

Minutes of the Salem City Council Meeting held on January 8, 2020 in the Salem City Council Chambers.

CLOSED SESSION – LITIGATION: 6 p.m.

MOTION BY: Councilperson Seth Sorensen to open a closed session.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (4-0).

MOTION BY: Councilperson Seth Sorensen to close the closed session.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

Work Session: 6:39 p.m.

Mayor Christensen introduced June Christensen, her husband Ken and their son Lyle. Bruce Ward stated June calls him occasionally to find out what is happening in the city. She mentioned she donated some property in Spanish Fork for a park and would like to help with something in Salem. He called her about Cole Park and she made a very generous donation. He asked her to come tonight so we could thank her. The mayor and council and staff thanked her and her family for their donation.

1. PI METERING PROJECT DISCUSSION

Bruce mentioned at last council meeting the council had tasked Matt Marziale, Jeff Nielson and himself to come up with the cost and plans to install the meters for the PI system in house. He went over the plan and cost, it would be a significant savings. He asked if the council and the new council members would like them to move forward with this project. The council replied they would.

2. AGENDA ITEM DISCUSSION

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 Cristy Simons
Councilperson Craig Warren, by speakerphone
Councilperson Delys Snyder
Councilperson Tim DeGraw

STAFF PRESENT:

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

OTHERS PRESENT

Colby Snelson, Dallin Marbery, Justin Miller, Brett Lloyd, Nick Stones, Jody Stones, Ryan Stones, David Stones, Reta Tischner, Cody Orton, William Burk, Adriana Sorensen, Rachelle Sorensen, Alexis Sorensen, Jan J. Ward, Delys Snyder, Tim DeGraw

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen 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

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. SWEAR IN NEW POLICE OFFICER – NICK STONES

Mayor Christensen said Nick is the kind of person we want working here. Chief Brad James introduced Nick Stones. Chief James said we are glad to have him here, and he is happy he has his family here to support him.
Jeff Nielsen swore Nick Stones in.

4. YOUTH COUNCIL

There was not a Youth Council representative available tonight.

5. SF/SALEM CHAMBER OF COMMERCE

There was not a representative available from the Chamber of Commerce tonight.

6. ADJOURN TO MBA MEETING

Jeff explained the MBA is a subsidiary of the council that allows them to bond for the purchase of property or building for different projects. He said at the meeting held on December 11, 2019 the council approved the bond for property the city purchased by Canal Road. The MBA meeting wasn't posted on the public meeting website and so they need to hold another MBA meeting to ratify the decision.

MOTION BY: Councilperson Sterling Rees to move into the MBA meeting.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (4-0).

Councilperson Craig Warren joined the meeting by speakerphone at 7:13 p.m.

7. RESUME REGULAR COUNCIL MEETING

8. APPROVE MINUTES OF DECEMBER 11, 2019

MOTION BY: Councilperson Cristy Simons to approve the minutes of December 11, 2019.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

9. APPROVE BILLS FOR PAYMENT

AMOUNT: 1,169,347.46

MOTION BY: Councilperson Sterling Rees to approve the bills for payment.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

Mayor Christensen thanked the past city council members, he commented this is a wonderful council. It takes a lot of time to serve, and there is not a lot of thanks.

He said Cristy Simons has done a wonderful job and brought a lot of culture to the city with the summer concerts and other events. She has made the town a better place, and helped us all be friends. He thanked her for her service and presented her with a plaque.

Mayor Christensen stated Craig Warren has served on the council for 8 years and he really appreciates Craig for his ability to know right from wrong. He has done a wonderful job for

the city and he really likes him. Craig is someone that we can all really listen to. He thanked Craig for his service.

10. SWEARING IN CEREMONY
a. COUNCILMEMBERS

Jeff Nielsen swore Tim DeGraw, Delys Snyder, and Seth Sorensen as councilmembers.

Mayor Christensen commented both of our new council members are very articulate and they will add a lot to this council. He appreciates that.

Councilperson Cristy Simons said it has been an honor to serve. She is very grateful for the opportunity and thanked everyone.

ADJOURN FOR REFRESHMENTS – OPEN HOUSE

RESUME REGULAR COUNCIL MEETING: 7:53 p.m.

