

Minutes of the Salem City Council Meeting held on May 20, 2020 in the Salem City Council Chambers.

Work Session: 5:30 pm

1. ARROWHEAD SPRINGS DISCUSSION

- a. Heath Johnson (developer) gave a summary of the Arrowhead Springs Development project. Council asked about the senior stacked condos. Developer clarified details of the buildings and the sizes of apartments. More discussion of the lifestyle that is designed in the senior area. Council asked for more information about the plans for trails and walking paths because some of the documents they were given hadn't been updated. Digital maps were used to show how extensive the trail system is and how they are utilized in each area. Councilman Chuntz asked about the ambulance access to the area. Mr. Johnson pointed out that land within the community is set aside for an emergency building. Councilman McGraw pointed out that the 55+ community in Southern Utah County is completely underserved. He is greatly impressed with this concept and the developer's awareness of this demographic. Matt Marziale gave some details about the park and the trail system that have been updated, with staff input, to Arrowhead Springs. Howard asked about Splash Pad designs and the details of that area. He also asked about the pickle ball courts. He suggested to increase the amount of pickle ball courts. Bruce suggested that our agreement specify how many pickle ball courts in the senior living. Council had a discussion about the needs of the parks and made sure that each member understood the needs of fields and uses of rec. dept. Howard would like to see the park used by more than baseball. Heath addressed Howard's concerns and gave more details about the broad and varied usages of the park. Delys's concerns are with the trail systems and Heath clarified some of the plans. Tim mentioned that he would love to see the mileage of the sidewalks and trails system. He also suggested a trail head map that offers mileage suggestions would be appreciated by users. He pointed out that optics change when you see how diverse our current parks and fields are used. Tim made the point that the responsibility of educating citizens on the optics of the uses of these amenities. Seth expressed his support for the park usage. Heath gave more details about the broad demographics and the wants and needs of each demographic. He clarified how the development addresses those desires. Howard expressed his disappointment in the phasing. Matt encouraged council to come ask him if they have questions on recreation details. Bruce clarified to council that the details of the development are conceptional at this point. He clarified that what is needed right now is the legal agreement so that it can move to final plat approval. Council overall likes the concept and would like to see it move forward and be successful.

2. FISCAL YEAR 2021 BUDGET DISCUSSION

- a. Due to time restrictions items weren't discussed.

3. AGENDA ITEM DISCUSSION – time ran out and wasn't discussed.

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 Delys Snyder
Councilperson Tim DeGraw

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Vaughn Pickell, City Attorney
Chief Brad James, Police Chief
Ted Barnett, Power
Matt Marziale, PW/Recreation
Bruce Ward, City Engineer
Steve Cox, Building Dept.
Amy Shelley

OTHERS PRESENT

Karen Booth (via Zoom)
Ron Birdsong
Marylin Atwood
William Burk

Aaron Wade (via Zoom)
Mike Atwood
Garrett Seely

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Tim DeGraw 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

MOTION TO OPEN PUBLIC HEARING BY: Seth Sorensen

SECONDED BY: Sterling Reese

VOTE: all in favor

- a. Fieldstone Zone Change on Property located at approximately at 1200 North SR 198 from R-15 to R-8.
- b. Applicant asked planning and zoning to continue their public hearing to June 10. Planning and zoning recommended to council to continue the public hearing to June 17 so that they could present recommendations.

MOTION CONTINUE TO JUNE 17 BY: Delys Snyder
SECONDED BY: Seth Sorensen
VOTE: all in favor

4. YOUTH COUNCIL

5. SF/SALEM CHAMBER OF COMMERCE

6. APPROVE WOODLAND VIEW PLAT A PRELIMINARY PLAT-GARRETT SEELEY.

- a. Bruce Ward updated council on the issues involving this development and the recommendations of planning and zoning to vacate public right of way. Garrett is requesting city right of way in exchange for 1/3 acre that cleans up a past curb and gutter issue that wasn't done on a lot that will become a corner lot when 300 East is extended from 200 North to 100 North. The city will get the improvements that should have already been done when that home was built.
- b. Vaughn pointed out that there is a vacation process that needs to be followed.

