

Minutes of the Salem City Council Meeting held on March 7, 2018 in the Salem City Council Chambers.

**Work Session:** 6:15 p.m.

## **1. MISS SALEM CONTESTANTS**

Andrea Robertson, the Miss Salem Director, stated that she would like the contestants to come up and introduce themselves and let the council know their platform.

Whitney Wagnor stated that her platform is protecting the innocence of children.

Natalie Wiscombe stated that her platform is healthy is for everybody.

Diana Brooks stated that her platform is breaking through the box of anxiety.

Addison Chambers stated her platform is deterring domestic abuse, through educating, empowering, and advocating.

Tasha Savage stated that her platform is this is me, to help those that have been abused or feel lost know that they do not have to change who they are to be loved.

Whitney Graham stated that her platform is be heard and make a difference, to raise political awareness.

Whitney Gunnell stated that her platform is being a hero, to have everyone reach out and serve.

## **2. AGENDA ITEM DISCUSSION**

Attorney Junior Baker reported Jon Cope is asking for a variance on the side setbacks for his property. He said it is difficult to obtain a variance, there are 5 criteria that you have to meet. He said that technically Jon doesn't qualify, but what he is asking for does make sense. He stated that the mayor is working on trying to find a solution. He advised that the neighbors of the property had been notified and it would be appropriate to hear any comments they may have.

Mayor Christensen stated that Larry Woodward had applied to be a member of the library board. He said his is a good man and he would do a good job.

Jason Broome, with Forsgren Engineering, stated that the first resolution tonight is to formally adopt the wastewater planning study that was done in 2015, the study showed that we need a new plant to meet the required limits set by the state. He advised this resolution must be adopted in order to gain construction approval from the state. He commented that this sets the path to move forward. He mentioned that this is for the treatment plant and the collection system. He stated the principal finding was that we need a new mechanical plant to meet limits going forward.

Jason stated that the next resolution, is for the increase to the sewer rates for the funding of the new plant. There are 2 steps to this increase, in July 2018 the rate will increase to \$36 and a tiered usage system will be implemented. There will be a new commercial rate implemented. Then in July 2019 the residential base rate will change to \$45.50. This is required to be done before the approval of construction and the closing of the loan.

Jason stated that they are asking for approval to proceed with bidding and construction services. They are at the end of the design phase and would like to start prequalifying builders. They will bid the treatment plant and the pipeline separately. He stated that it takes a couple weeks to get through the prequalifying process. Mayor Christensen asked how many builders are qualified to build treatment plants. Jason answered that they know of 5 of 6. Councilperson Cristy Simons disclosed that she and her husband own an electrical contracting company, that has historically had a working relationship with the city, and they would likely try to prequalify for this project. Attorney Baker commented it would be good to mention that in the meeting also. Jason commented this is only to start the bidding process, the approval will be later.

Jason stated that there have been some changes to the Forsgren agreement, and they are asking for the council to approve those amendments. They were trying to keep the pipeline on the Beamson property, so there was a jog in it. When Mayor Christensen came into office, he was able to work with the adjacent property owners to have the pipeline go on their property. This will change the pipeline to be straight without the jog. Also, they will be adding a fourth truck bay, this will add storage space that is needed at the facility. These will not affect the overall budget of the plant.

Chief Brad James stated that he had a resident tell him, after the last council meeting on the financing of the treatment plant, how well held and professionally it went. He stated that the public safety departments have a shared storage unit that was owned by Bartell and Linda Mortensen. The storage units have been sold to GTO Storage. He said that they need a place to store the things there. He has negotiated the price from \$96 to \$50 per month. The price would be \$500 for the rest of the year and needs to be paid up front. He stated that he had Attorney Baker review the contract. He recommends that council approve the contract.

**MEETING CONVENED AT:** 7:00 p.m.

**CONDUCTING:** Mayor Kurt L. Christensen

**COUNCIL PRESENT:**

Mayor Kurt L. Christensen  
Councilperson Cristy Simons  
Councilperson Seth Sorensen  
Councilperson Howard Chuntz  
Councilperson Sterling Rees  
Councilperson Craig Warren, Excused

**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**

Jon Ward, Paul Taylor, Emerald Mayfield, Megan Mayfield, Kaitlyn Ray, Karissa Davis, Claire Wride, Luke Chapman, Camille Chapman, Kelsie Chapman, Erin Berrett, Lauren Fink, Nick Houtz, Sam Stewart, Porter Kimber, Morgan Reid, Katherine Weber, Rachel Weber, Janie Christensen, Sid Cardon

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

Mayor Christensen asked if anyone would like to give a motivational or inspirational message. Bruce Ward stated he would like to offer a motivational message in the form of a prayer.

