

Minutes of the Salem City Council Meeting held on September 15, 2010 in the Salem City Council Chambers.

**Work Session 6:00 p.m. Sign Ordinance Discussion**

Attorney Baker discussed the meetings that have been held to discuss the sign ordinance with some of the local businesses. We have had some participation with the businesses, but would have liked to see more business owners attend. The ones that came have helped out a lot and gave some good input, and we appreciate them coming. One thing that is going to be difficult is when the ordinance is passed, we will need to make sure it is enforced, and that means business owners may come complaining to the council. Attorney Baker then went over the draft of the ordinance and had some discussion on the items. It was discussed to take out search lights in item 2B. Campaign signs for elections were discussed in item 4. Attorney Baker stated that it will probably be put on the agenda for the October 20<sup>th</sup> council meeting.

**MEETING CONVENED AT:** 7:00 p.m.

**CONDUCTING:** Mayor Jonathan F. Cope

**COUNCIL PRESENT:**

Mayor Jonathan F. Cope  
Councilperson Lynn Durrant  
Councilperson Terry A. Ficklin  
Councilperson Todd R. Gordon  
Councilperson Sid Jorgensen  
Councilperson Sterling Rees

**STAFF PRESENT:**

Jeffrey Nielson, Finance/Recorder  
Chief Brad James, Police Chief  
Junior Baker, City Attorney  
David Johnson, Building Dept.  
Bruce Ward, Public Works/Engineer

Excused:

**OTHERS PRESENT**

Lauren Barlow  
Troy Williams

Andrea Christensen

Kylie Williams

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

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

## **2. INVITATION TO SAY PLEDGE OF ALLEGIANCE**

Mayor Cope invited those who would 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. APPROVE ORDINANCE ADOPTING THE COMPREHENSIVE GENERAL PLAN**

Attorney Baker stated that last council meeting the council had a public hearing for the General Plan. We had Dave Anderson go over the plan with the council and public. The plan has been worked on for the last couple of years. We appreciate Dave Anderson and the work he has done on the plan. The General Plan will be the guide line for the city for the next several years. After the plan is adopted we will need to take some time and go over the zoning so it can match the plan.

Bruce Ward explained that Dave Anderson did take some of the recommendations from last meeting and create a buffer area around the commercial zone as it was discussed.

**MOTION BY:** Councilperson Lynn Durrant to approve ordinance 91510A adopting the Comprehensive General Plan.

**SECONDED BY:** Councilperson Todd Gordon.

**VOTE:** All Affirmative (5-0).

## **4. APPROVE BID FOR CITY OFFICE RAMPS AND WALK IMPROVEMENTS**

Dave Johnson stated that we have the bids for the improvements of the walking paths to the entrances of the city office to have electrical heat installed into the cement. The cement will be taken out, and then the heat tape installed and new cement poured. They will be doing the flat surfaces of the walks.

Mayor Cope mentioned how the sidewalk in the back of the city office, which goes to the fire station back door, needs to be heated also if the funds are available. We would like to have some money left for any change orders. He stated that the bids came in a little higher than what we anticipated, and would recommend holding off on the back portion of the sidewalk to be heated.

Councilperson Jorgensen asked if we are anticipating on any change orders. Dave Johnson mentioned that the ramp in the front of the office to the old entrance, the retaining wall is starting to break up, and would like to have it replaced while they have it torn apart.

Mayor Cope read the bids that were submitted. The bids for this project were opened this morning (Sept 15<sup>th</sup> at 10am). Three general contractors submitted bids as follows:

1) Robert Nelson Construction	\$77,888.00
2) Hales and Warner Construction	\$85,672.00
3) RB Construction	\$85,775.25

The amount of bond money left from the City Office Addition is about \$500.00 short of the low bid amount of \$77,888.00.

Attorney Baker stated that the council will want to approve the bid with the contingent that the improvements stay within the budgeted amount.

**MOTION BY:** Councilperson Terry Ficklin to award the bid for the city office ramps and walk improvements to Robert Nelson Construction with the contingent that the construction stays within the budgeted amount.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

## 5. APPROVE BID FOR LEASE OF POWER TRUCK

Jeffrey Nielson stated that at the last council meeting the council approved the purchase of a mini boom truck and tools in the amount of \$109,628. He has requested bids for the leasing of the truck from three financial institutes. Zions Bank gave an interest rate of 3.45%, for a five year lease, with the first payment beginning in the next fiscal year. Wells Fargo did not get a bid into us, and Altec Financial gave a bid with the interest rate of 5% but that they feel they could get us down to the low or mid 4% range. The first payment being in this fiscal year. Jeff explained that he would prefer the first payment to be in the next fiscal year.