11. CITIZEN REQUEST – RICHARD NIELSEN

Richard Nielsen congratulated the new inductees. He mentioned he and his neighbors were here last month with an annexation request. He owns 12 acres on 10000 South and is working with Stan Houghton of Woodland Hills to build an arena where they will do equine therapy for children and adults with end stage cancer. He was told by Utah County that he will be required to have sprinkling and have fire flow protection. He does not have enough water so his only recourse is to annex into the city, he is here tonight to ask the city to bring the water up from the new middle school. He will post a bond or sign a letter of intent to annex into the city, he doesn't want the project to fall behind schedule. His neighbors David Rice and Mike Skarda have agreed to hook onto the water line and be annexed also. He said he was informed of the problem with Salem City and SESD and this will delay the annexation, so he wanted to know if the city would work with him to get hooked up to the water. Mayor Christensen said the council is aware of what is happening and they want to help him but they can't have SESD interfering with the power. They want to see them annexed into the city but the issue needs to be resolved first. Richard said he has talked to SESD and they told him he can choose who serves the power. The mayor said he talked to the wrong people, the city has the right and obligation to provide all utilities, we can't have people hand picking what services they want. He said the city doesn't want to stop him from moving forward with his project, but they need to resolve the power issue first. Attorney Junior Baker said if Richard could get a letter from SESD authorizing Salem City to provide power then they could move forward. Councilperson Howard Chuntz said the city provides police service and sewer and all the other utilities, SESD wants to only provide power. To make it fair to the citizens they cannot make exceptions, your either in the county and use those services, or you are in the city and then you need to use ours. He said they will say you have the choice to choose who provides the power, and you do, but that choice is to stay in the county and use their services. Councilperson Chuntz said what they are trying to do is a wonderful thing, and he wishes we could solve their water problem. But to do that SESD

would need to say we can provide the power. The mayor said that Attorney Baker could work with Richard on what he would need. Attorney Baker commented Richard would need the letter to say that Salem City could provide the power to the whole annexation area that Richard and his neighbors are asking for.

12. APPROVE HOME RENTAL AGREEMENT – BRENT JEX (HESS PROPERTY HOME)

Mayor Christensen stated there is a person living in the house that was part of the purchase of the Hess property, they would like to let him continue to live there. Jeff stated his name is Brent Jex. Councilperson Snyder asked if it was the little home. The mayor replied it was and he has been living there for a while, given the circumstance it is the best thing to do. Councilperson Snyder asked if this was the only structure on the property. Councilperson Sorensen replied it is the only residence. Jeff said the rent will be \$600, but if it is paid by the 5th of the month we will reduce it to \$500. Mayor Christensen asked if there were any questions, he said this agreement works for the city and Brent. Jeff said that Mr. Hess came to him about getting some farm equipment from the property. Matt said there is some old non-working equipment up there. Cody Orton said Jim had asked him to get the equipment and he just hasn't done it yet, he will go see what is there. Councilperson Chuntz asked if we have insurance on the property. Jeff replied we did.

MOTION BY: Councilperson Seth Sorensen to approve the home rental agreement with Brent Jex.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

13. APPROVE CODY ORTON PROPERTY LEASES AGREEMENT

Jeff stated that Cody Orton is currently leasing the Hess property for agricultural purposes and we want someone to continue taking care of the ground. We would charge him \$468 for the year lease and he would pay any water assessments on the property. Cody said that he usually pays \$1900 to lease the ground and Mr. Hess paid the water assessments. He said he thought there were about 48 water shares on the property and he thinks it would be easier for the city to pay for the water. The mayor said they want to be fair and asked Cody if he was okay with paying the \$1900 if we take care of the water. Cody said he was, he is willing to work with the city.

MOTION BY: Councilperson Sterling Rees to approve the Cody Orton property leases agreement in the amount 1900 and we pay for the water.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

14. APPROVE BANJO DATA SHARING AGREEMENT – POLICE DEPARTMENT

Chief James said at a previous council meeting the agreement for Banjo Data Sharing was approved. This is an addendum to that agreement.

MOTION BY: Councilperson Seth Sorensen to approve the BANJO data sharing agreement.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

15. APPROVE BID FOR SEWER PROJECT AT APPROXIMATELY 750 NORTH AND MAIN

Bruce Ward stated they are working to extend the sewer line on 750 North to the new line that was put in by Self Help Homes. They had 4 bids for this project; Silver Spur Construction for \$440,513.50, R&D Exec for \$461,535, Hyatt Construction for \$489,022.75 and Condie Construction for \$999,332. Bruce mentioned that they have worked with all four companies and have had good experiences. They recommend approving the bid from Silver Spur Construction contingent on negotiating easements from the landowners for the sewer line. Bruce mentioned this item is in the budget for this year for \$500,000. Part of the sewer masterplan is abandoning the lift station by Stokes. The city spends a lot of time, energy and money maintaining the lift station. It was supposed to be a temporary fix and it has been there for about 12 years. The mayor asked if this could be paid with impact fees. Bruce said some of it can be. Councilperson Tim DeGraw said sometimes the lowest cost isn't always the best. Bruce replied state law requires us to award the bid to the lowest responsible bidder. He commented we have worked with them before and had a good experience.

