

Minutes of the Salem City Council Meeting held on September 17, 2013 in the Salem City Council Chambers.

Worksession 6:50 p.m. – Discussion of Agenda item.

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
Councilperson Craig Warren

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Brad James, Police Chief
Jason Sant, City Attorney
Rebecca Andrus, Engineer
Matt Marziale, Recreation
Clark Crook, Power

Excused:

Junior Baker, City Attorney
David Johnson, Building Dept.

OTHERS PRESENT

Mason Cloud, Michael Bunker, Zane Frehner, Lance Argyle, Sariah Lee, Tessa Fitzgerald, Adam Boden, Robert Worley, Bruce Ward, Nick Patterson.

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Matt Marziale 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. PUBLIC HEARING

Open

MOTION BY: Councilperson Aaron Cloward to open the Public Hearing.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

a. **Approve Ordinance Allowing The City The Benefit Of Connectors' Agreement Reimbursement.**

Mayor Brailsford explained how connector agreements work, when a developer installs infrastructure, if it placed in an area that someone else can connect to it, there is the possibility the developer, if they had a developer agreement, could be reimbursed back a portion of the cost. As a city, we feel it would be a good idea for the city to have an opportunity to have a connector's agreement. If the city installs infrastructure, we can get reimbursed if someone connects to it.

Mayor asked if there were any questions from the council or public. There were no questions.

Close

MOTION BY: Councilperson Soren Christensen to Close the Public Hearing.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (5-0).

a. **Approve Ordinance Allowing The City The Benefit Of Connectors' Agreement Reimbursement.**

MOTION BY: Councilperson Aaron Cloward to approve Ordinance 91714 allowing the city the benefit of connector's agreement reimbursement.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (5-0).

Mayor Brailsford turned the time over to Miss Salem. Miss Salem, Tessa Fitzgerald, reported they received the Mayor's Choice Award at Santaquin Orchard Days parade this year and presented the city with the plaque. Mayor thanked the Miss Salem Royalty for their help and support during Salem Days.

Mayor Brailsford turned the time over to the Youth Council. They reported on their efforts for Salem Days and upcoming service projects. Mayor and Council also thanked them for helping during Salem Days event.

4. APPROVE ENGINEERING CONSULTANTS

Rebecca Andrus, Salem Engineer, reported the city has a lot of projects coming up that will require professional engineering work. To help with the process, the city has sent out RFP's for prequalification for engineering services. With this process we are prequalifying the firms for the different projects. When we have a project a group committee would meet and give a recommendation for the firm we feel would be best qualified. We would assign a task order to the engineering firm, who would then give us a proposal for the project. We would review the proposal and then it would go before the council for approval.

Councilperson Rees stated there are 14 firms with a lot of variations that submitted request. Some of the firms may never be used, would it be a good idea to eliminate them now. Rebecca stated in reviewing the firms, we do have a lot of variety that we can work with, she would recommend approving all of them, because of the variety.

Councilperson Janie Christensen asked if we would go through this process each year. Rebecca stated it is a two year agreement, and would automatically renew, but if at any time we are not happy with a firm, we can get out of the agreement.

Councilperson Soren Christensen asked if we are restricted to use only the firms who have been pre-qualified. Rebecca stated we would use the firms that have been pre-qualified, but if we feel we need to go outside of the group, then we would have to go through the public bidding process. By doing the prequalification, we have already completed the public bidding processes.

Councilperson Rees asked if a firm upgrades their expertise, can they submit a new portfolio. Rebecca stated they could add new expertise to their portfolio.

MOTION BY: Councilperson Sterling Rees to approve the contracts for engineering services from all of the firms who submitted an RFP. They are: Hansen Allen & Luce, Jones & DeMille Engineering, Bowen Collins & Associates, Sunrise Engineering, Civil Science Infrastructure, Inc., Ken Garner Engineering, Inc., Caldwell Richards Sorensen, Forsgren Associates, Inc., JUB Engineers, Inc., Civco Engineering, Inc., RB&G Engineering, Terracon Consulting Engineers and Scientists, Horrocks Engineers, and Epic Engineering.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

5. APPROVE PURCHASE OF PROPERTY FROM LARRY DAVIS

Mayor Brailsford stated this is the road to the Water Canyon Spring tank. This was just brought to our attention that the road is not owned by Salem City, it is owned by Larry Davis and Helen Davis. Larry gave us a proposal that he would trade the property for two burial plots, which is a value of \$1600 for non-resident, and then have the city pay the roll back taxes that are due, which is about \$500. Mayor Brailsford stated when we talked about this we could take it to court and fight it, but we felt the cost of court would be more than what we have been offered. Mayor stated the property was owned by the late Laurence Davis where he gave his widow Helen 10% and his son Larry 90% of this property. Mayor Brailsford stated he hopes that Helen gets her portion of the 10% from Larry.

