

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

Work Session: 6:00 p.m.

1. SLC CHAMBER – HOUSING GAP COALITION

2. COUNCIL AGENDA ITEM DISCUSSION

Bruce Ward stated since the last council meeting, they have made the changes that the council advised them to make. They have done research on parking for the R-5 zone. They polled neighboring cities and our requirements seem to fit in with what they are doing. He is bringing up a new discussion about carports, do we need to require garages or could we split the parking with carports. They decided that 50% of the townhomes would be required to have 2 car garages and the other 50% would be required to have 2 car carports. Additional visitor parking would be required at 1/2 space per unit, and driveways would not be included in the parking requirement. This zone is intended for higher densities, and may contain nine units per acre, provided that the acreage included within a single-family aspect of a project may not be counted toward the twinhome/townhome density. The amenities will be built through a phasing plan. Private streets must have at least 30 feet of asphalt and if there will be pedestrian traffic curb, gutter and sidewalk will be required. Amenities will require their own parking and this will be 4 units per 1,000 square feet, which is the industry standard. It was decided to add the dimensions of the parking stalls. Bruce mentioned that if a townhome has more than 3 bedrooms, we should require additional parking. It was decided to add an assigned additional parking space if the townhome has 4 or more bedrooms. The recreation now says age appropriate amenities, and the larger the project the more amenities will be required. A developer may propose to provide cash to allow the city to provide the required active recreation opportunities on a larger scale elsewhere in the city. Amounts are to be negotiated with the council, but are to be commensurate with the cost of constructing the active recreation for the number of residents expected to reside within the project. The council has the discretion to approve, reject, or partially approve a cash proposal. There was a discussion about what amenities should be required and how to keep the developments affordable. Bruce stated we could go back to the original language on recreation requirements. The height requirements will be 30 feet unless it adds outdoor living space which would be approved at the council's discretion.

Attorney Junior Baker stated he had been working with Matt Marziale on the curb and gutter ordinance. All subdivisions will be required to have curb, gutters, and sidewalks. Commercial or industrial remodeling with an expansion of working space or having a cost greater than \$30,000.00, where there is no existing sidewalk, curb, or gutter, the property owner shall be required to provide curb, gutter, and sidewalk along the entire property frontage. Corner lots would be required to provide improvements to all frontage unless waived by the council. Bruce asked if he was building a new house on an existing lot what the requirements would be. Attorney Baker replied there wouldn't be any required. Bruce said that a sidewalk should be required and we need to add that to the ordinance. Attorney Baker stated he would add that.

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
David Johnson, Building Dept.
Allison Taylor

OTHERS PRESENT

Ryan Johnson, Michael Adamson, Brian Torgersen, Colin Torgersen, Dylan Torgersen, Adalyn Torgersen, JulieAnn Curtis, Heather Lewis, William Burk, Jen Watson

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson Sterling Rees 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. CITIZEN REQUEST – PAMELA RALEIGH (COMMUNITIES THAT CARE)

Pamela Raleigh thanked the council for letting them come to present a program called Communities that Care, it is a program that helps at risk youth. She introduced Brian Alba from the Utah County Health Department, he explained that the program helps collect data to find out what at risk behaviors a city has, and to help address these risks. He mentioned there was interest from Elk Ridge and Salem could partner with them. Councilperson Sterling Rees asked how it is funded. Brian replied the initial cost is \$10,000 a year for 3 years. He said the city pays \$10,000 the state invests \$10,000 and the county invests \$3,000. He said Salem, Elk Ridge and Woodland Hills could split their cost. Heather Lewis, from CTC, stated that in Payson the biggest risk factor was alcohol use, but all of the risk factors have decreased since they started using the program. She mentioned Toole was the first city to implement CTC and they are the only city to have decreased suicide numbers. Councilperson Seth Sorensen asked how the data is collected. Brian replied it is done through the schools. Mayor Christensen asked what kinds of programs they do to impact the kids. Brian replied it depends on what the data tells them the biggest risk factors are for

