

Minutes of the Salem City Council Meeting held on May 15, 2019 in the Salem City Council Chambers.

Work Session: 5:30 p.m.

1. FY 2020 BUDGET DISCUSSION

Jeff Nielson went over the tentative budget for fiscal year 2020.

2. AGENDA ITEM DISCUSSION

Bruce Ward stated the text amendment to the C-2 zone is pretty straight forward, they are removing the sentence that states drive thru windows aren't allowed. A new business located in the C-2 zone would like to build a drive thru window, and since many of the businesses in the C-2 zone already have drive thru windows it makes sense to allow them. DRC and Planning and Zoning both recommend approval of the text amendment.

Bruce reported Salem Springs is located across the street from the substation by Revere Health. The preliminary plat has gone through DRC and Planning and Zoning. DRC recommended approval subject to deeding the park to Salem City prior to recording the first phase, making sure the improvements are installed in front of Alan Curtis' house or bonding 50% of the improvements; and meeting all of the construction and development standards. Bruce mentioned the improvements to the Alan Curtis property are being split between Salem Springs and the Rooftops Developments. Attorney Junior Baker stated the improvements will be done by whoever works on the road first, but they can work that out themselves. Bruce replied that it was discussed at Planning and Zoning and should be worked out. Planning and Zoning recommended that a fence be installed around the development. The applicant stated home owners could put their own fencing in. Bruce said this could be part of the discussion when the applicant is present. Attorney Baker stated we cannot require a fence, it is not part of our standards for the R-8 zone. Matt Marziale stated we could ask that they fence the park. Attorney Baker said we could ask, but not require it.

Bruce reported Raspberry Fields is located at 650 West Canal Road, it is zoned R-12. Ryan Johnson has master planned for R-12 and that gave them the ability to give the lots a more standard shape and have the streets match up with the other developments. DRC recommended approval of the preliminary plat subject to meeting the subdivision development and construction standards, removing the SESD line along Canal Road, that the subdivision is fed with all Salem City utilities including the existing Cornaby house. Planning and Zoning recommended approval subject to meeting our standards and the DRC recommendations. Clark Crook mentioned that SESD has been notified.

Bruce reported The Rooftops located at 1711 North 460 West have come a long way. There are 103 units, and it meets our new R-5 standards. The streets will be private, there will be 25 feet driveways plus additional guest parking. They have worked with Matt Marziale on the amenities, which include 2 playgrounds, a pickle/basketball court, a pavilion, and walking trails. There is a decent amount of open public space. Councilperson Howard Chuntz asked if there will be 9 units per acre. Bruce replied there would be. They are dedicating the road on 460 West. There will be a masonry wall surrounding the development. The city will own

and maintain the utilities, they will be located in a public utility easement. There was a comment from Planning and Zoning that they would like the look of the townhomes to have some variety. DRC recommended approval of the preliminary plat and the development agreement. Planning and Zoning recommended of the preliminary plat and development agreement subject to them working with the architecture development committee for a more varied look.

Jeff reminded the council at the last meeting an ordinance was passed that would not allow any non-resident to hook onto Salem City water. The city sent out letters to the people that live on Woodland Hills Drive because we have a water line available there that they could easily hook on to if they wanted to. Cecil Loftin came in and expressed interest in hooking on and asked to be put on the agenda in case he decided would like to.

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

STAFF PRESENT:

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

OTHERS PRESENT

Debbie James, Stacy Bliss, Jan J. Ward, Dalin Marbery, Katelyn Johnson, Michelle Johnson, William Burk, Kimberly Bunker, Russell Bunker, Kassidi Bunker, Nicole Behner, Roger Critchfield, Michael Critchfield, Brant Tuttle, Israel Patterson, Brent Oakeson, Tyson Peterson, Jackson, Jameson, Jeff Wright, Michelle Wright, Ryan Johnson, Kelly Ercanbrack, Jami Evans, Curt Adams, Deb Adams, Michael Buhler, Hannah Crumback, Shae Smith, Greg Smith, Greg Gurney, Brett Lloyd, Phillip Christensen, Kellen Worwood, Dan Nielsen, Carter Smith, Colby Snelson

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Carter Smith 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 Seth Sorensen to open the public hearing.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

a. TEXT AMENDMENT TO C-2 ZONE REGARDING DRIVE THRU WINDOWS MODIFYING THE C-2 ZONE

Bruce Ward stated the text amendment to the C-2 zone is removing the sentence that says drive thru windows are not allowed. The recommendation from staff and Planning and Zoning is to approve the text amendment. The mayor asked if there was any public comment. There was none.

