

Minutes of the Salem City Council Meeting held on July 3, 2013 in the Salem City Council Chambers.

MEETING CONVENED AT: 6:30 p.m.

CONDUCTING: Mayor Randy A. Brailsford

COUNCIL PRESENT:

Mayor Randy A. Brailsford
Councilperson Craig Warren
Councilperson Aaron Cloward
Councilperson Sid Jorgensen

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Sergeant Brad Bishop
Jason Sant, City Attorney
David Johnson, Building Dept.
Bruce Ward, Public Works/Engineer
Matt Marziale, Recreation
Clark Crook, Power

Excused

Councilperson Sterling Rees
Councilperson Janie Christensen

Junior Baker, City Attorney
Chief Brad James, Police Chief

OTHERS PRESENT

Daniel Higginson, Brent Hancock,

Mayor Brailsford excused Councilperson Rees, Councilperson Christensen, Attorney Junior Baker and Chief Brad James.

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

Mayor Brailsford 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. APPROVE RESOLUTION AUTHORIZING SALEM CITY TO ENTER AN INTERLOCAL AGREEMENT WITH UTAH COUNTY TO IMPROVE BEET ROAD (460 WEST)

Bruce Ward presented the contract to the council. Utah County required the contract be approved with a resolution. He stated the contract states Salem City will team up with Utah County to do the improvements on 460 West (Beet Road). It also states Utah County will provide the manpower and equipment for the project and Salem City would provide a portion of the asphalt, but we would be able to get the asphalt at the rate the county gets it, which is cheaper than what we can get it for. The county would provide the other portion of the asphalt.

Mayor Brailsford asked if there were any questions. There were no questions.

MOTION BY: Councilperson Aaron Cloward to approve resolution authorizing Salem City to enter an interlocal agreement with Utah County to improve Beet Road (460 West).

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (3-0).

4. APPROVE PURCHASE OF PROPERTY AT 15 W. 100 S.

Mayor Brailsford stated the property is currently owed by Beverly Davis. The contract is to purchase her home and property for \$140,000. He stated Dave Johnson has inspected the home, it is a three bedroom home built in 1904. The payment plan is to have it paid off in eight years, unless she passes away or moves out of the home, then at that time the city would be required to pay the remaining balance. Mayor Brailsford talked about other properties the city has purchased in the past, to help as we grow. Feels this is a great purchase. Beverly will be required to carry insurance and maintain the home and property as long as she lives there. Salem City will be the title holder of the property.

Mayor asked if there were any questions.

MOTION BY: Councilperson Craig Warren to approve the purchase of property at 15 West 100 South.

SECONDED BY: Councilperson Sid Jorgensen.

VOTE: All Affirmative (3-0).

5. APPROVE CONTRACT FOR CHURCH PROPERTY PURCHASE

Mayor Brailsford stated this is the property located by the Salem Stake Center on Canal Road and by the Loafer View Recreation Complex. He stated one of the clauses in the contract is, if anytime the city vacates the property it would go back to the church. He

also said in order to do the purchase; we would need to make a separate parcel out of it. So the separate parcel and zoning of it would need to go to planning and zoning then back to council. The church gave us until October 2014 to have the parking lot completed.

Mayor asked if there were any questions.

MOTION BY: Councilperson Craig Warren to approve the contract with the LDS Church to purchase property located by Loafer Recreation Complex and Salem Stake Center.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (3-0).

6. APPROVE ORDINANCE MAKING CHANGES TO THE EMPLOYEE DESIGNATIONS TO COMPLY WITH FEDERAL LAW

Jason Sant explained how the ordinance addresses the new Fair Labor Standard Act by defining the “at will” employees. There are some other changes we will need to change in the City Code in the near future because of the FLSA laws.

MOTION BY: Councilperson Sid Jorgensen to approve Ordinance 70313 making changes to the employee designations to comply with federal law.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (3-0).

7. APPROVE MINUTES OF JUNE 19, 2013

Mayor Brailsford asked for a motion to approve the minutes of June 19, 2013.

MOTION BY: Councilperson Craig Warren to approve the minutes of June 19, 2013 as written.

SECONDED BY: Councilperson Sid Jorgensen.

VOTE: All Affirmative (3-0).

8. APPROVE BILLS FOR PAYMENT

Mayor Brailsford asked for a motion to approve the bills.

MOTION BY: Councilperson Aaron Cloward to approve the bills for payment.

SECONDED BY: Councilperson Sid Jorgensen.

VOTE: All Affirmative (3-0).

Mayor Brailsford reported that the amount of the bills approved tonight is \$300,016.

9. PUBLIC COMMENT

Mayor Brailsford asked if there were any comments from the public. There were no comments.

COUNCIL REPORTS

10. MAYOR RANDY BRAILSFORD

Mayor Brailsford stated he met with Bartel Mortensen, who is over the Salem Canal Company, Bartel stated the Salem Canal is very low on water and they held a special meeting last night to discuss the issue. He heard that Bartel may have had a stroke during the meeting; we hope that he is doing okay now. There are some major issues with water this year. CUP had a meeting where they discussed the reservoirs and how they are not doing well. If we have another dry winter this year the state will really be hurting for water.

Mayor asked the council for support if the city gets into a situation and may have to do an emergency restriction on water use. If we do get to that point, he will work with Bruce Ward, Chris Averett, and Councilperson Jorgensen to determine the situation. The council gave him their support if he needs to do restrictions on a short notice.

Mayor Brailsford thanked the water department and the other city departments for their great work within the city. We have also started a new budget year, he asked the council to please keep an eye on their budgets. He also told the directors to make sure they get purchase order numbers for their purchases.

Mayor Brailsford stated he is concerned about the future infrastructure and being able to keep up with the growth of Salem. We have had a couple of very large subdivisions show interest in Salem. We need to make sure we move cautiously and make sure our infrastructure is there to accommodate the developments.