**MOTION BY:** Councilperson Lynn Durrant to approve the lease bid for the new power truck mini boom for Zions Bank at the interest rate of 3.45% and for the five year lease.

**SECONDED BY:** Councilperson Sterling Rees.

**VOTE:** All Affirmative (5-0).

## 6. APPROVE TREE TRIMMING ORDINANCE

Attorney Baker stated that Clark Crook has taken him, and the mayor, on a tour of the city to see some of the trees that are in power lines. Residents are having a hard time with the power department coming in and trimming the trees. Clark felt that the city needed to have an ordinance that addresses the tree trimming. Attorney Baker went over the ordinance with the council. It addresses how the city will work with the residents and try to give them time to hire someone to come and trim the trees for them. If they do not, then the city has the right to come and trim the trees, and the main objective when

trimming the trees will be for safety and not aesthetics. This ordinance will help the power department to do their job, and make sure the power lines are maintained. The ordinance also makes it so the residents are responsible for the trees from the power lines to their homes.

**MOTION BY:** Councilperson Sterling Rees to approve Ordinance 91510B for tree trimming.

**SECONDED BY:** Councilperson Todd Gordon.

**VOTE:** All Affirmative (5-0).

## **7. APPROVE MINUTES OF SEPTEMBER 8, 2010**

Jeffrey Nielson explained that the minutes are not finished and will be ready for next council meeting.

## **8. APPROVE BILLS FOR PAYMENT**

**MOTION BY:** Councilperson Terry Ficklin to approve the bills for payment.

**SECONDED BY:** Councilperson Sterling Rees.

**VOTE:** All Affirmative (5-0).

## **9. PUBLIC SAFETY**

Chief James stated that the businesses that were taking care of the weed abatement have gone out and cleaned up many of the lots. Invoices will be sent out to the property owners.

A question from a resident was asked about some trees that are growing and are covering the stop signs about 70 West and Canal Road. It was stated that it will be looked into, and thanked the person for letting the city know.

## **COUNCIL REPORTS**

### **10. MAYOR JONATHAN F. COPE**

### **11. COUNCILPERSON LYNN DURRANT**

Councilperson Durrant reported that a Utah Solar tour will be held on September 25, 2010. Also at the league meetings, she went to one of the classes that discussed emergency preparedness. She learned that FEMA has a class in Pennsylvania to teach about emergency preparedness. The course is paid for by FEMA, along with the flights

and hotel. Chief James stated that he has heard of it and it maybe something to look into.

She also reported that Adam Clements, one of the employees in our power department has accepted a job to work for Logan City Power. We are looking to replace him, or get another apprentice lineman.

## **12. COUNCILPERSON TERRY A. FICKLIN**

Councilperson Ficklin stated that the South Utah Valley Solid Waste District has been working for the past two years on getting a federal grant. They were able to get a million dollar grant to work on the methane gas that the landfills will produce.

He reported that the solid waste district will be doing green composting on the property they purchased in the county, which is west of the current transfer station.

He was also wondering about the utility board, and how Councilperson Durrant and he are on the board. This might be good to have the board when we look at the water rate.

## **13. COUNCILPERSON STERLING REES**

Councilperson Rees reported that SUVMWA met and awarded a bid to the engineering company, CRS, to do the study of the water recharging for the aquifers. The study will be for the south end of the county. CRS will be looking at different sites to help determine the recharge of the aquifers. SUVMWA is looking at getting money from Central Utah Conservation District to help fund the project.

He has also looked into the soil testing for residential yards. USU Extension has some kits that are available with instructions. The cost is about \$14 for the kit. There are others who will also test the soil; he has heard that IFA and some of the sprinkler irrigation companies will do it. Chief James thought that the high school also has a class that has gone out and tested the soil in people's yards. Mayor Cope asked if the "Smart Yard" will do test. Bruce Ward stated that they will not do a chemical test on the soil.

## **14. COUNCILPERSON SID JORGENSEN**

Councilperson Jorgensen reported that he met with a resident about installing a sidewalk on Canal Road about 250 West. He met with Bruce Ward on it, and someday maybe we will have a sidewalk on that side of the road.

He reported that the sprinkler system upgrade at Knoll Park is going well; it will be nice when it is all done. The concert in the park that Miss Salem put on was held in the civic center. He stated that it went very well and would like to see more people attend.

**15. COUNCILPERSON TODD R. GORDON**

**16. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS**

**17. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR**

**18. ATTORNEY S. JUNIOR BAKER.**

**ADJOURN CITY COUNCIL MEETING**

**CLOSED SESSION – PENITENTIAL LITIGATION**

**MOTION BY:** Councilperson Terry Ficklin to adjourn city council meeting and enter into a closed session for the discussion of potential litigation.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

**MEETING ADJOURNED AT:** 7:50 p.m.

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Jeffrey Nielson, City Recorder