(to close)

MOTION BY: Councilperson Cristy Simons to close the public hearing.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (4-0).

MOTION BY: Councilperson Seth Sorensen to approve the text amendment to the C-2 zone to allow drive thru windows.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (4-0).

4. ULGT (UTAH LOCAL GOVERNMENT TRUST) – TAP AWARD TO SALEM CITY

Jeff Nielson introduce Brent Oakeson from Utah Local Government Trust. Brent has been working with Troy Tischner, who is the city safety coordinator, on implementing a safety program. Brent said he appreciated working with Salem City, with Jeff and Troy. The trust provides insurance for the city and they are working with the city to put programs in place to prevent claims. They like to recognize cities and towns that have safe practices in place, he presented the city with the TAP award, and stated that they will also be sending a check out for \$2755.60. Jeff mentioned they held a safety luncheon for the first quarter and it went well.

5. APPROVE RESOLUTION DECLARING LAW ENFORCEMENT WEEK

Chief Brad James stated this week is National Law Enforcement week. He has invited the police department and their spouses to attend tonight so that we can honor them and show them our respect. He is asking for Salem City to approve a resolution declaring May 12 through May 18, 2019 as law enforcement week.

MOTION BY: Councilperson Sterling Reese to approve the resolution declaring May 12 through May 18, 2019 law enforcement week.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

6. SWEAR IN NEW POLICE OFFICERS

Chief James introduced Justin Miller, Michael Bunker, and Michelle Wright. They are Salem City's new part time police officers. Michael and Justin are attending POST at UVU, and Michelle currently works for Spanish Fork City. Jeff swore them in. Chief James commented he looks forward to working with them.

7. POLICE CHIEF BRAD JAMES – POLICE OFFICER RECOGNITIONS

Chief James stated that Officer Dan Nielsen, our school resource officer, received the Spirit Heart Honor award at the school. The students look up to him and call him Sherriff Dan. Chief James presented Officer Dalin Marbery with the Life Saving award. On February 22, 2019 at about 12:30 a.m. Curt Adams, a Salem City resident, had a massive heart attack. Officer Marbery was working the graveyard shift and was close enough to be the first responder. When he arrived, Curt was in full cardiac arrest. Officer Marbery used his defibrillator and performed CPR until additional emergency personnel showed up. The chief presented Curt with a pin to give to Officer Marbery. Curt and Debbie both thanked Officer Marbery. The chief presented Officer Marbery a certificate from SEMA. He thanked Curt and Debbie Adams for coming tonight.

Next, he presented all of the Salem City Police Officers with a badge commemorating the 150th anniversary of the Golden Spike, they will be able to wear these from Memorial Day to Labor Day. He stated the officers sacrifice a lot for this community. They miss a lot of family functions while protecting our citizens. He mentioned last year Salem was named the 2nd safest city in Utah last year and they are working hard to get to number one. He introduced the Salem City police officers and stated he is proud of each of them. He looks forward to the direction Salem it headed. He introduced Stacy Bliss and thanked her for all she does to keep the department functioning.

8. YOUTH COUNCIL

There was not a representative from the youth council in attendance tonight.

9. SF / SALEM CHAMBER

There was not a representative from the chamber available tonight.