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

Sid Cardon 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. JON COPE – VARIANCE REQUEST ON SIDE SETBACK REQUIREMENT**

Jon Cope stated that most of the council know where he lives having. After having his 4<sup>th</sup> back surgery, his driveway is getting longer all the time. They are also, getting more grandchildren and he would like to turn the garage north of the house into a family room. He would like to add a garage onto the other side of the house. He stated he is not sure of the best way to do this. He said if he had a neighbor on that side he wouldn't make the request, but the park will always be a park. There is a 6-foot barrier wall between his house and the park. Councilperson Sterling Rees stated that they are bound by the state laws on doing a variance. He asked if Jon had looked at other options. Jon replied that that is the only place that would work for what he would like to do. Mayor Christensen asked Attorney Junior Baker to go over the rules for receiving a variance. Attorney Baker stated that the rules for a variance are very strict, you must meet the 5 criteria. He stated that Jon does not meet those criteria, and that they should try to find an alternative way for this to be done. He mentioned it would be appropriate to take any comments from neighbors. Mayor

Christensen asked if there were any neighbors that would like to speak. Jon stated he didn't see any of his neighbors here. Councilperson Cristy Simons asked if we had a history of granting variances. Attorney Baker replied that we did not. Mayor Christensen commented that they had discussed this in DRC and they want to see him be able to do this. The mayor stated that it makes sense they just need to find a way. Jon asked for a continuance.

**MOTION BY:** Councilperson Sterling Rees to table the variance request on side setback requirement by Jon Cope until the next council meeting.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (4-0).

#### **4. APPOINT LIBRARY BOARD MEMBER**

Mayor Christensen stated that Larry Woodward has applied to be a member of the library board. He stated he is a good man. Councilperson Howard Chuntz commented that he would be a great addition to the board. Mayor Christensen appointed Larry Woodward a member of the library board.

**MOTION BY:** Councilperson Howard Chuntz to approve the appointment of Larry Woodward to the library board.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (4-0).

#### **5. APPROVE RESOLUTION ADOPTING THE WASTEWATER FACILITIES PLANNING STUDY AND ENVIRONMENTAL REVIEW AND ASSESSMENT**

Jason Broom, from Forsgren Engineering, stated that this is a resolution to adopt the wastewater facilities planning study and environmental review and assessment. This sets the path for the building of the new treatment plant. They need a formal adoption to move ahead with the project.

**MOTION BY:** Councilperson Seth Sorensen to approve the resolution adopting the wastewater facilities planning study and environmental review and assessment.

**SECONDED BY:** Councilperson Sterling Rees.

**VOTE:** All Affirmative (4-0).

#### **6. APPROVE RESOLUTION AMENDING SEWER RATES**

Jason stated that this resolution sets the new rates we need to fund the treatment plant. He reported in July 2018 the base rate will increase to \$36 with a tiered usage rate, and a new

commercial rate will be established. Then in July 2019 the rate will increase to the final rate of \$45.50 per month with the tiered usage charge.

**MOTION BY:** Councilperson Cristy Simons to approve the resolution amending sewer rates.

**SECONDED BY:** Councilperson Howard Chuntz.

**VOTE:** All Affirmative (4-0).

## **7. APPROVE FOR FORSGREN ASSOCIATES TO PROCEED WITH BIDDING AND CONSTRUCTION SERVICES FOR THE NEW WASTEWATER TREATMENT PLANT**

Jason reported this is the next step for the project. This will allow them to start prequalifying builders for the wastewater treatment plant. Councilperson Howard Chuntz asked Jason to explain the prequalifying process and how the \$56,000 will be spent. Jason stated that the project is sent out to contractors. Next, we review those contractors that apply and select those that qualify. Then, we issue a pre-bid meeting so anyone interested that qualifies can come out and look at the site. We will select the lowest responsible builder and make a recommendation to the council. Councilperson Cristy Simons disclosed that she and her husband own an electrical contracting company, that has historically had a working relationship with the city, and they would likely try to prequalify for this project.

**MOTION BY:** Councilperson Sterling Rees to approve for Forsgren Associates to proceed with bidding and construction services for the new wastewater treatment plant.

**SECONDED BY:** Councilperson Seth Sorensen.

**VOTE:** All Affirmative (4-0).

## **8. APPROVE AMENDMENT TO FORSGREN ASSOCIATES MASTER AGREEMENT**

Jason stated this amendment is for some final design changes for the treatment plant. The layout of the pipeline was originally going to have a jog in it to remain on the Bearnson property. Mayor Christensen has talked to the land owners adjacent to the property and they are willing to let it go on their land so that the pipeline will be straight and that jog will be eliminated. The treatment plant was originally going to have 3 truck bays, the staff has decided to change that to 4 truck bays, so they will have a place for storage.