MOTION TO APPROVE THE WOODLAND VIEW PLAT A PRELIMINARY PLAT WITH THE CONDITION OF THE STREET VACATING PROCESS BY:

Tim DeGraw

SECONDED BY: Howard Chuntz

VOTE: all in favor

7. Citizen's Request- Michael Atwood/Ron Birdsong- Sidewalk installation at approximately 200 N 500 E.

- a. Mr. Atwood updated council on his request. He had a home torn down and rebuilt a new home on the property. Because it was a previous home and the new home was built he is required to put sidewalk on the frontage. It is also a corner lot so he is required to put sidewalk on both sides.
- b. Bruce informed council that the south side of the property is where the issues are. He reminded council of the staff report and recommendations. He informed them of the differences of the old standards versus the new standards of curb gutter and sidewalks.

MOTION TO APPROVE MICHAEL ATWOOD'S WAIVER REQUEST FOR SIDEWALK ON NEW HOME AND REQUIRE HIM TO PUT SIDEWALK ON 500 EAST AND 200 NORTH TO THE END OF HIS DRIVEWAY AND THE REMAINING AMOUNT ON 200 NORTH (CORRAL SECTION) TO REQUIRE

A CASH IN LUE OF AT \$15 PER FOOT FOR THE SIDEWALK TO LINE UP WITH CURRENT SIDEWALK ON 500 EAST AND 200 NORTH BY: HOWARD CHUNTZ

SECONDED BY: DELYS SNYDER

VOTE: ALL IN FAVOR

8. CONSIDERATION FOR THE ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF SALEM CITY UTAH AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$2,200,000 AGGREGATE PRINCIPAL AMOUNT OF SECONDARY WATER REVENUE BONDS, SERIES 2020 AND RELATED MATTERS.

- a. Jeff informed council that this is the first step in the bonding process for the PI Meters Project. The project will be for installing meters on the PI system to residents who don't have them (we just started requiring new homes to install meters a couple years ago). He summarized the need for a rate change to support the law that the state passed for this bond for the PI system.
- b. Discussion amongst council about current rates and changing the rate structure to account for size of lots. Council discussed options to pay for the meters instead of the bond. We need to come up this amount before August. Bruce pointed out that tonight's focus needs on the parameters of the resolution not the details. Aaron Wade gave council the

MOTION MADE BY HOWARD CHUNTZ TO ADOPT THE RESOLUTION FOR THE ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF SALEM CITY UTAH AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$2,200,000 AGGREGATE PRINCIPAL AMOUNT OF SECONDARY WATER REVENUE BONDS, SERIES 2020 AND RELATED MATTERS.

MOTION WAS SECONDED BY DELYS SNYDER.

VOTE: All in favor

9. AWARD BID FOR WOODLAND HILLS DRIVE TRAIL SYSTEM

- a. Matt provided a summary of the project. The trail runs along Woodland Hills Drive and will provide a safe walking path for kids attending the new middle school.
- b. Sunroc was the best bid and is the one he would recommend. Jeff explained how this will be funded and how it will affect budgets. Impact fee study explanations. Staff informed council of all the discussions over the years of where they thought the money would have been coming from. Jeff educated the staff on the process of transferring money from a budget that has extra to cover the costs of another enterprise that needs the funds.

**MOTION TO AWARD THE BID OF THE WOODLAND HILLS TRAIL
PROJECT TO SUNROC BY SETH SORENSEN
SECONDED BY DELYS SNYDER**

VOTE: All in favor

10. APPROVE WATER LEAK POLICY

- a. Jeff summarized the policy and the changes that are needed. In May 2009, the city created the current water leak policy. An update is needed so that if a citizen has a leak, staff can work with the individual to get their leak fixed opposed to them needing to come before city council for approval.