11. COUNCILPERSON STERLING REES

Councilperson Sterling Rees was excused tonight.

12. COUNCILPERSON JANIE CHRISTENSEN

Councilperson Janie Christensen was excused tonight.

13. COUNCILPERSON AARON CLOWARD

Councilperson Cloward reported on recreation programs, baseball and softball are finishing up; wood bat, cheerleading, and tackle football are taking registrations. Parks Department is still working at the cemetery, they are looking for some topsoil for the cemetery, and they have been working around the pond.

14. COUNCILPERSON SID JORGENSEN

Councilperson Jorgensen reported the city shops are doing well, the water department has been helping out at the cemetery, doing concrete collars around the valves in Harvest Ridge, helping out with the roads department and at the sewer plant. A motor for the PI is being repaired. We need to let residents know they need to conserve water usage.

15. COUNCILPERSON CRAIG WARREN

Councilperson Warren thanked the roads department and the city crews who helped with the Beet Road project, it turned out very nice.

Mayor Brailsford thanked the city staff and council for working on leasing the water at the BYU farm and also for working on trading kWh with SESD for the power reduction for Maple Canyon Well.

Mayor Brailsford turned the time over to Jeff Nielson to discuss the financing for the new Fire Truck and Ambulance. Jeff Nielson explained we have options of a 5, 7, or 10 year lease. He recommended the seven year lease; the interest rate is 2.2%. The payments are about \$40,381 and the first payment would be in FY 2015. By that time we would be able to save enough money for the first payment, then for the next payments the Jet Truck would be paid off and would be able to use a portion of that funding to help with the new payments. The council all felt the seven year lease would be the recommendation and asked Jeff to proceed. Jeff stated he has been working with Zions Bank on the financing and would have the financing on the agenda for next council meeting. Jeff also asked if it would be okay to issue P.O. for the vehicles. The council all felt that it would be okay to issue P.O.'s for the vehicles.

16. PUBLIC SAFETY – CHIEF BRAD JAMES

Mayor Brailsford stated that Chief James is excused tonight. He stated we have had some residents talk about Chief James retirement in place, some call it double dipping. He stated a few years ago the State Legislative allowed Chiefs of Police to be able to retire and then continue to work for the entity where they retired from. He then asked Jeff Nielson to explain it and the benefits of it. Jeff Nielson stated Chief James retired a

few years ago but was allowed to continue to work for the city. Because he is retired the city is not allowed to contribute to the state retirement for him. The state is in control and determines the retirement and the cost of the retirement, the city has no control over it. Right now for public safety employees the city is required to pay 34.17% of the employee's salary to retirement. Since we can no longer participate in the chief's retirement the city is saving that money. The city also determined that when the chief retired they would contribute the maximum amount they can to his 401k, since the city does not have to participate in the state retirement for him. Right now the amount the city can contribute is 22.81%. So we have a savings of 11.36% (the difference between the required amount and what we contribute to a 401k). If we were to hire a new chief at the same rate we are paying the chief, it would cost us \$11,026 more a year in the retirement. He does not think we could hire a good chief for the amount we are paying him; he feels it would need to be more. We also have the benefits of the Chief's knowledge, his skills, ability, etc. He feels it would not be cost effective to hire a new chief.

Dan Higginson mentioned there are a lot of other costs associated with hiring a new chief, with training equipment, etc; it would be around \$70,000 for that. He also has other statistics and figures that if the council would like to discuss with him he would like to share the information with them. He too does not feel it would be beneficial to hire a new chief.

Mayor Brailsford turned the time over to Sergeant Brad Bishop. Sergeant Bishop thanked the council for the 460 West (Beet Road) project. He also reported on a grass fire by the dragon today.

17. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson reported that the building in Salem is becoming busy again.

18. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

Bruce Ward reported he had an 88 lot subdivision submitted today. He agrees with the mayor, in that we need to make sure our infrastructure is ready for future growth. He stated we have the potential of thousands of homes being built in the near future. He also talked about where we are at with the P.I. this year versus last year.

19. ATTORNEY S. JUNIOR BAKER.

Mayor Brailsford stated Attorney Baker is excused tonight and Attorney Jason Sant is here in his place. Attorney Sant did not have anything to report.

20. JEFF NIELSON, CITY FINANCE DIRECTOR

Jeff Nielson did not have anything more to report.

21. MATT MARZIALE, RECREATION DIRECTOR

Matt Marziale reported the Daily Herald is doing a story on the Veteran Memorial Monument. The Eagle Scouts have completed their projects around Veteran Park installing the no parking signs and posts.

22. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook wanted to thank the residents who have trimmed their trees around their homes to keep them away from the power lines.

Mayor Brailsford thanked the council for working on the budget for this current year. He stated in the budget we had set aside money for merit increases in wages. He thanked the council for their help with evaluations and in helping with recommendations for wage increases. He asked what the thoughts from the council were as far as handling the increases. The council felt if the employee received a three and above on their evaluations they would be eligible for a merit increase. Mayor asked about if they scored less than three they would be given a 90 day grace period at which time another evaluation would be given and they would have the opportunity to get an increase. He also asked about giving a little bit too all employees for a cost of living. The council felt we approved the budget as a merit increase and felt there should not be a cost of living given to the employees. There was a discussion between the directors and the council over the increases. The mayor stated there was some good advice given tonight and felt the directors could help determine the increases based on the employees evaluations, this would be done during their own evaluation.

ADJOURN COUNCIL MEETING

MOTION BY: Councilperson Craig Warren to adjourn city council meeting.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (3-0).

MEETING ADJOURNED AT: 7:40 p.m.

Jeffrey Nielson, City Recorder