

Minutes of the Salem City Council Meeting held on December 9, 2015 in the Salem City Council Chambers.

Worksession: 6:30 p.m.

Attorney Junior Baker reviewed the Cliff Hales connector's agreement for his subdivision, Meadows at Mount Loafer, plat D. The improvements are for sewer, PI, water, and ½ street for the connector's agreement.

Attorney Junior Baker reviewed the Olson's Greenhouse agreement. There was discussion on the improvements of the road. It was discussed that it would be a separate agreement, and it will be written so if anyone developed on the west side Olson's, that Olson's would be required to do improvements on their side of the road too. The agreement tonight is for the Electrical Impact Fees.

Attorney Baker also went over the UMPA Agreement, the RDA agreement with Stokes, and the Franchise agreement with CentraCom.

Clark Crook reported about UMPA, and how Rocky Mountain Power is changing their rates for Solar Power customers. UMPA has also arranged for a study to be done on each of the cities rates, and give recommendations for our rates and to also look at a Solar Power customer rate.

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 Soren Christensen
Councilperson Sterling Rees

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Brad James, Police Chief
Junior Baker, City Attorney
David Johnson, Building Dept.
Matt Marziale, PW/Recreation
Clark Crook, Power

Excused:

Councilperson Craig Warren

OTHERS PRESENT

Cristy Simons, Clark Caras, Taj Poulson, Remi Stevenson, Kyla Rogers, Kaleb Richardson, Annie Carlie, Rebecca Andrus, Cliff Hales

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson Soren Christensen 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. CLIFF HALES – Connectors Agreement

Mayor Brailsford explained Attorney Baker discussed this in work session. In work session Attorney Baker reported Cliff Hales has a new phase to his subdivision, Meadows at Mount Loafer Phase D, where he had to build a new road and installed Sewer, Water, P.I. and ½ the road on 200 South. When the other side of 200 South located in his development is developed by another developer, then they would be required to help pay for the improvements that Cliff had installed. This is spelled out in the agreement.

MOTION BY: Councilperson Soren Christensen to approve the Cliff Hales Connectors Agreement.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

4. APPROVE IMPACT FEE AGREEMENT WITH OLSON'S GREENHOUSE

Mayor Brailsford reported Attorney Baker discussed this in work session too. Attorney Baker reported in work session, that last council meeting it was discussed about Olson's Greenhouse and how they owed \$41,199.20 in Electrical Impact Fees. It was mentioned that the other agreement for the improvements is being worked on and will be brought to council when they are ready. Tonight it is just for the electrical impact fees that is owned by Olson's to the city for new buildings they have added to their facilities but had not paid any electrical impact fees. This agreement is for them to pay \$41,199.20 over the next five years.

MOTION BY: Councilperson Aaron Cloward to approve the Electrical Impact Fee Agreement with Olson's Greenhouse.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (4-0).

5. APPROVE RESOLUTION APPROVING AN INTERLOCAL AGREEMENT AMENDING AND RESTATING THE UTAH MUNICIPAL POWER AGENCY

Attorney Baker reported this agreement was approved back on June 3, 2015, but since then Provo has asked for a couple of changes. This is the new agreement with UMPA, stating that Salem City will be a part of the UMPA (Utah Municipal Power Agency) and UMPA will provide us with power.

MOTION BY: Councilperson Sterling Rees to approve Resolution 120915 Approving an Interlocal Agreement Amending and restating the Utah Municipal Power Agency.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (4-0).

6. APPROVE FRANCHISE AGREEMENT WITH CENTRACOM

Junior Baker reported in work session that Centra Com is a Utah based company out of Sanpete County. They provide cable, phone, and high speed internet, and are wanting to come to Salem and provide residents the services. The agreement allows them to come into Salem and provide their services and to be able to use our right-a-ways.

MOTION BY: Councilperson Janie Christensen to approve the Franchise Agreement with Centra Com.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (4-0).

7. ADJOURN TO RDA MEETING

Mayor Brailsford stated we need to adjourn City Council Meeting and move into the RDA meeting.

MOTION BY: Councilperson Aaron Cloward to adjourn to the RDA meeting.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (4-0).

RDA MEETING

Attorney Junior Baker explained this is the property the city was given and to be used for commercial business. The city council created the RDA (Redevelopment Agency) to allow Stokes to lease the property from us. Since the first initial agreement with Stokes, the investors who the agreement was with, one of the partners passed away. Stokes would like

to have the lease agreement reassigned to Stokes Brothers. The original investors are okay with this. This agreement is reassigning the lease agreement to Stokes Brothers.

MOTION BY: Councilperson Aaron Cloward to approve the reassignment of the lease agreement to Stokes Brothers.