**MOTION TO APPROVE THE CHANGES TO THE WATER POLICY LEAK BY
DELYS SNYDER
SECONDED BY SETH SORENSEN**

VOTE: All in favor

11. APPROVE PURCHASE OF STREET SWEEPER

- a. Matt gave a summary of the need for the street sweeper as it relates to the audit from the state storm water.

**MOTION TO APPROVE TO PAY FOR THE STREET SWEEPERS BY DELYS
SNYDER.
SECONDED BY SETH SORENSEN**

VOTE: All in favor

**12. APPROVE ENGINEERING DESIGN FOR 500 EAST AND 600 SOUTH
ROADWAY AND UTILITY IMPROVEMENTS.**

- a. Bruce gave a summary of the project. See the handout of the staff recommendations.
- b. Council had questions about the budget and where the funds will come from to complete the project. Half million dollars from a cancelled project can it be used to pay for the sewer lines on 600 south. Discussion about how to get this road open so that kids have a safe route to the new middle school. Discussion about how to get the details worked out in the most cost effective way proceeded.

**MOTION TO APPROVE THE PROJECT OF BY STERLING REESE
SECONDED BY TIM DEGRAW**

VOTE: All in favor

13. APPROVE MINUTES OF MAY 6, 2020

MOTION BY: Seth Sorensen

SECONDED BY: Sterling Reese

VOTE: All in favor.

14. APPROVE BILLS FOR PAYMENT

AMOUNT: \$703,847.29

MOTION BY: Seth Sorensen

SECONDED BY: Howard Chuntz

VOTE:

15. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

- a. Retirement in regards of public safety members. State legislature gutted the state retirement in 2011 and created the tier 2 system. This year legislature changed the 2 tier public safety system. The state threw back the burden on cities. This increase is about \$4,600 per year for our four officers that are on the tier 2 program. Chief recommends a resolution on next agenda to correct the issue so that the city will cover the retirements.

16. STEVE COX, BUILDING OFFICIAL DIRECTOR- excused.

17. ATTORNEY VAUGHN PICKELL- Vaughn told council that he would give an update of the SESD case and present details to council at a later date.

18. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

- a. Jeff passed out a handout of the summary of the details of the budget proposals. He is proposing a rate change for the garbage increase on recycling program.
- b. Discussion of next council's Fiber will take 1 ½ hour to present their details.
- c. Also, Preliminary Plat of Arrowhead development will need time at next council but a meeting with staff might be more helpful than using work session time.
- d. Jeff encouraged council to call him and ask specific questions about the budget. He also encouraged council to talk with staff if they have questions on the Arrowhead development.

19. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

- a. Salem Days will continue but on an adjusted schedule. Planning will continue with a yellow plan of activities and a green plan that is closer to what Salem Days usually is. All plans will follow the governor and health department recommendations.

20. TED BARNETT, ELECTRICAL DIRECTOR- no business

21. BRUCE WARD, ENGINEERING-

- a. Summarized the changes and updates to the Arrowhead Springs agreement for council. He gave them the details of the changes that DRC has worked out with the developer.
- b. Council gave some recommendations that Bruce will then take back to the developer.

COUNCIL REPORTS

22. MAYOR KURT CHRISTENSEN-

23. COUNCILPERSON STERLING REES- Memorial Day program, the American Legion will be there at 8:00 to do a flag ceremony. All other activities have been cancelled due to COVID.

24. COUNCILPERSON SETH SORENSEN – recreation started this week and everyone is excited.

25. COUNCILPERSON HOWARD CHUNTZ – nothing to report.

26. COUNCILPERSON DELYS SNYDER- up to 90 people at the senior lunches. It's a great program. Library will be opening at the end of the month.

27. COUNCILPERSON TIM DEGRAW- By-monthly report from sewer department. He will report next month. When state is open, we will have a grand opening.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Seth Sorensen

SECONDED BY: Sterling Reese

VOTE: All in favor

MEETING ADJOURNED AT 9:50 pm.

Jeffrey Nielson, City Recorder