

Minutes of the Salem City Council Meeting held on October 16, 2019 in the Salem City Council Chambers.

CLOSED SESSION – REAL PROPERTY/PERSONNEL 6:00 p.m.

MOTION BY: Councilperson Sterling Rees to open closed session.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

MOTION BY: Councilperson Craig Warren to close closed session.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

WORK SESSION:

1. AGENDA ITEM DISCUSSION

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Cristy Simons
Councilperson Seth Sorensen, via speakerphone
Councilperson Howard Chuntz, Excused
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
Dave Johnson, Building Dept.
Allison Taylor

OTHERS PRESENT

William Burk, Maloree Davis, London Merrill, Ellie Howard, Michael Lauritzen,
Delys Snyder, Zane Keetch, Matt Warren, Tiffany Nelson, Zach Holmes

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen asked if anyone would like to give a motivational or inspirational message. Miss Salem Tiffany Nelson stated she would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Matt Warren 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 Sterling Rees to open the public hearing.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

**a. A.J. LONG – ZONE CHANGE ON MT. LOAFER MEADOWS LOT #41
FROM R-15 TO R-12**

Bruce Ward explained the history that has lead up to this zone change request. The property is part of the Mount Loafer Meadows Subdivision, they think as building was taking place the survey markers got pulled out. When the homeowners went to Arive Homes to find out where the boundary lines where there was a miscommunication and both lot 40 and 41 put in their landscaping. The owners of these 2 properties have discussed this since they found out, they would like to rezone

lot 41 from R-15 to R-12 so that they can adjust the lot line. Bruce commented the homes are already built and landscaped, this doesn't give anyone any additional lots, the only benefit will be to fix the lot line problem. A.J. stated she appreciates the council listening to the situation. They were not aware there was a problem until their neighbor that lives on lot 42 had a professional survey done and found that the Long's landscaping was 7 feet over onto their property, so they pushed their landscaping back 7 feet. The owners of lot 42 are not involved in this anymore. The Thomas' on lot 40 had landscaped onto her property and when they came to the city to see what could be done, they were told there were 3 options; leave it, or move the landscaping, or ask for a zone change to move the lot lines. They didn't feel right with the first 2 options, if either of them sold the homes, it could cause a mess. She said they do not need the 840 square feet that would be given to her neighbors. Both lots are fully landscaped, and there are no problems between them and their neighbors, she just wants to do what is right and do it the right way. She mentioned Bruce had talked to Dean Ingram, with Arive Homes, and he is willing to replat the map to accommodate the decision made here tonight. The mayor commented it is nice to see neighbors getting along. He asked if there was any comment from the public. There were none.

(to close)

MOTION BY: Councilperson Sterling Rees to close the public hearing.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

MOTION BY: Councilperson Craig Warren to approve a zone change on Mt. Loafer Meadows Lot 41 from R-15 to R-12 for the reasons presented here tonight.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

4. NEBO ALC PRESENTATION – CITY LOGO

Sydney Ward is here tonight representing the ALC Business and Digital Media Capstone programs. The mayor came to them and asked them to take on the assignment of working on a new slogan and logo for Salem City. The slogans they came up with were; Hometown Strong, Hometown Roots, Rooted in Community, Unity in Growth, Growth in Unity, and Heart Land Love. She showed about 15 different logos they had designed. She said these are just concepts and they would like any feedback the mayor or council have. Councilperson Cristy Simons said it is hard to choose, there are a lot of good ones. William Burk asked if they were going to ask for the public's input. The mayor asked him which one he liked. William replied he likes the one we have now, we should keep it the same, there is no reason to change it. Salem is the city of peace, that is his opinion. The mayor said he thinks it is time to change it. Councilperson Simons stated as a business owner it is a good idea to change things up every so often to keep things up to date and fresh. Councilperson Craig Warren asked if Jeff could email this out to the council. Jeff replied he would. The mayor told

Sydney they would get back to them soon. Councilperson Warren commented they all did a good job. Sydney thanked them for the opportunity.

