

Minutes of the Salem City Council Meeting held on November 6, 2019 in the Salem City Council Chambers.

Work Session: 5:30 p.m.

Attorney Junior Baker mentioned if the city wants to move forward with looking into telecommunication/broadband options we need to get a committee together. Mapleton City has put a committee together and we would want to keep up with them.

1. FUNDING OPTIONS FOR HESS PROPERTY

Jeff Nielson stated the council approved the purchase of the Hess property at the last meeting, we need to decide how to fund this purchase. He has a couple of options for the council to look at. He mentioned that Jonathon Ward is here from Zions Bank if there are any questions. The first option would be to do an MBA bond, Jeff suggested in doing this option we refinance the City Office and the Library to lower the interest rate that we are paying on them. Doing this would free up our sales tax money and we could then use it on future projects. Mayor Christensen asked what the bond interest rate would be. Jonathon replied it would be about 3% for 20 years. Attorney Junior Baker said the downside is then the property is owned by the building authority and the city leases it and has to make the lease payments. Jeff said we can use recreation impact fees to make the payments. Jeff mentioned if the city decided to sell some of the property they could use that money to pay back the bond. Jonathon stated they could look for an investor that would allow the loan to be paid back early. Jeff said the second option is to do an inter-fund loan where they would borrow from the reserve funds for the electric, water, and PI and then pay those funds back, they would still have to pay the interest back to those funds. This would not free up any sales tax money. Bruce Ward cautioned against borrowing from these funds because there are a lot of projects that will be happening in the next 5 years. The council felt the first option would be best. Jeff stated he will have Jonathon move forward on the financing. The mayor thanked Jonathon for coming.

2. GENERAL PLAN DISCUSSION

Bruce explained tonight the general plan is on the agenda for final adoption. We held several public meetings that were very well attended. The last time the council looked at it there were some density changes they wanted made, those have been made. He asked if anyone had any additional comment. Attorney Baker said there are three parts to a general plan, tonight they are adding the land use element. They also are required to have a moderate-income housing element and a transportation plan. Bruce mentioned it is probably time to update the transportation master plan. He commented to keep in mind the general plan is not a stone tablet, it can be amended piece by piece, and we do that with zone changes. Delys Snyder said she is looking forward to the road to Elk Ridge going in, but that it doesn't really help Salem citizens. The mayor explained that is a county road. Bruce mentioned the transportation element isn't part of the general plan tonight, it is only for the land use. Bruce said staff recommends getting the general plan land use element in place. This will give the council a good position to start from when approached by a developer.

3. ELECTRICAL IMPACT FEE DISCUSSION

Attorney Baker stated the concept of impact fees is that new growth pays for any new infrastructure that we need to keep up with that growth. This way they pay their own way. If you do impact fee studies frequently the increases are smaller, since we haven't done one since 2012 there are bigger increases. If you go with 100% of what the impact fee study suggests then the growth will pay its own way, if you go any less than the people that already live here would have to make up that difference. State law states you can only go to 100% of what the impact fee study is but they can go less if they want to. Councilperson Howard Chuntz asked if this only pertains to new construction. Attorney Baker replied that is correct. He mentioned that the last council did do a 20% discount for industrial or commercial businesses that bring in sales tax. Councilperson Warren stated he was on that council and they made that decision to try to attract business. The council felt like it would be best to do the increase at 100% of the impact fees study and keep the 20% discount to commercial and industrial users. Attorney Baker mentioned the new impact fees will be effective in 90 days.

4. AGENDA ITEM DISCUSSION

Jeff advised they will need to hold a special council meeting on the 19th to canvas the election. The council felt like 10 a.m. on November 19th would work.

Mayor Christensen said they had gotten a second opinion on the HVAC units at the community center and they did not feel like they needed to be replaced.

Ted Barnett said they have some relay failure at the Loafer Substation. ICP has looked at them and they recommend replacing them. The cost will be \$26,635 and will include calibrating, on site testing, and reprogramming to coordinate with the existing equipment.

Chief Brad James said they are asking to surplus the Ford Explorer tonight. They have taken all of the emergency equipment off of it and would like to put it out for bid.

Chief James said the BANJO contract is to help if they have a child abduction. BANJO has the ability to capture social media and traffic cameras to help in these situations. The state has offered to pay for 23 municipalities to participate. He is asking for permission to sign the contract to become one of the participating cities. Attorney Baker mentioned Chief Adams from Spanish Fork said we would be working together with Spanish Fork. Chief James said that is correct. He asked if there were any questions.

Chief James stated we have hired a new officer to take the place of the officer we lost. His name is Nick Stones and he is from Woodland Hills, his wife is from Salem. He is currently going through the police academy and will graduate in April. He stated we need to do everything we can to retain our officers. He mentioned there was an auto pedestrian collision earlier today, the pedestrian was an adult and it did not have any life-threatening injuries.