Salem. Councilperson Craig Warren asked how they assess the needs after the data is collected. Brian stated they have a website with blueprints to connect the needs with programs to help fill those needs. Jeff Nielson asked for an example of what they do. Brian said that in Provo there is a need for a safe place for kids to go after school so they are augmenting an existing program at the schools to help fill this need. Heather Lewis stated that in Toole they are helping with a parent empowered group. Brian stated that they do not know what the CTC would look like for Salem until they identify the needs of the community. Councilperson Cristy Simons asked where the place of interaction with the youth would be, would it be done at the school. Brian replied they usually work within schools. Jen Watson suggested talking to the person in charge in Payson, maybe Salem's needs would be close to the same. Pamela replied that sometimes they are. Brian stated that Kim Lefler is in charge in Payson. Jen stated that we do have the youth always matter program in Salem. Brian said there would be a process to identify already existing resources. He said he would love to be in contact with the council, and since Pam has spearheaded the program, they can work with her.

4. APPROVE AN ORDINANCE AMENDING THE SALEM MUNICIPAL CODE WITH RESPECT TO INSTALLATION OF CURB AND GUTTER IMPROVEMENTS UPON REMODELING COMMERCIAL CURB & GUTTER

Attorney Junior Baker stated our old curb and gutter ordinance has caused some confusion so they are tweaking things a little bit. He stated all subdivisions and commercial site plans will be required to install curb, gutter, and sidewalk. A corner lot would be required to do all frontage. All new commercial business will provide curb, gutter, and sidewalk along the frontage of their property. In the event of commercial or industrial remodeling with an expansion of working space or having a cost greater than \$30,000.00, where there is no existing sidewalk, curb, or gutter, the contractor or property owner shall be required to provide curb, gutter, and sidewalk along the entire property frontage. Attorney Baker stated he will add that if a new home is built on an existing lot that does not have any curb, gutter or sidewalk, a sidewalk will be required along the whole frontage of the lot. William Burk asked if the general plan was still the same. He said it stated that we will keep the atmosphere rural, and that is mentioned six times. Salem seems to be turning into a traditional city where everything needs to be asphalt or cement. He doesn't understand why there is an obsession to put in curb, gutter and sidewalks. Attorney Baker said asphalt lasts longer when there is curb and gutter. Also, the state is mandating how we deal with storm water. Councilperson Sorensen said from a public safety standpoint we need sidewalks so that kids can be safe while walking to and from school. Sidewalks keep people safe. Matt Marziale stated that last month we had to fill over 3,000 sand bags because of the lack of curb, gutter and storm drains. He mentioned that if this is an improvement requirement then less taxpayer dollars are spent on it. The mayor mentioned that we have spent a lot of money on city sidewalks.

MOTION BY: Councilperson Seth Sorensen to approve the ordinance amending the Salem Municipal Code with respect to installation of curb and gutter improvements upon remodeling commercial curb and gutter with changes.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

5. AMENDMENT TO R-5 ZONE

Bruce Ward mentioned we had spent a lot of time on this in work session. He asked if they wanted to discuss it more or if they should bring it back in two weeks with the changes. The mayor said to make the changes and bring it back.

6. APPROVE SALEM HOME RENTAL AGREEMENT

Jeff reported John and Mindy Wiscombe's daughter wants to rent the house across the street. There was a water heater leak, so they had to replace the water heater and fix some damage to the floor. She wanted to move in towards the end of November. The mayor asked if the rent would be the same. Jeff replied it would, the rent is \$850. Jen Watson asked if the city owns the house. The mayor replied that it does.

