

Minutes of the Salem City Council Meeting held on December 14, 2005 in the Salem City Council Chambers.

**MEETING CONVENED AT:** 7:30 p.m.

**CONDUCTING:** Mayor Randy A. Brailsford.

**COUNCIL PRESENT:**

Mayor Randy A. Brailsford  
Councilperson Lynn Durrant  
Councilperson Dale Boman  
Councilperson Terry A. Ficklin  
Councilperson Stanley W. Green  
Councilperson Dale R. Wills

**STAFF PRESENT:**

Jeffrey Nielson, City Recorder  
Chief Brad James, Police Chief  
David Johnson, Public Works  
Junior Baker, City Attorney  
Bruce Ward, City Engineer

**OTHERS PRESENT**

Dorothy Jensen  
Del Jorgensen  
GT Rasband  
Richard Reed  
Colby Vaifoov  
Kevin Pritchett  
Calvin Blackburn

Jerry Jensen  
Carol Jorgensen  
Lane Henderson  
Chloe Laurila  
Carly Jensen  
Burry Blackburn  
Justin Henderson

Jared Jensen  
George Rasband  
Matt Evans  
Allan Terry  
Lacy Nelson  
Rick Blackburn  
Brent Moser

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

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

**2. INVITATION TO SAY PLEDGE OF ALLEGIANCE**

Mayor Brailsford asked if anyone would like to invite those who would wish to participate, to stand and say the pledge of allegiance. Chief Brad James stated that he would like to. He then led the pledge of allegiance for those who wanted to participate.

**3. PUBLIC HEARING**

OPEN

**MOTION BY:** Councilperson Terry Ficklin to open the public hearing.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

**a. Carol Jorgensen – Zone Change on Property at 1050 S. 750 E. from A-1 to R-2**

Mayor Brailsford asked Dave Johnson to point out on the map where this property was located. Dave showed on the map where it was, and explained it is on the south side of the Highline Canal. Carol stated that there are two other property owners wanting the change also. Dave stated that the General Plan shows the area as R2 or R3, so what they are asking for does follow the General plan. The question was asked if they are planning on building any homes. Carol stated that right now they are not, because of the restriction, but in the future they would plan on building. There is about 30 acres to be changed. The property on the north and on the west is zoned as R2. Mayor Brailsford asked if there were any questions from the public or the council. There were no questions.

**b. Ordinance Allowing Limited Private Waste Water Treatment Systems**

Mayor Brailsford stated that this item was discussed during work session. He said some of the concerns were; making sure that the septic tank was disposed of properly after the property owner was hooked onto the sewer line and then who would enforce that, especially when it is a big project to dispose of it. Another concern was how we will make someone hook onto the sewer line when it is in front of their property. Attorney Baker stated that the EPA has certain requirements that would require them to hook on. Mayor Brailsford asked if we had to get a court order, could the court require someone to hook onto the sewer. Attorney Baker stated that eventually they do want to hook onto the city sewer system. Mayor Brailsford asked how we are going to make them, when the sewer is close enough to hook on. Attorney Baker stated that we do not have a lot of leverage; we can get a court order if we needed to. Mayor Brailsford is concerned if there is a possibility of someone's septic tank contaminates a neighbors well. Attorney Baker stated that we could make people pay up front to hookup to the sewer before a permit for the septic tank is issued. Councilperson Wills stated that the problem with that is what will happen in 10 years when the cost of the sewer hookup is a lot more than what they paid for in the beginning. Councilperson Ficklin was wondering if we currently give people instructions on how to dispose of their septic tank. Attorney Baker stated that the county takes care of that when they issue their permit. Mayor Brailsford stated that right now, the way the ordinance is written, it does not include commercial. He would like to see commercial included. Councilperson Boman asked about the 1000 feet. Councilperson Wills stated he liked the idea of requiring someone to hook on, when the sewer line is within 500 feet, rather than the 1000 feet. Brent Hanks asked if the 500 feet was to the property or the home. It was stated to the property. Attorney Baker asked about taking out the hardship

