

Minutes of the Salem City Council Meeting held on November 19, 2014 in the Salem City Council Chambers.

Worksession: 6:00 P.M.

The council discussed an issue at the sewer plant that has been going on for a while with a company in Salem. The company has had a discharge permit, but it expired in 2010. The company is also dealing with the State Water Quality and some violations issued by the state. We have asked Mike Pritchett to do samples at the company's manholes and to track the samples so we have a record. Since March we have not had a foaming in the flume because of some defoaming additives we have been using, but we are having foaming at the headwork's. Some options are we require the company to install devices that would require them to do samples so it can be controlled onsite, this would be part of the permit. Attorney Baker stated we need to make sure we get good samples and that it is documented correctly, this needs to be done for a couple of weeks. We might also want gather samples from other areas, to make sure the company in question is the problem.

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.
Rebecca Andrus, Engineer
Matt Marziale, Recreation

Excused:
Craig Warren

Clark Crook, Power

OTHERS PRESENT

Julie Smith, Jeff Smith, Justin Browning, Kerry Burhnam, Nathaniel Goodman, Quincy Pearman, Tyler Pearman, Ashlee Johnson, Rylee Thurgood, Kaytlin Davis, Natalie Stutz, Sariah Lee, Parker McEwan, Hayden Henrie, Nick Patterson, Bruce Ward, Jason Broome, Randon Olson, Tessa Fitzgerald, Seth Erickson, Cassie De Hoyos, Karen Taylor, Robby Taylor, Brent Ventura.

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 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. YOUTH COUNCIL REPORT

Parker McEwan and David Henry from the Youth Council reported they will be handing out hot chocolate and donuts for Pond Town Christmas lighting, they are also going to be taking around the Sub for Santa donation containers to business in Salem. Mayor Brailsford also recommended they could accept food donations at the city office and library for the Sub for Santa.

4. KEN ANDERSON – Plat Amendment for Hanks Estates Plat B, Combining lots 7 & 8 to make one lot at 543 E. 50 N.

Rebecca Andrus reported this is a current subdivision that has two lots that they want to be combined into one lot. Lots 7 & 8 of Hanks Estate would be combined into one lot, for Hanks Estate Plat C subdivision. No easements are being changed, just the two lots are being combined into one. All the other property owners in the subdivision have signed off on it that they are okay with the change.

MOTION BY: Councilperson Janie Christensen to approve Ken Anderson plat amendment for Hanks Estates Plat B, combining lots 7&8 to make one lot at 543 E. 50 N.

SECONDED BY: Councilperson Aaron Cloward

VOTE: All Affirmative (4-0).

5. JULIE SMITH – Plat Amendment for South Valley Estates Townhome Subdivision, Making all Buildings 2 Story Units.

It was reported the South Valley Estates subdivision, where the town homes are located, which was approved back in 2007. The subdivision has gone through a couple of different owners and Julie Smith represents the new owners. The development was to have some of the town homes have the living space above the garages or above the other living spaces, others in the area were to have an upstairs and a main level. The new owners want to modify the plat for the remaining 20 lots and have them be two story town homes with two

car garages. With the modification it took away a common parking lot which raised a concern. Julie addressed the concern that with the change of the homes now having two car garages, rather than a single car garage that subdivision was planning, they will be gaining 8 more parking spaces. The question about drainage was asked, it was stated there would be no concern with drainage. The new owners feel it will be a lot better to make the changes. All of the existing property owners are okay with the changes and have signed off on it.

MOTION BY: Councilperson Aaron Cloward to approve Julie Smith plat amendment for South Valley Estates Townhome Subdivision, making all buildings 2 story units.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

6. CLIFF HALES – Preliminary Plat Approval for Meadows at Mt. Loafer Plat D.

Rebecca Andrus reported this item is for Meadows at Mt. Loafer Plat D. The preliminary plat time period for approval has lapsed, so Cliff is coming in to start over on the process, he is wanting preliminary approval. Rebecca reported when looking at the plat map with DRC, there were concerns with the 3-phase power and how it needs to be looped out to 500 East. Cliff also needs to submit a new drainage study that addresses the 100 year storm and what happens to the off-site drainage. There is also questions on if the road should be abandoned on 200 South. There is also concerns if the road was approaching the property owners on the west side and the property on 500 East. These are concerns that can be addressed and finished before he can be approved for final. The council felt they would like to have these issues addressed before preliminary approval is given.

MOTION BY: Councilperson Soren Christensen to table Cliff Hales preliminary plat approval for Meadows at Mt. Loafer Plat D until the issues have been resolved with Rebecca Andrus.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (4-0).

7. APPROVE ENGINEERING FIRM FOR TRANSPORTATION STUDY

Rebecca Andrus reported two firms were selected to provide proposals based on qualifications and experience with this type of project: Horrocks Engineers and Interplan (a sub consultant to Bowen, Collins & Associates). The selection committee approved a scope of work that was sent to the consultants to define the work that must be completed for this project. The proposals were received by the city on November 10, 2014, and included project approach and understanding, schedule, and fees. The selection committee met on Friday, November 14, to review the proposals and they have come up with a recommendation. Their recommendation is for Salem City to enter into a Task Order with Horrocks Engineers for the completion of the Transportation Master Plan and related work as set forth in the attached Scope of Work. Horrocks Engineers' Proposal was for \$39,980.

Horrocks has also done work for surrounding cities and understands our needs. Interplan's proposal was for \$77,140.

MOTION BY: Councilperson Soren Christensen to approve Horrocks Engineering to enter into a task order for the transportation master plan in the amount of \$39,980.