10. ISRAEL PATTERSON - APPROVE PRELIMINARY PLAT SALEM SPRINGS LOCATED AT 670 WEST 1500 NORTH

Bruce stated Israel Patterson is here tonight to ask for approval of the preliminary plat for Salem Springs located at 670 West 1500 North. Salem Springs is zoned R-8 and has 102 units, and will be developed in 5 phases. There will be a one acre park dedicated to the city, in the first phase. DRC recommended approval subject to meeting Salem City standards, and bonding for half of the improvements to the Alan Curtis property. Planning and Zoning recommended approval subject to DRC conditions and asked the developer about putting a

fence around the exterior of the project. Israel is here if the council has any questions for him. Councilperson Howard Chuntz asked if the fence would be required. Bruce replied the fence is not required because their subdivision meets the zone standards. The mayor stated he is concerned about the safety where the development is on main busy roads. Israel stated he would be willing to work with the city on fencing the park. Councilperson Sterling Rees asked about the rest of the project, he feels it is important to have fencing that looks nice. Israel replied they could write something into the CC&R's for the development on fencing so they don't have a hodgepodge of styles. Councilperson Cristy Simons asked if they could dictate a time frame for the fencing to be installed. Israel replied they could put in the CC&R's that the fencing needs to be done in the first year. There was a discussion on what kind of fencing should be installed. It was decided that a wrought iron fence would be put around the park for safety reasons. Israel stated he is good with splitting the park fence 50/50 between them and the city.

MOTION BY: Councilperson Cristy Simons to approve the preliminary plat with Patterson Elite Builders for Salem Springs located at 670 West 1500 North subject to splitting the cost of a wrought iron fence around the park and the conditions set by DRC.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

11. RYAN JOHNSON –

A. APPROVE PRELIMINARY PLAT FOR RASPBERRY FIELDS LOCATED AT 671 WEST CANAL ROAD

Bruce stated Raspberry Field located at 671 West Canal Road is a 27 lot subdivision that is zoned R-12. DRC recommended approval subject to meeting the subdivision development and construction standards, removing the SESD line along Canal Road, the subdivision is fed with all Salem City utilities including the existing Cornaby house. Planning and Zoning recommended approval subject to DRC conditions. Ryan Johnson is here if the council has any questions.

MOTION BY: Councilperson Howard Chuntz to approve the preliminary plat for Raspberry Fields located at 671 West Canal Road with the DRC recommendations.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (4-0).

B. APPROVE PRELIMINARY PLAT FOR THE ROOFTOPS TOWNHOME DEVELOPMENT (LOCATED AT 1711 NORTH 460 WEST) AND DEVELOPMENT AGREEMENT

Bruce stated The Rooftops is located at 1711 North 460 West, it is a townhome project with 103 units. There is a mixture of buildings with 4, 3 and 2 units. They meet the R-5 requirements. The streets will be private, they will have 25 foot driveways. The city will own and maintain the utilities. They are required to have a landscape plan, with the common areas fully landscaped. They have worked with Matt Marziale on the amenities, which

include 2 playgrounds, a pickle/basketball court, a pavilion, and walking trails. DRC recommended approval of the preliminary plat and the development agreement subject to bonding for 50% of the improvements to the Alan Curtis property and meeting Salem City standards. Planning and Zoning recommended approval with the condition of working with the architectural review committee to have a more varied look to the townhomes. The development agreement states there will be no parking on 460 West. Bruce asked if there were any questions. There were none.

MOTION BY: Councilperson Sterling Rees to approve the preliminary plat for The Rooftops located at 1711 North and 460 West as well as development agreement subject to the DRC conditions and working with the architectural review committee on the appearance of the townhomes.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

12. REQUEST TO HOOK ONTO SALEM CITY WATER – CECIL LOFTIN

Cecil Loftin was not in attendance tonight.

13. APPROVE MINUTES OF MAY 1, 2019

MOTION BY: Councilperson Howard Chuntz to approve the minutes of May 1, 2019.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (4-0).

14. APPROVE BILLS FOR PAYMENT

AMOUNT: \$1,802,834.47

MOTION BY: Councilperson Seth Sorensen to approve the bills for payment.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (4-0).

15. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James reported the closure of Woodland Hills Drive has created significant traffic impacts. They have received a lot of complaints, and have tried to reach out and talk to those that have complained. They have put the traffic trailer and are giving out tickets in the areas that have been impacted by the closure. He looks forward to when it is open back up. He would like to present the wildland fire pan to the council. He suggested doing this in the work session of the second council meeting in July. The council agreed.

16. DAVE JOHNSON, BUILDING OFFICIAL DIRECTOR

Dave Johnson was excused tonight.

