

Minutes of the Salem City Council Meeting held on September 3, 2014 in the Salem City Council Chambers.

Worksession 6:50 p.m. Council reviewed their bills.

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
participated over the phone.

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
Clark Crook, Power

OTHERS PRESENT

Brailey Johnson, Ashlee Johnson, Ryla Thurgoal, Charlotte McIntier, Natalie Stutz, Sabrina Julian, Nathaniel Goodman, Gussie Kutch, Hayden Boardman, Tiffany Anderson, Jailee Anderson, Aly Unsworth, Andrea Findlay, Elicheba Armstrong, Maddi Christensen, Michael Bunker, Lakota Centeno, Nathan Oliver, Hunter Vance

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. YOUTH COUNCIL

Elicheba Armstrong and Maddi Christensen from the youth council reported on the activities they have done along with helping out with Salem Days events. In September they will be doing a service project by cleaning around the pond, they will also be sworn in as a youth council. In October they will be helping the library with their Halloween party.

The mayor and council thanked them for all of their work with Salem Days.

4. SEWER HEAD WORKS GRINDER

Mayor Brailsford stated one of the grinders at the sewer plant headwork has gone out. The cost for the repair of the grinder is \$13,918. We budgeted to repair the grinder in last year's budget but did not need to use the funds. Will use the funds from the unreserved fund balance to pay for the grinder this year.

MOTION BY: Councilperson Janie Christensen to approve the repair of the sewer plant grinder in the amount of \$13,918.

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

5. EXPRESS BILL PAY AGREEMENT

Jeff Nielson explained this is the agreement to allow the city to have on-line bill payment available to the residents. This will be a good service for the residents. The cost of it is \$1,500 plus monthly fees depending on transactions.

MOTION BY: Councilperson Aaron Cloward to approve the Express Bill Pay Agreement.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (5-0).

6. APPROVE MINUTES OF AUGUST 20, 2014

Mayor Brailsford asked for a motion on the minutes for August 20, 2014 as written.

MOTION BY: Councilperson Soren Christensen to approve the minutes of August 20th as written.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

7. APPROVE BILLS FOR PAYMENT

Mayor Brailsford stated the amount of the bill approved tonight is \$760,743.85, he then asked for a motion on the bills.

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

SECONDED BY: Councilperson Aaron Cloward.

VOTE: All Affirmative (5-0).

COUNCIL REPORTS

8. MAYOR RANDY BRAILSFORD

Mayor Brailsford asked Rebecca Andrus to update the council on items the city is working on during the moratorium. Rebecca stated the proposals for engineering general service will be on the agenda next council meeting, after the committee has reviewed the proposals. The Waste Water feasibility master plan will be working on it with the engineering firm that will be selected along with the road master plan. She has been working with the power and water departments to determine meters we want to use. The Storm Water and the standards for the subdivision are being worked on. Mayor Brailsford asked her to contact Central Utah Water Conservation about water meters. Rebecca stated she has read the study they did with USU on meters, and we are looking at the magnetic meters so we don't have any moving parts.

Rebecca also reported that Aaron Painter is working on easements for 100 East project and working with Richard Heaps on intercity sidewalk, curb, gutter, and roads. The 100 East is a priority though. Councilperson Soren Christensen asked if Dave Anderson will be helping out with planning. Rebecca stated he would be assisting with the transportation master plan and helping us with it.

With the sewer master plan, the state said if we would come to them with our planning ideas, they will give us the grant money upfront to help with the design, then when we fund for the project we will have to pay the state back.

Mayor Brailsford stated he would like to have Chief James involved in the transportation planning. Rebecca stated that would be great, she also recommended getting the public involved.

Clark Crook reported the power is working on a model study, looking at residential and commercial growth to determine what our capacity will be as we grow. We need to determine what our needs are going to be. He is also working on the subdivision standards for electrical, and having a unified standard with the other cities. The Arrowhead Substation transformer is getting ready, looking to have it assembled in October.

9. COUNCILPERSON STERLING REES

Councilperson Rees reported on the UMPA Summer Social, it was held at Salem City Community Center, he was disappointed that no one else was there from Salem, would encourage the council to attend next year. He also reported on Eagle Scout Projects.

10. COUNCILPERSON JANIE CHRISTENSEN

Councilperson Janie Christensen reported the library was very grateful for the donations from Salem Days auction. She also reported the sewer plant had a foaming incident on August 26th at 10:00 a.m.

Jeff Nielson reported the Nebo Philharmonic Orchestra will be doing their free concert to the public on Friday November 28th after the lighting of Pond Town Christmas.

11. COUNCILPERSON AARON CLOWARD

Councilperson Aaron Cloward reported the Chamber of Commerce unplugged year-end party will be on September 6th, at Spanish Fork North Park. The recreation has seen an increase in soccer this year. Flag football, coed softball and tackle football are going strong. The new soccer park by the cemetery is being prepared for hydro seeding. The parking lot at Loafer Complex is getting ready for curbing next week then we can do asphalt. The restrooms at the cemetery/soccer field are just about complete.