SECONDED BY: Councilperson Sterling Rees

VOTE: All Affirmative (4-0).

8. LIBRARY BOARD PRESENTATION

Justin Browning, Chairperson for the Library, handed to the Mayor and City Council the yearend report for the library. Justin then went over some of the highlights. The library checked out 80,287 items from the library this last year. He then thanked the Mayor and Council for their support and help at the library. He also reported the terms for the following library board members are up, and will need to replace them. They are Ryan Rigby, LaVera James and Suzy Carlisle. Mayor Brailsford and the Council thanked the library employees and board members for all they do for the library.

9. DISPATCH BUILDING AGREEMENT

Mayor Brailsford reported back on October 1, 2014 council meeting worksession we had Debbie Mecham from dispatch present to the city the need for a new building. The dispatch services 19 entities in Utah County, including Utah County. This agreement tonight is stating that the city is on board with the new building, our portion of the agreement would be \$81,759, with half being due before June 30, 2014 and the remaining due in December 2015. Councilperson Soren Christensen asked about the \$1.8 million the dispatch has in reserves, who does the approvals for the construction, and then if one of the entities backs out, will they give us our money back. It was stated that the reserve money will be used, the whole project is estimated to be just over \$5 million. By the time the district uses it reserves, the remaining amount to be split with the entities is \$3,499,999. The district is also a public entity and all decision would be made by the board in a public meeting. Our representative on the board is Terry Ficklin. With the other cities, we have heard that everyone is wanting to move forward with it.

MOTION BY: Councilperson Soren Christensen to approve the agreement with Dispatch to build a new building.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

10. APPROVE 2015 COUNCIL CALENDAR

Jeff Nielson stated by law we need to approve the council calendar for next year. This is the calendar for city council meetings for 2015.

MOTION BY: Councilperson Janie Christensen to approve the 2015 Council Calendar.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (4-0).

11. APPROVE MINUTES OF NOVEMBER 5, 2014

Mayor asked if the council had any questions on the minutes. The minutes were presented to the council earlier in the day and they felt they would like more time to review them.

MOTION BY: Councilperson Soren Christensen to table the approval of minutes until next council meeting.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (4-0).

12. APPROVE BILLS FOR PAYMENT

MOTION BY: Councilperson Sterling Rees to approve the bills for payment.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (4-0).

COUNCIL REPORTS

13. MAYOR RANDY BRAILSFORD

Mayor Brailsford stated in FY 2013 year end we had \$595,088 in unreserved fund balance in the general fund. We used \$372,700 of that for different projects. This last budget year, FY 2014, we have \$619,513 in unreserved fund balance in the general fund. He would like to assign the money to the following projects:

100 East road widening project - \$260,000; Road Study for engineering work -\$40,000; Storm Water Project on Canal Road (about 400 West) - \$50,000; Installing the doors at the city shop building - \$18,000; Security upgrade at city shop - \$2,000; Shore line at Salem Pond by 100 South - \$10,000; Storm water project at city shops - \$20,000; Curb/gutter and drain on east side of Civic Center - \$10,000, for a total of \$410,000 which would leave a balance of \$209,513 in the general fund.

MOTION BY: Councilperson Aaron Cloward to approve the assignment of funds.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

Mayor Brailsford also thanked the Foothills Elementary School PTA for helping with the proclamation declaring the month of November as Veteran appreciation month.

14. COUNCILPERSON STERLING REES

Councilperson Rees reported UMPA and SUVPS both had their audit reports and they went very well. This last week UMPA went to West Valley City generation power plant to look at it. UMPA is looking at options to buy demand power and this is an option.

15. COUNCILPERSON JANIE CHRISTENSEN

Councilperson Janie Christensen reported on the sewer plant and how we are still having issues with the discharging at the sewer plant and we are taking more samples so we can determine where the problem is coming from. Miss Salem will also be helping out with Pond Town Christmas, and she thanked the library and the board members for all they do.

16. COUNCILPERSON AARON CLOWARD

Councilperson Cloward reported the parks have been winterized and the conduit for the football field lights have been installed. We have the winter recreation programs going on right now.

17. COUNCILPERSON SOREN CHRISTENSEN

Councilperson Soren Christensen reported the city is working with Salem Canal and looking for alternative ways to help with the PI system, especially when the Highline Canal beings the season late and then ends too soon. We are relying a lot on the Highline Canal.

18. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren was excused tonight.

19. PUBLIC SAFETY – CHIEF BRAD JAMES

Police Chief Brad James did not have anything to report tonight.

20. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson did not have anything to report tonight.

21. ATTORNEY S. JUNIOR BAKER.

Attorney Junior Baker did not have anything to report tonight.

22. JEFFREY NIELSON, CITY FINANCE DIRECTOR/RECORDER

Jeff Nielson did not have anything to report tonight.

23. MATT MARZIALE, RECREATION DIRECTOR

Matt Marziale did not have anything to report tonight.

24. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook was excused tonight.

25. REBECCA ANDRUS, CITY ENGINEER

Rebecca Andrus reported she is working on the subdivision standards, the Storm Drain Ordinance and will also be finishing up the Water Conservation Report, which needs to be approved in the December council meeting. She will be getting the Water Conservation Report out to the council for review.

Miss Salem, Tessa Fitzgerald, reported on what she is doing with her platform regarding service, she is helping set up volunteers at the library to help some of the elderly residents to learn the computers. She is also doing a shoe collection and has donations boxes at the elementary schools, she is looking for new and used shoes. In the month of May she will be doing a workshop for Find Your Greatness Day.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Sterling Rees to adjourn city council meeting.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 8:15 p.m.

Jeffrey Nielson, City Recorder