**MOTION BY:** Councilperson Howard Chuntz to approve the amendment to Forsgren Associates Master Agreement.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (4-0).

## **9. APPROVE AGREEMENT WITH GTO STORAGE**

Chief Brad James stated that for a number of years the Salem City Public Safety Departments have shared a storage unit that was owned by Bartell and Linda Mortensen. The storage units have been sold to a company called GTO Storage. They have negotiated an agreement to keep the unit for \$50 per month for the next year for a total of \$500. They need a place to store public safety items. He recommends the approval of this agreement.

**MOTION BY:** Councilperson Seth Sorensen to approve the agreement with GTO Storage.

**SECONDED BY:** Councilperson Sterling Rees.

**VOTE:** All Affirmative (4-0).

## **10. APPROVE MINUTES OF FEBRUARY 21, 2018**

**MOTION BY:** Councilperson Sterling Rees to approve the minutes of February 21, 2018.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (4-0).

## **11. APPROVE BILLS FOR PAYMENT**

**AMOUNT:** \$364,818.36

**MOTION BY:** Councilperson Cristy Simons to approve the bills for payment.

**SECONDED BY:** Councilperson Seth Sorensen.

**VOTE:** All Affirmative (4-0).

## **12. YOUTH COUNCIL**

The representative for the youth council stated that they are leaving tomorrow for the USU Youth Conference in Logan, they are excited for that. They will be helping with the Easter Egg Hunt at the end of the month.

## **13. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR**

Chief James stated that last Saturday Mayor Christensen had contacted him to get the fire trucks ready to bring in the Salem Hills High School girls and boys basketball teams. Both team had won the state championship. He was amazed at how many residents came out to support them and he appreciated it. He reported that they had put in for grant money to purchase an in car video camera. They receive this grant, so we will purchase it and then be reimbursed. On February 27, 2018 he met with the senior citizens at their lunch and let them ask any questions they had for him. He reported that there had been an active shooter training planned before the shooting in Florida, and that was last Saturday at the Maple Mountain High School. There they practice tactics that they hope to never use. He and Lieutenant Gurney have gone and talked to all the principals at the local schools, they want

to educate them on how a situation would be handled. He stated that the safety report for last year is complete, and he is willing to come to work session or in the council meeting to go over what is happening in our city. He mentioned that the major crimes task force would also like to come and talk to the council. He commented that they had discussed the traffic issues at 400 North and Main Street. Nebo School District has hired an engineering firm to do a traffic study and he, Bruce and Mayor Christensen will be meeting with them to go over the recommendations. He mentioned there currently is an EMT class being held in Salem. He reported that we have 26 members of our Emergency Medical Services department. 13 of those are advance EMTs, 8 are basic EMTs and 5 are first responders. Councilperson Rees asked if they do CPR classes for residents. Chief James replied that they had done them in the past. He stated if there were a group of residents that wanted to do a class, they could contact Captain Stone or Chief James to set one up.

#### **14. DAVE JOHNSON, BUILDING OFFICIAL DIRECTOR**

Dave Johnson stated that at the last Developmental Review Committee meeting, Dean Ingram with Arive Homes presented the final for Mt. Loafer Meadows Plat D. It was approved, construction will start soon and there will be 19 lots. Dean presented the final for Orchard Farms Plat D, it was approved and there will be 25 lots. Dave mentioned that part of this phase will be the connection of 100 East to Loafer Canyon Road. They had discussed the storage unit ordinance and Attorney Baker will have a final draft to present to the council soon.

#### **15. ATTORNEY JUNIOR BAKER**

Attorney Junior Baker did not have anything to report tonight.

#### **16. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER**

Jeff Nielson asked the council to talk to the directors about next year's budget. They are due next Monday.

#### **17. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR**

Matt Marziale stated that in Public Works the 300 East Canal Road project is being wrapped up. They are waiting to do the asphalt overlay until next week when the temperatures will be warmer. On the 400 North widening project they are working on the Christmas property and are waiting for the snow to melt completely. The water, parks, and roads crews will be canvassing the entire sewer system, pulling manholes and checking for any blockages. This is an annual event. He thanked Chief James for recognizing the basketball teams, they have seen them all come through the recreation department.

Matt stated that at the last council meeting for the financing of the sewer plant, the recreation department had been punched in the eye. He stated that while some people do not believe in the recreation department, the majority of the community does. He commented that recreation is more than a bat and a ball, it improves mental health, economic growth, senior health, and employment opportunities. It also creates an opportunity for physical fitness.

## **18. CLARK CROOK, ELECTRICAL DIRECTOR**

Clark Crook stated that the power department had done their apprentice training with Intermountain Power last weekend. IPSA presented Salem City with first place for safety. He commented that his department appreciates the safety training that is promoted through the city and the associations we belong to. He stated that Trent Brindley passed his second year apprentice testing. Clark thanked the council for their support, he appreciates it.