He also reported we have received a lot of good comments about Salem Days, everyone really enjoyed the activities and a lot of good feedback about the concert on Friday Night. He wanted to thank the Olson's, Parker's, Matt Marziale and the chairpersons over each event for their hard work.

12. COUNCILPERSON SOREN CHRISTENSEN

Councilperson Soren Christensen reported the rain has really helped with the PI usage this last little bit. The usage is usually around 12 – 14 acre feet per day, with the rain it has gone to 3 – 5 acre feet.

13. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren reported Main Street project is completed and looks good. The road department is working on 500 East with the sewer manholes collaring and then 180 North project of widening the road, waiting on the phone company to move a pole and equipment, then we can move forward.

14. PUBLIC SAFETY – CHIEF BRAD JAMES

Police Chief Brad James reported that Officer Roger Lowe has accepted a job with the Utah County Sheriff department, will need to replace him. Officer Blair Kerby has had a medical procedure.

15. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson did not have anything to report tonight.

16. ATTORNEY S. JUNIOR BAKER.

Attorney Baker did not have anything to report tonight.

17. JEFFREY NIELSON, CITY FINANCE DIRECTOR/RECORDER

Jeff Nielson reported our independent auditors were here last week, and will continue to work with them for the next few weeks.

18. MATT MARZIALE, RECREATION DIRECTOR

Matt Marziale reported the roads department is working on 180 North widening project, along with helping move dirt for the soccer field and the new parking lot. The restrooms at the cemetery/soccer field should be completed this week. Mayor Brailsford asked that we get signs for no parking and signs indicating for cemetery use only for the cemetery side, need to keep the cemetery and soccer field sides separated. Matt also reported to have the hydro seeding on the new soccer field completed by September 15th, will keep it closed until the end of summer next year. The poles for the football field at Loafer View Complex have been ordered, they were 55 foot poles at \$1,700 a piece. Would also like to use similar poles for the netting at the ball field to help stop the baseballs from reaching the residents homes. The class three poles are a lighter pole and Clark Crook feels they will work great for the netting. They are \$1,600 a piece and the netting is \$1,500. Dr. Adam Lee was going to talk to the neighbors about helping pay for the netting, then the city would get the poles and do the labor. Matt feels it would be a good project to do in November. The council felt it would be good to move forward, but need to make sure the neighbors contribute also.

19. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook did not have anything to report tonight.

20. REBECCA ANDRUS, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

Rebecca Andrus reported that Loafer Mountain View plats B & C have been completed and can start pulling building permits. A letter has been written and given to the developer stating the subdivision has been completed. She would also like to have the letter placed in the minutes (see attached letter). The total project was almost one million dollars, and have given back all of the bond, but have retained \$35,750 for an overlay on the roads, a HA5 or equivalent to be completed in the future. \$76,216.77 is also being retained for the warranty bond, will be released one year after the completion letter was given (September 3, 2015). She also reported after a plat has been given final approval from DRC, she will let the council know.

Rebecca also reported that Orchard Farms plat was finalized on September 3rd DRC meeting with a lot of conditions. We will be working with them on the conditions along with a water model for the subdivision to make sure they have enough pressure. A water line will need to go through the cemetery to help them with their water flow. All of the conditions the council placed with the preliminary plat have been met. This will be the first phase of the subdivision they are working on now.

21. CLOSED SESSION – Discussion of Real Property

MOTION BY: Councilperson Janie Christensen to enter into a closed session for the discussion of Real Property.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (5-0).

ADJOURN CITY COUNCIL MEETING

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

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:25 p.m.

Jeffrey Nielson, City Recorder



Construction Completion

Date: September 3, 2014

To: Robert Nelson Development LLC.
Attn: Robert Nelson
1220 South 400 East
Salem, Utah 84653

For: Loafer Mountain View Plat B&C

Developer: Robert Nelson Development LLC.

Dear Mr. Nelson:

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 LOAFER MOUNTAIN VIEW PLAT B&C		
No.	Description	Original Bond Amounts
1	Roadwork	\$ 302,407.00
2	Culinary Water	\$ 77,425.00
3	Sanitary Sewer	\$ 106,690.00
4	Storm Drain	\$ 91,960.00
5	Pressurized Irrigation	\$ 52,450.00
6	Miscellaneous	\$ 3,000.00
7	Electrical	\$ 128,235.74
8	Pre-Paid Fees (Cash)	\$ 269,249.11
9	Total Project Cost	\$ 945,181.11
10	Minus Pre-paid Fees (includes Cash in Lieu of Water Shares, 5% Construction Services/Inspection Fee, 10% Warranty Bond, Street Signs and Electrical Materials)	\$ (269,249.11)
11	Total Bond Required (Irrevocable Letter of Credit No. 735-1)	\$ 675,932.00
12	Bond Amount Returned	\$ 640,182.00
13	Asphalt Rejuvenator Bond to be Retained	\$ 35,750.00
14	Construction Warranty Bond (10% to be retained until final acceptance)	\$ 76,216.77

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 3, 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 \$35,750 of Irrevocable Letter of Credit No. 735-1 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.

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 3, 2014 meeting