sentence. Councilperson Durrant asked about enforcement, and how would we enforce the ordinance. Mayor Brailsford stated that we could require people to pay up front or require a bond, and then when they hook on, and dispose of the septic tank, they can get the bond back. Councilperson Wills was wondering why the city would have to enforce the abandoning of the septic tank when the county and EPA have their regulations and requirements. Dave Johnson stated that in the past when we have required someone to bond, and the amount went over the bond, the home owner was required to pay for the overage. Jared Jenson asked about when someone on the other side of the road wants to hook on after the one property owner has put all of the improvements in. Mayor Brailsford stated that a connector's agreement could be looked at. Mayor Brailsford asked about allowing a lien- in-lieu. Jared stated that if you require someone to do a cash bond, then you should not do the ordinance, because no one would be able to afford it. Mayor Brailsford stated that the septic tanks are great for temporary, but when you get a lot of them in an area, then you start having problems, this is why we have a sewer system. He stated that we need to do something to make sure the person hooks onto the sewer. Jared stated he would like to know what the council is going to do, if they will allow a lien-in-lieu or a cash bond up front. Mayor Brailsford stated that this is what is holding the council up; they are trying to make that decision.

**c. JNB Homes – Property at 551 N. SR 198 – Preliminary Approval for Town Home Development.**

Mayor Brailsford asked Dave Johnson to show the public where it is located. Dave showed on the map where the property is located and explained that it is off of the highway, just north of Neways. Mayor Brailsford turned the time over to Brent Moser. Brent showed the plan of the development and explained a little about what they are doing. He stated that on the front of the development, next to the highway, there will be commercial buildings. Then behind the commercial there will be town homes, consisting of 143 units. Along with the development there will be a 3.2 acre park that will be deeded over to the city. Dividing the homes and the commercial there will be a 6 foot fence, made of the masonry. The project will be fully landscaped, and it meets all of the standards for the R5 zone. The units will all have garages and other nice features.

Mayor Brailsford asked if there were any questions from the council or public. Councilperson Boman asked about the sewer line and if it will be adequate along 400 north. Brent stated that they will have to up grade the sewer line from about 150 East to 460 West on 400 North to a 12 inch sewer line. He stated that Attorney Baker is looking into ways that they might be reimbursed by impact fees. Councilperson Wills was wondering about the elevation for the sewer line. Brent stated that there will not be

any basements and the park will be on the north end so there will not be any homes there, so he feels they will have enough elevation. They will also try and get sewer to Hatfield's building. Brent showed on the plat that they are considering moving the Blackburn home, but this will be a separate issue. The question was asked why the Blackburn home needed to be moved. Mayor Brailsford stated that the home would be moved over by the park, and the reason is so they would not be surrounded by the commercial buildings on the front of the development. Brent stated that they are working with the Blackburn family and the people who were involved in building the home, along with church leaders. They want the best for the Blackburn's, and want to make sure everything will be feasible before they are moved. Councilperson Wills asked about a public hearing for the PUD. Attorney Baker stated that the state legislative has stated that the multi housing units and commercial are not required to have a public hearing.

CLOSE

**MOTION BY:** Councilperson Dale Wills to close the public hearing.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

- a. **Carol Jorgensen – Zone Change on Property at 1050 S. 750 E. from A-1 to R-2**

**MOTION BY:** Councilperson Terry Ficklin to accept the zone change for Carol Jorgensen on property at 1050 South 750 East from A-1 to R-2.

**SECONDED BY:** Councilperson Dale Boman.

**VOTE:** All Affirmative (5-0).

- b. **Ordinance Allowing Limited Private Waste Water Treatment Systems**

Councilperson Durrant asked what the changes were again. Attorney Baker stated that the commercial would be allowed, and then changing the distance from 1000 feet to 500 feet required when someone needs to hook onto the sewer system. There were some questions on whether or not a cash bond or a lien-in-lieu would be required. Councilperson Durrant suggested tabling this item until next council meeting. Attorney Baker suggested getting some suggestions/options in place and then presenting them to the council for discussion.