MOTION BY: Councilperson Howard Chuntz to approve the bid from Silver Spur Construction in the amount of \$440,513.50 for the sewer project at approximately 750 North and Main.

SECONDED BY: Councilperson Delys Snyder.

VOTE: All Affirmative (5-0).

16. COUNCIL BOARD/MEETING ASSIGNMENTS

Mayor Christensen said he is going to ask the council members to take on some assignments.

Councilperson Sterling Rees

UMPA - Electrical

Councilperson Delys Snyder

Solid Waste
Senior Dinners
Library

Councilperson Howard Chuntz

Water (Primary and Secondary)
Roads
Storm Drain

Councilperson Seth Sorensen

Recreation
Green Waste
Chamber of Commerce

Councilperson Tim DeGraw

Sewer
Youth Council

Attorney Baker said they should have a motion to approve these assignments.

MOTION BY: Councilperson Howard Chuntz to approve the mayor's council board/meeting assignments.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

17. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James congratulated Councilperson Sorensen, Councilperson Snyder, and Councilperson DeGraw he looks forward to working with them along with Councilperson Chuntz, Councilperson Rees and the mayor. He is working on the yearend report and would like to take 30 minutes in a work session to present it to them. He stated they have secured grants to pay for \$7,000 out of the \$11,000 for the purchase of the new body cameras for the police department. They will only have to pay the initial \$4,000. He said they are incredible, they can do so much more than the others they had. The mayor asked if the officers are required to wear them. The chief replied they were. Councilperson Snyder thanked the chief for getting the grant money. Councilperson DeGraw asked where the grants were coming from. Chief James replied there were two, one was a federal grant and the other was a state grant.

18. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox did not have anything to report tonight.

19. ATTORNEY JUNIOR BAKER

Attorney Baker did not have anything to report tonight.

20. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff commented we will be closing the loan for the Hess property on January 29, 2020. We will hold a public meeting about the bond for the property. He told the new council members that it is the time of year to work on the budgets, he will get that information out the department directors.

21. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt did not have anything to report tonight.

22. TED BARNETT, ELECTRICAL DIRECTOR

Ted Barnett did not have anything to report tonight.

23. BRUCE WARD, ENGINEERING

Bruce stated he is looking into different software packages that allow building permits to be done online. He asked if a couple of the councilmembers would be available to attend a presentation on the software. He said this is a way to make the building process more efficient. Councilperson DeGraw asked how they would pay for it. Jeff replied we have some extra funds from building and subdivisions, those could pay for the first year and then we would put it in the budget. The councilmembers were willing to attend. Councilperson Howard Chuntz asked Bruce to let them know when the presentation was and the two that were available could attend.

Bruce showed the rate system that he and Jeff had come up with to pay for the PI meters and system. When Hansen, Allen, and Luce were here presenting the water masterplan they suggested a base rate and then a charge for usage. This way people would pay for what they are using. Councilperson Chuntz commented it should help with water conservation. Jan Ward asked if there would be a learning curve for about a year. Councilperson Sorensen said that is what Spanish Fork did and people didn't change until they got an actual bill. Jeff suggested a gradual base rate increase until we get to the target rate like we did with the sewer rate and then add the usage charge when everything is metered. We would need to do this to cover the interest on the bond for meters.

Jeff mentioned the calls for the fiber survey should start next week, if the council gets any questions about them. He asked them to please encourage people to take the survey.

COUNCIL REPORTS

24. MAYOR KURT CHRISTENSEN

Mayor Christensen did not have anything to report tonight.

25. COUNCILPERSON STERLING REES

Councilperson Rees stated we are part of UMPA, Utah Municipal Power Agency, and that is where we get our power. UMPA is made up of 6 cities; Salem, Spanish Fork, Provo, Nephi, Manti, and Levan. We are also part of APPA, American Public Power Agency, every year APPA holds a legislative rally in Washington D.C. This year it will be held February 24, 25, and 26. UMPA holds a conference in St. George that the council is invited to attend, it is March 25, 26 and 27 this year. He encourages them to attend so they know what is happening in the power department. He introduced Ted Barnett to the new council members, Ted is the new director for the power department. Councilperson Chuntz said that they should schedule a tour in Spanish Fork like they had when he started.

26. COUNCILPERSON DELYS SNYDER

27. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz thanked Bruce, Matt and Jeff for their work on the metering project. He said it will be neat to see the report that Bruce will put together to let people know we did our meters for half the price by doing it on our own.

28. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen did not have anything to report tonight.

29. COUNCILPERSON TIM DEGRAW

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: 9:11 p.m.

Jeffrey Nielson, City Recorder