MOTION BY: Councilperson Soren Christensen to approve the purchase of property from Larry and Helen Davis by giving two burial plots and paying for the past due taxes up to \$500.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

6. APPROVE PURCHASE OF FENCE AT CEMETERY SOCCER FIELD

Matt Marziale stated we are working on the Cemetery Soccer Park, the restrooms have just been completed, now we need to do the fencing for the park. We have a small section of 80 feet that needs to be installed right away by the restrooms, then the remaining section will put in next spring. The bids are for the whole section of fence. We asked for bids on a wrought iron fence made by Fortress, which will match what we have around the Cemetery Memorial. We received three bids for the fence and installation; CFC Fence and Decking - \$26,810; Stonehenge Fence - \$26,065 and then Donahue Welding \$34,960.

Matt also stated we are gathering bids for the cement work on the curb and gutter and those bids will be due on Friday the 19th, and then approved on October 1st council meeting. The curb and gutter will be finished by October 15th, then we can start on the fence.

MOTION BY: Councilperson Janie Christensen to approve the Stonehenge Fence company bid for the rod iron fence at the soccer park.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

Matt also reported the Loafer View Recreation complex curb and gutter is now finished around the new parking lot and the bids for the asphalt are out and waiting to be brought in. There are a lot of projects going on within the city and the city crews, we felt it would be best to bid out this project because of the deadline of the project, which is October 15th. The asphalt bid will also be on next council meeting agenda. Matt stated he feels we will be able to have the project completed by the deadline, which is in the contract when we purchased the property.

Matt reported the 180 North project of widening the road, we are waiting on CenturyLink to move one of their pedestal before we can asphalt it. We are putting road base down and getting everything ready, we hope to have it completed next week. On 500 East the sewer manholes have been re-collared, just waiting for the cement to dry. The trenching for the new soccer field park sprinkler system is getting completed, we hope to have it ready to hydro seed in the next couple of weeks.

Mayor Brailsford stated Aaron Painter will be working on the quit claim deeds for 100 East project. He also stated that Matt and the city crews have done a great job, everything is looking really good. The citizens have also taken notice and commented to him. Nebo School District thanked the city for completing the Main Street project, it looks really good going into the high school.

7. APPROVE MINUTES OF SEPTEMBER 3, 2014

MOTION BY: Councilperson Soren Christensen to approve the minutes of September 3, 2014 as written.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

8. APPROVE BILLS FOR PAYMENT

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

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (5-0).

Mayor Brailsford reported the amount of the bills approved tonight was \$585,550.10.

COUNCIL REPORTS

9. MAYOR RANDY BRAILSFORD

Mayor wanted to thank all of the employees and volunteers for making our city a great city.

10. COUNCILPERSON STERLING REES

Councilperson Rees reported he has heard a lot of good comments from the residents, the city employees are doing a great job. He asked Matt Marziale about the Eagle Scout projects. Matt stated eight of the ten projects he has are being worked on.

11. COUNCILPERSON JANIE CHRISTENSEN

Councilperson Janie Christensen reported the sewer department has been helping out with the other departments trying to get projects completed. She also reported the Library will be having a Star Wars night again on October 3. The Library Teen group is going well.

Mayor Brailsford stated on the road to the cemetery, there is sewer line that keeps sinking and we need to get it repaired. It was stated the sewer line is very deep at that spot and we might have to get some bids on it, because we don't have the proper equipment to work on it. Mayor asked that we get bids so we can get it repaired before we lose it.

12. COUNCILPERSON AARON CLOWARD

Councilperson Cloward reported all of the fall sports are going strong. Parks are looking great. We have received our mini excavator that we are leasing this year, the paper work is getting prepared.

Mayor reported the parks department has finished installing the sprinkler system on the section of lawn by the Civic Center where we installed the new fence.

13. COUNCILPERSON SOREN CHRISTENSEN

Councilperson Soren Christensen reported the Pressurized Irrigation system will be shut down on October 6. The rain has really helped us out this year.

There was a discussion about water.

14. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren reported the South Utah Valley Solid Waste District has their financial statement completed for FY 2014. The report stated the new management is doing a great job, but there are issues the district is facing.

15. PUBLIC SAFETY – CHIEF BRAD JAMES

Chief James did not have anything to report tonight.

16. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Mayor Brailsford stated Dave Johnson was excused tonight.

17. ATTORNEY S. JUNIOR BAKER.

Attorney Baker was excused and Attorney Jason Sant was in his place, he did not have anything to report tonight.

18. JEFFREY NIELSON, CITY FINANCE DIRECTOR/RECORDER

Jeff Nielson reported the city will be ready to do online bill processing with Xpress Bill Pay starting the first of October.

19. MATT MARZIALE, RECREATION DIRECTOR

Matt Marziale did not have anything else to report tonight.

20. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook reported the power outage on Friday was due to a fault in the transformer at Arrowhead Substation. Monday's outage was related, we have the power transferred over to Loafer Substation, will be working with SESD to get things back to normal. We have good reliable power in Salem.