**MOTION BY:** Councilperson Lynn Durrant to table this item until next council meeting.

**SECONDED BY:** Councilperson Dale Boman.

**VOTE:** Affirmative 4, Nay 1 (Councilperson Wills voted Nay)

**c. JNB Homes – Property at 551 N. SR 198 – Preliminary Approval for Town Home Development.**

**MOTION BY:** Councilperson Terry Ficklin to approve the Preliminary Approval for Town Home Development by JNB Homes at 551 North SR 198.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

**4. JNB HOMES – PRELIMINARY APPROVAL FOR PUD DEVELOPMENT AT 180 N. 800 E.**

Mayor Brailsford asked Dave Johnson to show where it is located. Dave showed on the map where it is located. He stated it takes in about 53 acres. Dave showed where this is located on the map. Mayor Brailsford turned the time over to Justin Henderson. Justin handed the council a flyer of the rock wall that they will be installing along Woodland Hills Drive. He stated that he has done the worksheet on the PUD, they will also be doing some extensive off site improvements, which include the upgrade of the sewer line on 400 North from 150 East to 460 West and from 700 East to 500 East. Would be participating on the road improvements on 50 North and 500 East, and the water line improvements along Woodland Hills Drive. The sewer and water lines are being reviewed to see what percentage can be paid back by impact fees. Bruce Ward stated that JNB have covered most of the issues. One of the issues that were talked about in DRC is the storm drain, and that will be addressed in the final plat. They will also need to do a feasibility study with the ground water; this will be done with the Town Home development also. Attorney Baker mentioned that it would be good to go over the ordinance and how they came up with the number of homes.

Bruce Ward then went over the ordinance and the PUD work sheet. He stated that with the PUD the developer can get bonuses for certain items that will upgrade their development, the bonuses in turn allow the developer to add additional building lots. He then went over the worksheet for JNB. The low end density for the R2 Zone for this subdivision is 119.3 units. With each density bonus they meet that 119.3 units is increased. He stated that the building material, the maximum percent allowed for upgrade is 15%. He stated that JNB will be using full stucco, with 25% front stone or brick. This allowed them 12.5% increase, which are 14.91 units. This would take the 119.3 units to 134 units. The other Density Bonus they are asking for is the Landscaping. The landscaping would allow up to 10%. They are having the front yard landscaped before final occupancy, and if it is done during the time when the weather does not permit, a \$3,000 cash bond would be done. The homes would have automatic sprinklers, sod, and two inch caliper trees. With this they are only asking for a 5%. This would increase the units by 5.96. The other Density Bonus they are requesting is the home size. The ordinance allows up to 2%. The minimum home size to be allowed is 1300 square feet for a rambler and two story 1400 square feet. The homes they would have are 1625 square foot ramblers and the two story homes would be 1750 square foot for a minimum

size. They are asking for the full 2% on the home size, which would increase the units by 2.39. Finally they are asking in the special features, which the maximum allowed is 7%. They are improving the stone fence along Woodland Hills Drive. With that they are asking for 3%, which would increase the units by 3.58. The total units allowed would be 146. They are only asking for 143 lots. With this they do meet the requirements of the PUD. There are other area's they could have met, but they decided not to. Rick Blackburn asked what a rambler home is. It was stated that a rambler home is a one level home. Mayor Brailsford asked if there were any other questions. Police Chief James asked Justin if they have met with the county engineering. Brent Moser mentioned he has spoke with the county person over the roads.

**MOTION BY:** Councilperson Stanley Green to accept the PUD as it was explained, and that they do the sewer line improvements on 400 north, the water line improvements on Woodland Hills Drive, and help participate on the 50 North road, along with meeting the recommendations from Planning and Zoning and DRC, and the development be done in phasing according with the recommendations from the engineer. **(DRC Motion on 12/7/05: to recommend to the Planning & Zoning Commission approving the preliminary plat of Salem Heights PUD Subdivision subject to all the construction and development standards being met; getting a title report; having the engineer calculate their share of installing 50 North and paying that amount; up grading the sewer line on 400 North from about 150 E. to 460 W. from an 8-inch line to a 12-inch line, cost to be reimbursed with impact fees; installing an 8-inch sewer line on 400 North from 500 E. to 700 E., to be reimbursed with a connector's agreement; installing a 12-inch water line along Woodland Hills Drive from the south end to the north end of their property, to be repaid with impact fees; the sewer line to go in with the appropriate phase to be determined by the engineer; the water line to go in with the last phase or last 15 lots. Planning and Zoning Motion on 12/7/05: to approve the preliminary for the Salem Heights PUD project with the recommendations made by DRC, accepting the density bonuses proposed by JNB Homes, and validating the water rights that are used by the Palfreymans.)**

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** Affirmative (4-0) Councilperson Wills abstained from voting).