Bruce commented Hansen, Allen, and Luce would like to present the water master plan on December 11th in work session, they will need about an hour.

Bruce stated TJ Thomas wants to discuss the improvements that he would need to do on 400 North where he is putting his home. He would need to put in curb, gutter and sidewalk on the 100 feet of frontage in front of his house. It would be in the middle of the 853-foot frontage of the entire property. Councilperson Howard Chuntz asked if he could bond for it. Attorney Baker said he could do a lien in lieu for the improvements and then they could be done at the same time as the rest of the property when it is developed.

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
Ted Barnett, Power
Matt Marziale, PW/Recreation, Excused
Bruce Ward, City Engineer
Steve Cox, Building Dept.
Allison Taylor

OTHERS PRESENT

Ruby Nelson, LaMar Nelson, Linda Grange, Tim DeGraw, Tiffany Nelson, Ryan Rigby, Samuel Hansen, Spencer Rigby, Levi Barnum, Ryker Davis, Troy Barnum, Ken Meads, Jacklyn Wilson, Heather Youd, Andrea Thomas, Tyler Thomas, Delys Snyder

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Spencer Rigby 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 Sterling Rees.

VOTE: All Affirmative (5-0).

a. ELECTRICAL IMPACT FEE

Attorney Junior Baker stated it has been 7 years since the electrical impact fees have been updated. With all the growth happening there is an impact on the infrastructure that we have. The city had ICPE do an electrical impact fee analysis for all different levels of service. This ensures the growth will pay for the new infrastructure that we will

need to accommodate new residents. He showed the chart with the new fees. He said it would be appropriate to take any public comment. Mayor Christensen asked if there were any comments. Linda Grange asked what the new rates would be. Councilperson Craig Warren replied they were on the screen and they would be going to 100% of what the state will allow, this way existing residents are do not have to pay for the new infrastructure. The mayor stated we hired a company to do the study, he said the impact fees for surrounding areas were also up on the screen.

(to close)

MOTION BY: Councilperson Craig Warren to close the public hearing.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

MOTION BY: Councilperson Cristy Simons to approve new electrical fees.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

4. CITIZEN REQUEST – RUBY NELSON (AWARENESS FOR PLANNING FOR ALTERNATE TRANSPORTAION OPTIONS)

Ruby Nelson appreciates the council letting her be here. She is going to school at Frontier Nursing University to be a nurse practitioner and this is a school project. The school is very community oriented and the assignment is to make her community better. She said Salem is a wonderful community and she sees a lot of people out doing healthy things. She stated most Salem citizens commute to work and she is looking at alternative transportation options. Research has shown that diesel exhaust exposure can be linked to autism, Utah is the second in the United States for autism with only New Jersey being above us. She stated the Salem residents would be prone to care about autism. Her school project is to raise awareness for autism and pollution, to help make citizens aware of the healthy people goals for 2020. Her goal is to raise awareness of the impact of autism and asked if the council was alright with that. The council said that would be good and thanked her.

5. YOUTH COUNCIL

There was not a representative available from the youth council tonight.

6. SF/SALEM CHAMBER OF COMMERCE

Heather Youd reported the chamber board elections are being held now, they have 9 spots open. She asked for any chamber members to please vote. The business of the month is Macey's they are celebrating tomorrow at noon. There will be a ribbon cutting for Clegg Auto Body on the 19th, noon networking will be held on November 20th. Learning Dynamics will have a ribbon cutting on the 21st and there will be a valley visioning workshop that night.

The winter light parade in Spanish Fork will be the night after Thanksgiving, it is the same night as the Pondtown Christmas Lighting.

7. TYLER (T.J.) THOMAS – ROAD DEDICATION ALONG 400 NORTH

TJ Thomas stated he is here regarding the El Rancho Subdivision that includes one lot, he would like to discuss the improvements that he would be required to do. He said it doesn't make sense to do curb, gutter and sidewalk on 100 feet in the middle of the 800 feet property. Bruce mentioned they had discussed this in work session, he asked if anyone had any questions for TJ. The mayor said that we need to treat everyone the same. Councilperson Howard Chuntz said they do feel like it makes more sense for all of the improvements along the property to be done at the same time and asked if TJ would be interested in doing a lien in lieu for the improvements. Then the whole 800 feet will be done at the same time when the rest of the property is developed. Attorney Baker explained this will put a lien on the property. They will work with him. TJ asked if that was just for the 100-foot frontage. Bruce replied it was. TJ was good with that and thanked the council.

MOTION BY: Councilperson Sterling Rees to approve the lien in lieu for curb, gutter and sidewalk along 100 feet of frontage located on 400 North.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

8. APPROVE ORDINANCE AMENDING THE COMPREHENSIVE GENERAL PLAN BY ADDING A NEW LAND USE ELEMENT

Attorney Baker stated the city is required to have a land use element as part of the general plan, this ordinance adds that element. A public hearing was held at the last council meeting. The consultant has adjusted some of the densities that the council asked them to.

