the Salem Days committee, Matt Marziale, and Mayor Brailsford to see if they could work this into the Salem Days schedule.

5. SURPLUS CITY VEHICLE (1999 FORD)

Jeff Nielson reported that in March it was discussed to put this truck on surplus, but we never approved it. We need to do this so it can be sold. This is a 1999 Ford Truck (VIN # 1FTRF17W3XKA14091), it was used as a Police Department truck, and then used by the recreation department.

MOTION BY: Councilperson Cristy Simons to surplus 1999 Ford truck.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

6. APPROVE LEASE FOR POWER TRUCK

Jeff Nielson reported that he had two bids for a five year lease on the power truck, Zions Bank at 2.61%, Altec Capital at 3.98%, and then Banner Bank could not provide a bid at this time. He recommended we go with the Zions Bank bid.

MOTION BY: Councilperson Soren Christensen to approve lease from Zions bank for the power truck at 2.61% for five years.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

7. EASEMENT AGREEMENT – LARSEN FARMS, LLC.

Bruce Ward reported on this item in work session.

MOTION BY: Councilperson Craig Warren to approve the easement agreement with Larsen Farms, LLC.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

8. RESOLUTION APPROVING AN AMENDED AND RESTATED INTERLOCAL AGREEMENT WITH OTHER GOVERNMENT ENTITIES CONCERNING MT. NEBO WATER AGENCY AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

Councilperson Soren Christensen reported on the changes to the agreement, it is allowing two other cities to join, Genola and Santaquin. The Mt. Nebo Water Agency Board has approved this change, the cities need to ratify the agreement.

MOTION BY: Councilperson Soren Christensen to approve the amended and restated interlocal agreement with other government entities concerning Mt. Nebo Water Agency and authorizing the mayor to execute the agreement.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

9. RECREATION BUILDING NAMING

Matt reported that he had discussed this with the mayor and recommend we table this until the next council meeting.

MOTION BY: Councilperson Aaron Cloward to table the naming of the recreation building until next council meeting.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

10. APPROVE MINUTES OF FEBRUARY 1, 2017

MOTION BY: Councilperson Soren Christensen to approve minutes of February 1, 2017.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

11. APPROVE BILLS FOR PAYMENT

AMOUNT: \$310,634.74

MOTION BY: Councilperson Aaron Cloward to approve bills for payment.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (5-0).

12. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James did not have anything to report tonight.

13. DAVE JOHNSON, BUILDING OFFICIAL DIRECTOR

Dave Johnson did not have anything to report tonight.

14. ATTORNEY JUNIOR BAKER

Attorney Junior Baker reported they are working on the impact fee adjustments. He is also in the process of adjusting the ordinance on the water right agreement, this should be finished by next meeting. Councilperson Soren Christensen asked if we can move forward with the West Mountain agreement after this was approved. Attorney Baker stated that we would be able to once the ordinance was approved.

15. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson went over the budget for January 2017. He reported that we have estimated March 13, 2017 to have the recycling cans delivered and pick up will begin on March 28, 2017. Recycling pickup will be on Tuesdays, the same day as garbage pickup. He stated that bill 164 looks like it will be modified to just require more transparency with any money movement. Councilperson Rees asked if the bill will pass this way. Attorney Junior Baker stated that it will most likely pass. Jeff met with the county about elections and they are pushing for election by mail. They would like us to test this and they would be willing to run the election, but we would have to pay for it. Councilperson Warren asked why they want to push this. Councilperson Christensen stated there would be better turn out. Jeff said that this has been very positive program for other cities. There is a huge increase in turn out. We would still have polling place. The council was in favor of doing the vote by mail election.

16. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale reported that the Cleary buildings at the city shop should be finished by Friday. The roads crew is battling the pot hole situation. They have been filling them with cold mix, which is a temporary fix. In about 2 weeks we should be able to get asphalt and

then we can permanently fix them. We have started using millings that we already have, it lasts almost as long as the cold mix. The parks crew has started the spring clean-up at the cemetery, they are also working on the garbage cans for recycling. The recreation crew has started working on the ballparks and fields. Matt stated that the winter storms had helped us recognize some flooding issues. A berm has been built up at the sewer plant by the headworks, it worked well for the last storm. He reminded residents to keep storm drains in front of their house clean and open. Councilperson Cristy Simons asked about green waste, if they would open it like they did last fall. Matt reported that it will be open for the first two weeks of April, Monday through Saturday, and then closed again until fall. The city will look into the green waste vouchers and see if they would offer them again this year. Matt stated that the solar street signs we have are experiencing issues with the lack of sunshine, also the busier the street the faster the battery is drawn down. The police department does receive calls when these signs don't work. They should be working now, and more sunshine will help. Jeff Nielson reported he has ordered a laptop for the roads department so that we can collect data from these signs.

17. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook reported that last Friday the power was out for about an hour. The outage was from the Arrowhead substation, it was a transmission issue. The outage affected our commercial area and some of the schools. We are looking into getting solar on our facilities, on February 27, 2017 we will be meeting with suppliers to look over options. We will be installing it ourselves and start with a small system.

18. BRUCE WARD, ENGINEERING

Bruce Ward reported spring flow was at 43 gallons a minute and is now 84 gallons a minute, which is really good. He and Attorney Junior Baker are researching the planning and payment bond, and will bring that information back to the council.

19. WADE REYNOLDS, STORM DRAIN/SAFETY COORDINATOR

Wade Reynolds was excused tonight.

COUNCIL REPORTS

20. MAYOR RANDY BRAILSFORD

Mayor Brailsford was excused tonight.

21. COUNCILPERSON STERLING REES

Councilperson Sterling Rees reported he attended the UMPA meeting with other members of the board. He stated there is a lot of concern over legislative house bill 164. He stated in two weeks there is a power board legislative rally in Washington D.C. He stated that the new UMPA building in Spanish Fork will be done in April or May, this will be a nice improvement for them. He also reminded the council of the member meeting in Midway in April.

22. COUNCILPERSON CRISTY SIMONS

Councilperson Cristy Simons introduced representatives from the youth council. They thanked the council for their support. They reported the Valentines Senior Dinner went well, the turnout was lower than it has been. They are getting ready for the Youth City Council Leadership Institute at Utah State University in March, they look forward to learning more leadership skills.

23. COUNCILPERSON SOREN CHRISTENSEN

Councilperson Soren Christensen did not have anything to report tonight.

24. COUNCILPERSON AARON CLOWARD

Councilperson Aaron Cloward reported we are transitioning from winter sports into spring sports, basketball is ending and spring soccer, baseball and softball will be starting. The recreation department is starting work on the ball parks. The safety net at loafer view is being installed. The poles are installed and the net will go up on Friday.

25. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren sent emails about house bill 115, on solid waste. This would be good for private solid waste facilities, but bad for municipals which we are a part of. Attorney Baker stated he thought this bill had been put aside, but is not dead.

Attorney Baker reported on the dispatch fee bill 198, this would cause loss to our dispatch center. Our dispatch would like to study this for a year before a bill is passed. Chief Brad James reported that the 911 fee would be based on zip code where the phone is from, not based on where the call is made. It will be a real issue if this passes.

ADJOURN CITY COUNCIL MEETING

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

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:16 p.m.

Jeffrey Nielson, City Recorder