##### **5. MILO BECKSTROM – LANE HENDERSON ANNEXATION AT APPROX. 9700 S. WOODLAND HILLS DRIVE.**

Mayor Brailsford turned the time over to Milo Beckstrom. Milo stated he has 6.6 acre that he would like to have annexed into the city. Dave Johnson showed on the map where it was located. It is on the east side of Woodland Hills Drive. Milo stated the frontage is about 662 feet. Mayor Brailsford asked if there were any questions, there were no questions.

**MOTION BY:** Councilperson Stanley Green to proceed with the annexation of Milo Beckstrom at approx. 9700 S. Woodland Hills Drive.

**SECONDED BY:** Councilperson Terry Ficklin.

**VOTE:** Affirmative (4-0) Councilperson Boman abstained from voting).

## **6. GEORGE RASBAND – WATER LINE BOND AGREEMENT**

Mayor Brailsford turned the time over George Rasband. George showed the council a drawing of what he would like to do. He stated that the water line on 8800 South and ends a Lewis' home. He and his son GT installed the water into GT's home. They used to share the same well. George's and GT's homes have a common lot between them, he would want to put the water to that lot with a meter, and then service his home from that meter. He would want to do what GT did by boring under the road to hook to the water line. Then when the water line extends further he would hook onto the line. Attorney Baker stated that it would require a variance in the ordinance. Right now the ordinance states that he would be required to bring the water line up to and through the property line. Councilperson Durrant asked how GT was able to hook on. It was stated that the water line runs in front of GT's home, and then ends. It was stated that the council could look at doing a variance to the ordinance, and to allow certain conditions. Mayor Brailsford asked to do a variance to the ordinance for the next council meeting.

## **7. RESOLUTION ALLOWING WOODLAND HILLS TO JOIN SUVSWD**

Mayor Brailsford turned the time over to Attorney Baker. Attorney Baker stated that when SUVSWD was formed a few years ago, Woodland Hills did not want to be a part of it. They would like to join the district now. With the resolution, it is allowing them to join at this time, but they will have to pay a buy in amount in order to join. Provo has passed the resolution, and they feel it should not be a problem. Councilperson Ficklin stated that the board has spent a lot of time reviewing this, and making sure it would be fair to the existing members. The buy in rate is based on current value. Lane Henderson asked what the buy in amount would be. Councilperson Ficklin was not sure of the amount off hand; he would have to go get it. There was some discussion on rather to pass it or table it until we can get the figures.

**MOTION BY:** Councilperson Terry Ficklin to table this agenda item until we can get the figures showing how much the buy in cost is for Woodland Hills.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

## **8. RESOLUTION ESTABLISHING RIGHT OF ACCESS TO OBTAIN CRIMINAL HISTORY INFORMATION PRIOR TO HIRING AN EMPLOYEE OR ACCEPTING A VOLUNTEER.**

Attorney Junior Baker stated that as the city grows we felt we needed to do back ground checks on volunteers for the city, especially for the coaches for youth recreation. The

state has some guidelines that we would need to follow. We would also change the way that the back ground checks are done for employees. Mayor Brailsford recommended to the council to accepting the resolution.

**MOTION BY:** Councilperson Dale Wills to approve Resolution 121405 to establish right of access to obtain criminal history information prior to hiring an employee or accepting a volunteer.

**SECONDED BY:** Councilperson Dale Boman.

**VOTE:**

## **9. ORDINANCE ON BOUNDARY LINE ADJUSTMENT WITH WOODLAND HILLS**

Mayor Brailsford stated that this has been going on for quite a while now. Attorney Baker stated that back in July we adopted a resolution, after that Woodland Hills had their city council meeting. We have been waiting on Woodland Hills, because they felt there was a boundary line disagreement. Attorney Baker stated that he feels there is not a disagreement, and feels we need to get this resolved. He stated that this ordinance goes along with the resolution that was already passed. A question from the public was asked if the Davis Ranch was in Woodland Hills. Mayor Brailsford stated that they were, but they have gone through the process of de annexation to have the 417 acres annexed into Salem City. The question was asked if anyone could do that. It was stated that the person would have to go through the process to have it de annexed, but that they could do it.