17. ATTORNEY JUNIOR BAKER

Attorney Junior Baker did not have anything to report tonight.

18. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff mentioned we will have a safety luncheon once every quarter, there will be drawings for gift cards for the employees that have not had any accidents. He thanked the council for looking over the budget and said to let him know if they had any questions or concerns. He commented that he and the mayor had met with Julie Ann Curtis to talk about the tree behind the library. She doesn't want the tree cut down. They told her they would discuss it with the council. Councilperson Chuntz stated he went and looked at the tree and it doesn't have a lot of green on it, if it were trimmed it would look like a big stump. Mayor Christensen stated the tree goes over the top of the library. Councilperson Seth Sorensen said he looked at the tree and thinks it should be taken down. Matt Marziale asked what kind of tree it was. Jeff replied it was a Chinese Elm. Councilperson Simons asked if Julie lives in the house by the tree. Jeff replied she owns the home but doesn't live there. Bruce said it should be cut down. Councilperson Simons stated the tree has already caused damage that we had to pay for. Mayor Christensen said it is not in the citizen's best interest to keep the tree. Matt said the parks department recommends cutting down the tree. The council was in favor of the tree being cut down.

19. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt stated the green waste is done for the season, they will get the permit to get it cleaned up. The PI lines have finally been pressurized, there was a small canal leak last night but it was still holding most of the water. Bruce commented the leak has been fixed and the ponds are filling. Matt said the crew is almost done with the sidewalk project on Center Street. They are milling some roads to get them ready for future overlays. The mayor thanked Matt and Wade for working on the breach. Councilperson Rees said he heard something about cities being required to meter the PI. Attorney Baker replied there was a law the would require metering by 2030. We will have to submit a report that lays out our plan to meter. Bruce mentioned there are some loans that have been designated to help cities with metering PI water.

20. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook reported they had made progress with the power line that goes to the new sewer plant. It is 97% complete and they are ready to test it in certain areas. They should have the line energized the first part of next week. They have had good help from Spanish Fork, Springville and Heber, they helped them pull wire and set poles. He stated Trent Brindley is on schedule with his apprenticeship. Arrowhead Substation provides 50 to 60 percent of our power and they are working on adding to it. They are using impact fees and

budget money to get it finished. They are keeping an eye on the fountains at the pond and trying to get the issues resolved.

21. BRUCE WARD, ENGINEERING

Bruce reported a meeting was held Monday, with other cities and the High Line Canal. The High Line Canal wanted to stop all water dedication agreements to the cities. Their concern was that the cities were taking all the farm water and stacking it. Their other concern was whether the voting right was transferred with the water right. The cities explained their processes with the water dedications. They discussed voting rights and how the cities were not trying to control the High Line board. The High Line now better understands our process, and while everyone didn't agree on everything there was some good strides made. There were important issues to discuss and it was a good meeting. Mayor Christensen thanked Bruce for setting up the meeting once he heard about the issue.

COUNCIL REPORTS

22. MAYOR KURT CHRISTENSEN

Mayor Christensen did not have anything to report tonight.

23. COUNCILPERSON STERLING REES

Councilperson Rees stated June 6 through June 12 the National American Public Power Association will hold meetings in Austin, Texas. He mentioned they will hold the Memorial Day Program on May 27, 2019 at 8 a.m. There will be doughnuts and juice. The American Legion will be there and the speaker will be Kim Olsen, she is a gold star parent.

24. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated the recreation department has a lot of summer camps available, not all of them are athletic. She said the Activity Center is busy almost every night. She mentioned they have a lot going on this summer. The first summer concert will be June 10, 2019. They are calling the concert series "The Summer of Rock and Roll" it goes along with the Salem Days Theme of "Let the Good Times Roll". They have invited food vendors to be at the concerts. She mentioned they have been working on the plan for Cole Park and it is going to be awesome.

25. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz reported the library board is working on raising money and getting things ready for the library auction.

26. COUNCILPERSON SETH SORESENSEN

Councilperson Sorensen did not have anything to report tonight.

27. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren was excused tonight.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Howard Chuntz to adjourn council meeting.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 8:15 p.m.

Jeffrey Nielson, City Recorder