MOTION BY: Councilperson Seth Sorensen to approve the ordinance amending the comprehensive general plan by adding a new land use element.

SECONDED BY: Councilperson Howard Chuntz,

VOTE: All Affirmative (5-0).

9. APPROVE HVAC UNITS FOR THE COMMUNITY CENTER

Mayor Christensen stated we received a second opinion on the HVAC units for the community center and we are going to hold off on replacing them.

MOTION BY: Councilperson Cristy Simons to not replace the HVAC units at the community center.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

10. APPROVE LOAFER SUBSTATION REPLACEMENT OF RELAY SWITCHES

Mayor Christensen reported some of the relay switches at the substation need to be replaced. The 12-year warranty is up so we need to get new ones. Ted Barnett explained they will be working with ICP to get these replaced, the cost will be \$26,635, and the money has been earmarked for this project. Councilperson Sterling Rees asked when this would be done. Ted replied he didn't have a date yet, but it will be soon.

MOTION BY: Councilperson Howard Chuntz to approve the Loafer Substation replacement of relay switches.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

11. SURPLUS POLICE FORD EXPLORER

Chief Brad James reported they need to surplus the police department's 2015 Ford Explorer (VIN#1FM5K8ATXFGA47149) as part of their vehicle rotation. It has been stripped of all emergency equipment. He is asking permission tonight to put it out for bid.

MOTION BY: Councilperson Craig Warren to surplus the 2015 Ford Explorer.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

12. APPROVE SALEM POLICE DEPARTMENT CONTRACT WITH BANJO (MISSING CHILD SEARCH PROGRAM)

Chief James advised the BANJO program has the ability to capture technical things on the internet and social media. They could use this information if they needed it for a child abduction. The state is paying for the program so there would be no cost to the city, they just need to sign the paperwork for it before all the spots are taken. They will be working with Spanish Fork to share resources. Councilperson Rees asked who would sign the agreement. Chief James replied the mayor would need to.

MOTION BY: Councilperson Sterling Rees to approve the Salem Police Department contract with BANJO (missing child search program).

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

13. APPROVE MINUTES OF OCTOBER 16, 2019

MOTION BY: Councilperson Seth Sorensen to approve the minutes of October 16, 2019.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

14. APPROVE BILLS FOR PAYMENT

AMOUNT: \$688,618.09

MOTION BY: Councilperson Howard Chuntz to approve the bills for payment.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

15. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James commented that last night he received an email saying that Salem is the 3rd safest city in Utah. We dropped from 2nd to 3rd but with our small population it only takes 1 violent crime for us to go up or down. He asked everyone to thank our officers, they all do a great job and he is proud of them.

16. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox did not have anything to report tonight.

17. ATTORNEY JUNIOR BAKER

Attorney Baker did not have anything to report tonight.

18. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson reported that we had a 34% voter turnout, the rest of the county had about 31%. We had the 3rd highest voter turnout and were the only one without any big issues. He thanked the residents for coming out and voting. He congratulated Councilperson Seth Sorensen, Tim DeGraw and Delys Snyder, and thanked Troy Barnum for running. Mayor Christensen comment it is nice to have good people running.

19. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale was excused tonight.

20. CLARK CROOK, ELECTRICAL DIRECTOR

Ted did not have anything to report tonight.

21. BRUCE WARD, ENGINEERING

Bruce did not have anything to report tonight.

COUNCIL REPORTS

22. MAYOR KURT CHRISTENSEN

Mayor Christensen mentioned Ted and Steve are new here and they both did good job tonight.

23. COUNCILPERSON STERLING REES

Councilperson Rees did not have anything to report tonight.

24. COUNCILPERSON CRISTY SIMONS

Councilperson Cristy Simons stated the Halloween Goosebump Gala went great, they had good weather and a fantastic turn out. She reminded everyone Pongtown Christmas is coming up this month.

25. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz mentioned Bruce told him the well is functioning so good they are not even having to pump. Bruce commented this is an artisan well that hasn't come up on its own for a while. He stated the springs are up too, the water from last spring is finally making it to us. Bruce mentioned we need to talk more about the funding for the PI meter project, they have discussed the possibility of hiring some full-time people to do it in house.

26. COUNCILPERSON SETH SORENSEN

Councilperson Seth Sorensen reported the last day the green waste yard will be open is Saturday. Councilperson Rees asked if they will have the trailer for leaves at the Activity Center after that. Bruce replied he wasn't sure if they would be doing that this year.

27. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren did not have anything to report.

Jeff commented the audit is complete and they will be here to report on it at the next meeting on November 20, 2019. He will send them the electronic version as soon as he has it so they can look it over.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Craig Warren to adjourn council meeting.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 7:39 p.m.