21. REBECCA ANDRUS, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

Rebecca Andrus reported we have bids out for some roads rejuvenation with Newroc, it is a product similar to HA5 which we used in prior years, but it is better. We have identified several roads in the Old Cherry Wood Estates and Nelson Taylor Estates subdivisions. We have a lot more roads that need to be done, but have only budgeted enough to do these two subdivisions. The bids will be turned in by the 29th and will have the award of the bids on the next council meeting.

Rebecca reported on Orchard Farms subdivision, they have just about completed the items required of them by DRC, so the first phase plat map will be turned in and recorded. We met with the owners on the S curve going into the cemetery, the meeting went very well, and

we explained to them what is going on with the Orchard Farms subdivision and their plans of abandon the S curve in the road. The abandoning of the road (S curve) will be on Planning and Zonings next meeting as a public hearing, then scheduled for City Council meeting on October 15th for a public hearing.

Rebecca also reported on the Solid Waste tech committee and how they are working with the Solid Waste Board to help out with the issues. She went to the League of Cities and Towns fall conference, it went very well. She has also been working with the Central Utah Clinic on the road issues, trying to get them resolved. We would like to get a subcommittee together to get working on the sewer master plan and transportation plan, which will need to happen soon. She has also been working on the Subdivision Standards.

Rebecca reported on the following subdivisions. Aly Acres have started the construction on Beet Road. They have been shutting the road down while they are working on the sewer laterals. Whisper Ridge subdivision is completed, and she will be giving them the final letter of approval as of today, the letter will also be attached to the minutes.

Councilperson Soren Christensen stated he heard that Aly Acres construction has been stopped because of some legal issues with the property owners. It was stated there was construction going on today at the subdivision and have not heard about the legal issues.

Councilperson Rees asked about the homes on 100 East, between Center and 100 South, they have laid down asphalt on the city right-of-way. Wondering if they got permission to make sure it is done correctly. Rebecca stated they should have a permit, because it is in city right-of-way, if we do need to do repairs or anything in the right-of-way, we can tear it up. It does cause a lot of problems when residents do this without permission. It was recommended that a letter be written and sent to them.

ADJOURN CITY COUNCIL MEETING

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

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:20 p.m.

Jeffrey Nielson, City Recorder



Construction Completion

Date: September 17, 2014

To: Cobblestone Land LLC
Attn: Kevin Kuhni
1032 East 1010 North
Orem, Utah 84097

For: Whisper Ridge Plat A

Developer: Cobblestone Land LLC.

To whom it may concern:

This letter is to inform you that Salem City engineering staff members have inspected the improvements constructed as part of the aforementioned subdivision and shown in the table below.

SALEM CITY, UTAH WHISPER RIDGE PLAT A		
No.	Description	Original Bond Amounts
1	Roadwork	\$ 267,720.00
2	Culinary Water	\$ 98,400.00
3	Sanitary Sewer	\$ 47,100.00
4	Storm Drain	\$ 82,030.00
5	Pressurized Irrigation	\$ 79,400.00
6	Miscellaneous	\$ 2,250.00
7	Electrical	\$ 30,000.00
8	Pre-Paid Fees (Cash)	\$ 320,943.77
9	Total Project Cost	\$ 927,843.77
10	Minus Pre-paid Fees (includes Cash in Lieu of Water Rights, Connectors Agreements, 5% Construction Services/Inspection Fee, 10% Warranty Bond, Street Signs and Electrical Materials)	\$ (320,943.77)
11	Total Bond Required	\$ 606,900.00
12	Bond Amount Returned	\$ 573,400.00
13	Asphalt Rejuvenator Bond to be Retained	\$ 33,500.00
14	Construction Warranty Bond (10% to be retained until final acceptance)	\$ 72,663.62

Mayor
Randy A. Brailsford

Salem City Corporation

"Modern Living in a Rural Setting"

City Council
Janie Christensen
Aaron D. Cloward
Soren K. Christensen
Sterling M. Rees
Craig B. Warren



PRIDE

UNITY

SERVICE

These improvements have been found to be complete. The one year warranty period for the improvements begins as of the date of this letter, September 17, 2014.

Since the constructed improvements included a three-inch asphalt section instead of the 2.5-inch specified in the bond estimate, the one-inch asphalt overlay after a year is not required. However, the city will retain \$33,500 of the bond to place an asphalt rejuvenator on the road in the future in lieu of the one-inch overlay.

Prior to final acceptance of project improvements at the completion of the warranty period, Salem City staff will conduct a final inspection of the improvements to ensure that everything is still in good condition. Once all damage and defects have been appropriately remedied, Salem City staff will authorize the release of the warranty bond and recommend acceptance of the improvements.

Please contact me if you have any questions or concerns.

Sincerely,

Rebecca Andrus, P.E.
City Engineer

cc. Included as part of the City Council minutes for the September 17, 2014 meeting