SECONDED BY: Councilperson Sterling Rees

VOTE: All Affirmative (4-0).

Mayor Brailsford asked for a motion to close out of the RDA and resume regular council meeting.

MOTION BY: Councilperson Janie Christensen.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (4-0).

8. RESUME REGULAR COUNCIL MEETING

9. APPROVE MINUTES OF NOVEMBER 17 AND 18 2015

Mayor Brailsford asked for approval of the minutes from November 17th special council meeting.

MOTION BY: Councilperson Soren Christensen to approve the minutes of November 17, 2015 special council meeting as written.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (4-0).

Mayor Brailsford asked for approval of the minutes from November 18th regular council meeting.

MOTION BY: Councilperson Soren Christensen to approve the minutes of November 18, 2015 council meeting as written.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (4-0).

10. APPROVE BILLS FOR PAYMENT

Mayor Brailsford asked for approval of the bills for payment. He stated the total amount is \$614,629.

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

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (4-0).

COUNCIL REPORTS

11. MAYOR RANDY BRAILSFORD

Mayor Brailsford asked Police Chief Brad James to report on an information Salem City received. Chief James reported that Salem City was listed as the 10th safest city in Utah. Mayor Brailsford expressed his appreciation to the chief and his officers for Salem City. Mayor Brailsford then went over how they determine the rankings and then presented to the chief a certificate stating the information.

Mayor Brailsford asked the council if they have any questions on the budget to let him or Jeff know.

12. COUNCILPERSON STERLING REES

Councilperson Sterling Rees reported on offsite generations and how Salem City will be participating with UMPA for a rate study.

Mayor Brailsford talked about how he would like to do a letter to the Eagle Scouts for their projects and thanking them for it. The letter could be signed by him and the council.

13. COUNCILPERSON JANIE CHRISTENSEN

Councilperson Janie Christensen thanked all the employees for their help and work on Pond Town Christmas lighting ceremony. Felt it went very well. She also reported she got the email from Bruce Ward regarding the sewer and the state. It was stated that all the council received that same email.

14. COUNCILPERSON AARON CLOWARD

Councilperson Aaron Cloward reported on recreation and how we have 18 boys' basketball teams and 12 girl teams that have been created for high school age kids. The youth programs continue to grow for recreation. We are using the high school and junior high school gyms. Matt explained it is with the interlocal agreement where the cities and Nebo School District has so we can use the facilities.

Councilperson Aaron Cloward turned the time over to Clark Caras from the chamber. Clark thanked Aaron for being on the board for the chamber. Clark reported a couple of weeks ago they had UVU President Matthew Holland speak at their noon networking lunch. He stated UVU is looking somewhere in the south county for a campus. Clark also thanked Miss Salem for being at the light parade and also at the Pond Town Lighting ceremony.

15. COUNCILPERSON SOREN CHRISTENSEN

Councilperson Soren Christensen stated we are in need of moisture/snow this winter.

16. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren was excused.

Matt Marziale reported on the roads department. The roads department is getting the equipment ready for snow plowing. They also went around and cleaned the leaves and debris from a lot of storm water grates. He would like to have the residents clean up their storm water gutters in front of their homes.

Mayor Brailsford also reported the snow plow drivers will be having a safety training.

17. PUBLIC SAFETY – CHIEF BRAD JAMES

Chief James reported the employee emergency preparedness fair went very well. There were a lot of employees participate.

18. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson reported building permits are still moving forward.

19. ATTORNEY S. JUNIOR BAKER.

Attorney Junior Baker did not have anything to report tonight.

20. JEFFREY NIELSON, CITY FINANCE DIRECTOR/RECORDER

Jeff Nielson did not have anything to report tonight.

21. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale reported the superintendents wanted to thank the mayor and council for their support and he can see moral with the employees is going up. Matt also reported the drain from the city shop to the lift station is being worked on. Right now a petition to the Army Corps of Engineering has been submitted to allow us to run the drain through wetlands. We are also working on drying beds for storm water. The water department has the new chlorination system installed at the existing well, and right now everything is going good.

22. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook reported the street lights have been installed at Revere Health Clinic. He too thanked the Mayor and Council for their support and can see the moral improving.

Youth Council:

Mayor Brailsford thanked the Youth Council for their help at Pond Town Christmas. The Youth Council representative reported they are excited to help out with the luminaries on Christmas Eve at the cemetery. They are also getting ready for the Sub for Santa and appreciate all of those who have donated towards it. The Youth Council is also helping with the food drive at the local elementary schools.

23. WADE REYNOLDS, SAFETY/STORM DRAIN

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Janie Christensen to adjourn city council meeting.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 7:40 p.m.

Jeffrey Nielson, City Recorder