5. YOUTH COUNCIL REPORT

London Merrill and Maloree Davis stated they are excited to help with the Halloween party on October 26th. The veteran's dance will be held on November 7th they are working with Salem Hills High School Student Council on this. Brainquest is studying current events and will compete against other cities on November 1st.

6. SF/SALEM CHAMBER REPORT

There was not a representative available from the chamber tonight.

7. SELF HELP HOMES – APPROVE PRELIMINARY PLAT FOR NORTHFIELD CROSSING LOCATED AT 900 NORTH STATE ROAD 198

Bruce stated Self Help Homes is here tonight asking for approval for the preliminary plat for Northfield Crossing. This is an R-12 zoned development located north of Stokes. There are 67 residential lots and 2 commercial spaces. This has been reviewed by the engineering department, went to DRC and Planning and Zoning and both groups recommend approval. One change is the cul-de-sac will now be a through road, but until that can be put in there will be a temporary turn around. They are all 12,000 sq. ft. lots. Brent Bluth is here if the council has any questions. Councilperson Sterling Rees asked if all of the homes will be self-help homes. Brent replied they do like to mix in some market rate homes to have a little variety, but for the most part they will be self-help homes. He stated they have been in operation 20 years. In the program 8 to 10 families work together to build all of their homes. This is a USDA program; the families must qualify for the program and must put in the work that helps make the homes affordable. All of their homes have 1,400 finished square feet on the main floor with a 1,400 square foot basements, and will be landscaped on the front and the side. Bruce mentioned both DRC and Planning and Zoning have recommended approval, this subdivision meets the R-12 zone requirements, he asked the council to include the DRC comments in the motion. Delys Snyder commented she worries about another exit onto the highway where people are going really fast, it seems like this will be a problem, and asked if it is safe. The mayor stated there will be a light going in by Stokes soon and that will help with the traffic. Bruce mentioned that UDOT controls the highway access.

MOTION BY: Councilperson Craig Warren to approve the preliminary plat for Northfield Crossing located at 900 North State Road 198 with the DRC comments concerning the turn around.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

8. APPROVE QUIT CLAIM DEED – UTAH COUNTY

Bruce reported this property is located at Salem Canal Road and Elk Ridge Drive by the charter school. Central Utah Water Conservatory District needs easements through this property and they found that Salem City owns property along Elk Ridge Drive and Utah County owns property along Salem Canal Road, we need to swap those. They are asking the council to authorize the mayor to sign the agreement. This is just for approval tonight and then he will sign it when the time comes. This is just for cleanup.

MOTION BY: Councilperson Cristy Simons to approve the quit claim deed with Utah County.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

9. APPROVE AGREEMENT FOR LAND ACQUISITION

Bruce stated this is a land acquisition agreement for property owned by the Hess family trust, it is located on 500 East. There are 10 acres on the east side and 16.16 acres on the west side. The purchase price is \$2.267 million. The mayor asked if there were any questions from the public. William Burk asked if the city will be purchasing the whole property and what the land would be used for. Bruce replied the Hess family will only sell the property as a whole. Central Utah Conservatory District is working along Salem Canal Road for their pipeline corridor, this will allow them to straighten out that piece of road. The district would pay the city for the right of way. The mayor stated the city has been interested in this property for at least 10 years. They would use some for parking at the ball park, but they would have to explore options for the rest of the property.

MOTION BY: Councilperson Craig Warren to sign the land acquisition agreement and purchase the property.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

10. APPROVE POWER EASEMENT/RIGHT OF WAY

Bruce stated this is approval for the power easement and right of way for Raspberry Fields located at 650 West and Canal Road. Attorney Junior Baker said there on some conditions about restoring the property owned by the Earl's and Robert Nelson after the work is complete. Staff has reviewed the agreement.

MOTION BY: Councilperson Sterling Rees to accept the power easement and right of way.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (4-0).