MOTION BY: Councilperson Sterling Rees to approve the Salem home rental agreement.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

7. APPROVE REVISED BYU WATER AGREEMENT

Bruce reported the water agreement we have with BYU is up for renewal. This was a five-year agreement but BYU would like to change it to a year to year contract. We lease the water from the BYU well and pump it into the Salem Canal, then we trade that water for water in the High Line Canal and use it for our PI system. They want to do a year to year contract because they are not sure what they are going to do with the property. Bruce informed them that we would need 6 to 7 months' notice if they do not want to renew the contract the following year. He is recommending we approve the agreement, and the legal department has reviewed it.

MOTION BY: Councilperson Howard Chuntz to approve the revised BYU water agreement.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

8. APPROVE SOIL TESTING FOR NEW POWER DEPT. SHOP

Clark Crook advised they are moving forward with the new power building at the old sewer plant. They need to have soil testing done for the new building location. He has received 2 bids for almost the same price. He is recommending to approve the bid with Geo Strata for \$7300.00 because of the actual tests performed and they have good referrals. The mayor asked if this was required. Dave Johnson replied that it would be.

MOTION BY: Councilperson Sterling Rees to approve the soil testing for the new power department shop by Geo Strata.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

9. APPROVE SEWER FUEL TANK REMOVAL

Matt reported there is a 2,000 gallon diesel fuel tank in the ground at the sewer plant. The state sent notice that our underground fuel tank needs to be inspected and in compliance with their regulations. We brought in Mitch Hogsett, from Forsgren to analyze the tank, he felt we could keep it in the ground and work with the state until the new sewer plant is finished. Tankology was hired to do the inspection and found it would be more economical to remove the tank than to try to get it in compliance. Mike received 3 bids from removal certified companies. Matt is recommending we accept the bid from Rockwell Solutions for the complete removal of the tank for \$5,585.00. He stated there is money in the sewer maintenance fund that can be used. Councilperson Warren asked what the tank was used for. Matt replied it was directly tied into the generator in case we lost power at the sewer plant, they have a 10 gallon tank that they could use if there is an emergency. They also have a 1,000 gallon above ground tank at the city shops

MOTION BY: Councilperson Craig Warren to approve the sewer fuel tank removal by Rockwell Solutions.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

10. COUNCIL MEETING CALENDAR

Jeff stated they need to approve the calendar for council meetings for the next year. Councilperson Simons asked if we usually have a council meeting during Salem Days. Attorney Baker replied we do, we could hold it in the afternoon. He stated we need to hold one council meeting a month and give appropriate notice if it is canceled. Councilperson Rees mentioned there is a conflict on March 20, 2019 with the UMPA spring conference. The conference will be held on March 20, 21 and 22. Attorney Baker stated that we could change that meeting if we need to when it gets closer. Councilperson Simons asked if we could approve it the way it is and change it later. Attorney Baker replied that we could, we are required to give 24 hour notice if we change a meeting.

MOTION BY: Councilperson Cristy Simons to approve the council meeting calendar.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

11. APPROVE MINUTES OF OCTOBER 17, 2018

MOTION BY: Councilperson Howard Chuntz to approve the minutes of October 17, 2018.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0)

12. APPROVE BILLS FOR PAYMENT

AMOUNT: \$803,328.20

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

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

13. YOUTH COUNCIL

There was not a youth council representative available tonight.

14. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James stated they held a police department meeting last Thursday, and he had asked his officers to be extra diligent with the holidays approaching. There were a lot of auto burglaries at the beginning of the week, he asked residents to lock their vehicles.

He mentioned that Captain Erman Stone has met with him and is going retire at the beginning of next year. He has been with SEMA since the beginning. The chief has met with the mayor and they have sent out a letter of intent to take his place. He will work with the mayor to bring back a name for the council to approve.

He reported that they will be working with surrounding agencies at Salem Junior High on Saturday for an active shooter training. They will be posting letters, putting it on the Facebook page, and doing a reverse 911 to let citizens know what is going on. This training will be 8 am.-4 p.m. There will be a lot of emergency vehicles, but the training will all be in the building. Councilperson Sorensen commented about what a great job the officers do in the community.