## **19. BRUCE WARD, ENGINEERING**

Bruce Ward stated that he would like to have Jason come up and talk about some of the comments we have received since the public hearing for the sewer plant. Jason stated that Garth Morgan has had several questions and comments and he is responding to those with a letter answering his questions and where we are on his comments. Bruce stated that overall it had been a good public hearing and as additional comments or questions come in, he will get them to the council.

Bruce stated that at the next council meeting we will be looking at the developmental agreement with Arrowhead Springs. He encouraged the council to read through this, it is a very big project. They have met with Central Utah and BYU Farms, things are starting to happen on our East side. Councilperson Rees asked if we could thank all the people that attended the public hearing in the newsletter. Bruce stated that we could and that we will leave the questions and answers on the website. Chief James stated that with Orchard Farms development opening the road connecting 100 East to Loafer Canyon Road, they will be installing 2 speed tables. They are trying these out to see if they will help slow the traffic on that road. They may get calls and requests for these in other parts of town, but for now they will only be there. Councilperson Chuntz asked if this will affect the snow plows. Matt stated that is one of the things they will need to see after they are installed. Councilperson Simons asked if there was any concern about the bridge there. Chief James replied they are looking at that. Bruce commented that it needs improvement and has for some time. Right now, they are just making the effort to slow the traffic, they still encourage people to use 300 West but they won't be able to control that once it is an open road. Atlas Engineering did a traffic study there and found that at the peak time of 7-9 am 116 cars used the road, and on the evening commute it was 79 cars. It really isn't that many cars, and they hope the speed tables will slow them down. The next step would be to make the bridge safe. Councilperson Chuntz asked if he could meet with Bruce about some comments and concerns he had with the Arrowhead Springs contract. Bruce replied if he wanted to meet in the morning he could bring those up in DRC.

## **COUNCIL REPORTS**

### **20. MAYOR KURT CHRISTENSEN**

Mayor Christensen stated that the electrical department will be needing some help with their budget. We need to come up with some funding to improve our electrical system. He said the legislature lets out on Friday. He reminded everyone to keep working on the budgets. He



stated that he had a nice lunch with the city employees this week. He mentioned that we had met the Miss Salem contestants tonight.

## **21. COUNCILPERSON STERLING REES**

Councilperson Rees stated that last week the UMPA board had attended the American Public Power Rally in Washington DC. They met with our congressional leaders or their aides and staff and have resolved some issues. He said it does make a difference to go back there. He mentioned that April 5, 6 and 7, 2018 the UMPA member meeting will be held in St. George, he stated if they could attend there is a lot of good information.

## **22. COUNCILPERSON CRISTY SIMONS**

Councilperson Simons reported that they have started the planning for Salem Days. She mentioned that Kim and Kathy Carleen will be the directors this year, and they have a lot of good ideas. The theme this year is “Salem, My Town” she will explain it more as it gets closer. She reported that we have 35 to 40 seniors attending the lunches and it keeps growing.

## **23. COUNCILPERSON HOWARD CHUNTZ**

Councilperson Chuntz stated that he had meetings for SUVMWA and Mt. Nebo Water Association next week. He has the library board meeting tomorrow night. He reported that the Youth Council will be attending USU youth leadership conference Thursday, Friday and Saturday.

## **24. COUNCILPERSON SETH SORENSEN**

Councilperson Seth Sorensen stated that we had already discussed the sewer. He advised they would talk more about the green waste as it starts to warm up. He mentioned that he did not make it to the chamber of commerce meeting. He introduced Heather Youd, the chamber director. Heather stated that the business of the month was LEI Engineering. She stated that there will be a ribbon cutting on March 14, 2018 for Moto Experts. The next noon networking will be held on March 21, 2018 at the Spanish Fork Fairgrounds. They will be discussing small business loans. She stated that they are wrapping up the magazine and it will be sent out in the next couple of weeks to every home and business in Salem and Spanish Fork. The annual Easter Egg Hunt will be held on March 31, 2018, they should have 10,000 eggs and she hopes to have some to donate to ours also. She stated the last thing she has is the golf tournament they will be holding on May 2, 2018 at Spanish Oaks. This event supports scholarships for local kids. Last year they had 23 applicants and had enough money to give all of them a \$1500 scholarship. She stated that if the city was interested to let her know.

**25. COUNCILPERSON CRAIG WARREN**

Councilperson Craig Warren was excused tonight.

**ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Cristy Simons to adjourn the city council meeting.

**SECONDED BY:** Councilperson Seth Sorensen.

**VOTE:** All Affirmative (4-0).

**MEETING ADJOURNED AT:** 7:56 p.m.

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Jeffrey Nielson, City Recorder