11. APPROVE WATER LEASE AGREEMENT WITH BYU

Bruce stated we have had a water lease agreement with BYU for the last 6 years. They lease us up to 600 acre feet, they have a large well that can pump directly into Salem Canal and we trade that water to the High Line Canal for our PI system. The agreement states we must take a minimum of 300 acre feet and cannot exceed the maximum of 600 acre feet. The cost was \$46.08 per acre feet last year and went to \$43.11 per acre feet this year. Staff recommends approval.

MOTION BY: Councilperson Sterling Rees to approve water lease agreement with BYU.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (4-0).

12. APPROVE MINUTES OF OCTOBER 2, 2019

MOTION BY: Councilperson Cristy Simons to approve the minutes of October 2, 2019.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

13. APPROVE BILLS FOR PAYMENT

AMOUNT: \$842,991.13

MOTION BY: Councilperson Craig Warren to approve the bills for payment.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

14. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James did not have anything to report tonight.

15. DAVE JOHNSON, BUILDING OFFICIAL DIRECTOR

Dave Johnson 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 Nielson mentioned this is Dave Johnson's last council meeting. Mayor Christensen thanked Dave for all he does for the city. Councilperson Rees commented he will be missed. Bruce said there will be a luncheon next Wednesday the 23rd for Dave at the Activity Center at noon.

Jeff reported he has sent out the September budget for the council to review. He has sent it out to all the directors and supervisors with the detailed expenses and revenue. He stated the auditors will be here until noon on Friday if they have any questions. They are doing the audit for fiscal year 2019. He mentioned election ballots have been mailed out, residents can turn those in at the city office, the drop box at the library or mail them in. Attorney Baker said he thinks they are prepaid postage. Jeff replied we will only be charged for the ones that go through the mail. He said we will have a service center on November 5, 2019 until 8 p.m. if residents want to vote in person. It will probably take a couple weeks to get the results, but the city has to canvas the election between 10 to 14 days. We will need to hold a special council meeting on the 19th to do that, then we would have a regular council meeting the next night. Unless the council would rather combine them, just something to be thinking about. They have posted the public hearing for the electrical impact fees for the November 6, 2019 meeting. The general plan will also be on the agenda for the next council meeting. If there are any questions, please let them know.

18. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale stated the green waste will open on Monday and will be open for 3 weeks. He will make sure this gets on the website. The PI water has been shut off. They are asking residents to keep storm grates clean from leaves and other debris. The city crews work on doing this during the fall but they would appreciate any help.

19. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook asked the council to look over the impact fee study for the next council.

20. BRUCE WARD, ENGINEERING

Bruce did not have anything to report tonight.

COUNCIL REPORTS

21. MAYOR KURT CHRISTENSEN

Mayor Christensen did not have anything to report tonight.

22. COUNCILPERSON STERLING REES

Councilperson Sterling Rees did not have anything to report tonight. He commented he enjoyed the meet the candidate night last week, there were quite a few people that attended. The mayor stated we have good candidates.

23. COUNCILPERSON CRISTY SIMONS

Councilperson Simons mentioned the community theater will be performing Sleepy Hollow October 25 to October 29, 2019 at the community center. As the youth council mentioned the Goosebump Gala will be held October 26th they have invited all the local businesses to

participate in the trunk or treat. She mentioned there is money remaining in the special services fund, they used less on the summer concerts this year. They would like to keep \$4000 in the budget for next year's concerts and use the other part of the money towards Pond Town Christmas.

24. COUNCILPERSON HOWARD CHUNTZ

Councilperson Howard Chuntz was excused tonight.

25. COUNCILPERSON SETH SORENSEN

Councilperson Seth Sorensen did not have anything to report tonight.

26. COUNCILPERSON CRAIG WARREN

Councilperson Warren did not have anything to report tonight.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Craig Warren to adjourn council meeting.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 7:54 p.m.

Jeffrey Nielson, City Recorder