15. DAVE JOHNSON, BUILDING OFFICIAL DIRECTOR

Dave did not have anything to report tonight.

16. ATTORNEY JUNIOR BAKER

Attorney Baker did not have anything to report tonight.

17. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff mentioned the city Christmas Party will be on November 30, 2018. He asked if the council wanted to hold the November 21st council meeting earlier in the day since it is the day before Thanksgiving. Councilperson Sorensen and Councilperson Warren both stated they could not attend that meeting. The rest of the council felt it would be better to hold the meeting earlier.

18. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt stated that the green waste is now close, it was heavily used. He commented that next year we will ask residents to cover or tie down their loads as there was a lot of clean up that had to be done on Beet Road. He will work with Councilperson Sorensen on that. The mayor stated that is a great benefit to the citizens.

Matt stated there will be a trailer for bagged leaves at the Veteran's Ballpark Police through the end of November or until we get snow. He asked citizens to clear the leaves off of storm drains in front of their houses. They do have crews out cleaning them up once a week, but appreciate any help from residents.

He mentioned Pond Town Christmas is ready for the lighting ceremony. He will work with Councilperson Warren on the refreshments. Jeff stated Steve has replaced some of the older trees with new aluminum ones, that should last longer than the old PVC ones.

Councilperson Simons stated they are working on getting some lights for the fountains.

19. CLARK CROOK, ELECTRICAL DIRECTOR

Clark did not have anything to report tonight.

20. BRUCE WARD, ENGINEERING

Bruce stated as they work on the general plan amendment, they need to put together an advisory committee. The people on this committee need to be committed to attending 3 or 4 meetings and giving their input. He said there should be a couple council members, some planning commission members, staff and 3 or 4 residents. He asked for direction and volunteers for the committee. The mayor asked each member of the council to ask one resident to be on the committee. Councilperson Sorensen and Councilperson Simons volunteered to be on the committee. Bruce asked the council to have their citizen chosen by the next council meeting. They will hold the first meeting in December, and the rest will be in January, February, and March. Councilperson Simons asked what the description is that they could give to a resident about the committee. Attorney Baker replied a good way to describe it is what is their vision of the city.

COUNCIL REPORTS

21. MAYOR KURT CHRISTENSEN

The mayor reported the budget looks good, and there are no problems with the city employees.

22. COUNCILPERSON STERLING REES

Councilperson Rees commented he only had the change on the March 20, 2019 meeting because of the UMPA conference.

23. COUNCILPERSON CRISTY SIMONS

Councilperson Simons has received a request from Tabitha's Way to sponsor an event that they are holding. She spoke to Jeff and there is \$500 in the miscellaneous budget for donations. Jeff stated there would need to be a public hearing to donate the money. Councilperson Simons mentioned that they feed around 5,000 people a month, and do a lot of good in the community. They helped a lot with the fire relief. The council felt like this was a good way to use the donation money. Councilperson Simons stated that men's basketball started tonight and they have 20 teams. She commented that seniors just keeps growing and they have had to add another table at the lunches.

24. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz reported that our water usage was about average, we were up about 50 acre feet towards the end of the year. He said that is what we should expect with all the growth we have experienced. The wells are all level and we don't have any problems with water. He mentioned that the youth council did a great job for Halloween, Councilperson Simons commented it was a great event and we were fortunate to have the good weather. The mayor mentioned that it just keeps getting bigger.

25. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen did not have anything to report tonight.

26. COUNCILPERSON CRAIG WARREN

Councilperson Warren did not have anything to report tonight.

William Burk commented he likes the way the current president is reducing regulations and hopes our community will follow. He encourages the mayor and council to look at not needing so much bureaucracy and red tape.

The mayor asked if there were any other comments. There were not.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Craig Warren to adjourn council meeting.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:20 p.m.