

Minutes of the Salem City Council Meeting held on August 15, 2012 in the Salem City Council Chambers.

Work session 6:00 p.m.

Mayor and council met at Salem Pond to release the two swans “Unity and Pride”, which were donated to the city by Robert and Barbara Palfreyman. Before releasing the swans, Mayor Brailsford read the proclamation regarding the swans. After releasing of the swans the mayor and council went to Conda Morgan’s property that is on the agenda tonight to see the situation.

The council returned to the council chambers where Bruce Ward gave an update on the 400 North project. He stated we will be doing asphalt next week and hope to be finished by the end of August. He also talked about Vancon, the contractor who did the water line on 400 North. He stated that the city did services for them to help speed the project up and to also help with cost. In turn Vancon also did extra services for us. They sent us an invoice for an amount that was more than what was agreed upon. We will be meeting with them on August 16, to discuss the invoice.

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

**CONDUCTING:** Mayor Randy A. Brailsford

**COUNCIL PRESENT:**

Mayor Randy A. Brailsford  
Councilperson Janie Christensen  
Councilperson Aaron Cloward  
Councilperson Sid Jorgensen  
Councilperson Sterling Rees  
Councilperson Craig Warren

**STAFF PRESENT:**

Jeffrey Nielson, Finance/Recorder  
Chief Brad James, Police Chief  
Junior Baker, City Attorney  
Bruce Ward, Public Works/Engineer

Excused:

David Johnson, Building Dept.

**OTHERS PRESENT**

Sam Camara, Karen Taylor, Derk Palfreyman, Karen Palfreyman

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

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

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

Mayor Brailsford invited those who wished 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 SUBORDINATION AGREEMENT BETWEEN WELLS FARGO HOME MORTGAGE (CONDA MORGAN) AND SALEM CITY.**

Attorney Baker stated when a new home is built, curb, gutter and sidewalk needs to be installed on the frontages of the road. Morgan's had two sides of the property that have road (they live on a future corner lot) at 279 East Center Street. They were required to put the curb, gutter and sidewalk on the front (South) portion of their property, but on the East side they were not required, because it is not a road yet (future 300 East). The city is not ready to make that a road yet. So instead of putting the improvements in when they built their home the city allowed them to do a lien-in-lieu. The Morgan's are wanting to refinance but the bank is requesting that the city subordinates our lien to the mortgage. Currently we are behind the bank on the lien; by doing the subordination it will put us behind the bank again with our lien, so our position will not change.

**MOTION BY:** Councilperson Craig Warren to approve the Subordination Agreement between Wells Fargo home Mortgage and Salem City.

**SECONDED BY:** Councilperson Sterling Rees.

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

## **4. OPEN COMMENT**

Mayor Brailsford asked if anyone had anything for open comment. There was nothing for open comment.

## **5. APPROVE MINUTES OF AUGUST 1, 2012**

**MOTION BY:** Councilperson Aaron Cloward to approve minutes of August 1, 2012 as written.

**SECONDED BY:** Councilperson Janie Christensen.

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

## **6. APPROVE BILLS FOR PAYMENT**

**MOTION BY:** Councilperson Janie Christensen to approve the bills for payment.

**SECONDED BY:** Councilperson Sterling Rees.

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

Mayor Brailsford stated that the amount of bills being approved tonight is \$525,226.46.

## **COUNCIL REPORTS**

### **7. MAYOR RANDY BRAILSFORD**

Mayor Brailsford reported that Salem Days went very well, the events were well attended. He did hear of a couple of recommendations that will be discussed during the follow up meeting for Salem Days.

### **8. COUNCILPERSON STERLING REES**

Councilperson Rees also felt that Salem Days went well. He reported that there is still not a lot of discussion with UMPA and the EPA regarding coal power plants. We know that UMPA will need to deal with the regulations from the EPA soon.

### **9. COUNCILPERSON JANIE CHRISTENSEN**

Councilperson Christensen stated that she too felt Salem Days went well along with the auction for the Library.

Karen Taylor, who works at the Library, stated that the auction so far has brought in \$10,450 and there is still \$1,395 that still needs to be brought in. There are 16 items that still need to be sold, will be looking at doing a silent auction for the remaining items.

Councilperson Christensen excused the chamber tonight, because they are having their summer party.

### **10. COUNCILPERSON AARON CLOWARD**

Councilperson Cloward reported that there will be a follow up meeting for the Salem Days committee members on August 30<sup>th</sup>. He stated that Salem Days went very well.

Councilperson Cloward also reported on recreation programs and how tackle football and flag football has started.

### **11. COUNCILPERSON SID JORGENSEN**

Councilperson Jorgensen had nothing to report tonight.

## **12. COUNCILPERSON CRAIG WARREN**

Councilperson Warren reported that Bruce Ward gave us an update of the 400 North project during work session. He also reported that the next solid waste meeting will be in October.

## **13. PUBLIC SAFETY – CHIEF BRAD JAMES**

Police Chief Brad James reported that Salem Days went very well.

The Council thanked all of the city employees for all that they did for Salem Days.

## **14. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS**

Mayor Brailsford excused Dave Johnson tonight.

## **15. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR**

Bruce Ward reported that on Friday at 10:00 a.m. will be the ribbon cutting for the new Junior High School.

## **16. ATTORNEY S. JUNIOR BAKER.**

Attorney Baker reminded the council of the conflict of interest, and recommended that they review the policy. He also reported that the Salem Days Breakfast went very well.

Jeff Nielson reminded the council that if they would like to attend the League of Cities and Town meeting in September to let him know so he can get them registered.

Mayor Brailsford reminded the council that on September 19<sup>th</sup> will be a council work session retreat. Will start around 11:00 a.m.

## **ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Sid Jorgensen to adjourn city council meeting.

**SECONDED BY:** Councilperson Janie Christensen.

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

**MEETING ADJOURNED AT:** 7:30 p.m.

---

Jeffrey Nielson, City Recorder