**MOTION BY:** Councilperson Dale Boman to approve Ordinance 121405 for Boundary Line Adjustment with Woodland Hills.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

## **10. ANIMAL SHELTER AGREEMENT**

Mayor Brailsford turned the time over to Chief James. Chief James stated that we are finally ready for this agreement. After a lot of talk, we are wanting to a part of the shelter. In order to be part of it, there is a one time start up fee of \$2,326; then an amount of \$4,575 for this fiscal year 2005/2006 that we would be split into two payments. Then next years amount would be based on the number of animals brought into the shelter for 2005. Chief James stated that this item was planned in the budget for this year. He stated that Officer Kerby, Animal Control Officer for Salem, has put a lot of time on this, and feels we are ready.

**MOTION BY:** Councilperson Dale Wills to approve the Animal Shelter Agreement.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).



Councilperson Wills had a question on this; he stated we have one of the best Animal Control Officers. Looking at the numbers we have a lot more animals that are being picked up and taken to the shelter than some of the other cities. Chief James stated that Officer Kerby has really been enforcing the animal control. Citizens are starting to be a lot better about keeping their pets under control, because of the enforcement.

## **11. 2005 FIRE GRANT**

Mayor Brailsford turned the time over to Chief James again. Chief James stated that the fire department received a grant for \$35,000; they are asking to purchase radio equipment and extrication equipment with it. They want permission to spend the money. The grant is a 5% match that we will have to pay for. The grant was planned in the budget this year. They have 30 days from the time the grant money was received to spend the money. So they are asking permission to spend \$17,419.65 for communications (radio and pagers), and then \$6,605.03 for extrication equipment.

Mayor Brailsford left the council chambers at 9:00 p.m.

**MOTION BY:** Councilperson Lynn Durrant to approve the purchase for the Fire Department.

**SECONDED BY:** Councilperson Dale R. Wills

**VOTE:** All Affirmative (4-0) (Councilperson Ficklin acting Mayor Pro-Tem).

## **12. APPROVE PURCHASE OF SALTER/SANDER FOR DUMP TRUCK**

Councilperson Terry Ficklin (mayor pro-tem) asked about the sander. It was stated that Mayor Brailsford was overseeing this item.

Mayor Brailsford returned to the council chambers and asked to take a break. Council took a recess at 9:05 p.m. Council resumed at 9:25 p.m.

Mayor Brailsford stated that one of the sanders is falling apart and is not working. Dave Johnson stated that we are required to use salt for the roads, and we feel this is what has caused the problems over the years. Councilperson Wills stated that there is a bid for a new one, it is a state bid of \$11,783.00 for the spreader and \$1,100.00 for installation, but the city crew may be able to install it themselves. Jeff Nielson explained that it is last year's prices also. Mayor Brailsford stated that the money could be used in B&C to pay for the new sander.

**MOTION BY:** Councilperson Dale Wills to approve the sander for \$11,783.00 and \$1,100.00 for installation if the city crew can not install it.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

### **13. STRAWBERRY TRUST AGREEMENT**

Mayor Brailsford stated that this item has been worked for a long time, with other mayors and attorneys in the area. He stated that there are still some minor issues that need to be taken care of, but he would recommend to the council to give permission to him to sign the agreement after the mayors and attorneys felt that everything was in line.

**MOTION BY:** Councilperson Dale Wills to approve the Strawberry Trust Agreement, with the conditions that after Mayor Brailsford, other mayors involved, and attorneys involved which includes Attorney Baker, feel comfortable with the agreement.

**SECONDED BY:** Councilperson Dale Boman.

**VOTE:** All Affirmative (5-0).

The Council thanked the mayor for all of his hard work on this agreement. There has been a lot involved over the years, and they appreciate his time.

### **14. APPROVE MINUTES OF NOVEMBER 14, 2005**

**MOTION BY:** Councilperson Dale Wills to approve the minutes of November 14, 2005 as written.

**SECONDED BY:** Councilperson Lynn Durrant.

**VOTE:** All Affirmative (5-0).

### **15. APPROVE MINUTES OF NOVEMBER 16, 2005**

**MOTION BY:** Councilperson Stanley Green to approve the minutes of November 16, 2005 as written.

**SECONDED BY:** Councilperson Dale Boman.

**VOTE:** All Affirmative (5-0).

### **16. APPROVE BILLS FOR PAYMENT**

Councilperson Lynn Durrant stated that there are two invoices from Barnes and Noble, but the invoices and amount are different, but the books all look the same. She asked Jeff to look into it.

**MOTION BY:** Councilperson Wills to approve the bills for payment.

**SECONDED BY:** Councilperson Stanley Green.

**VOTE:** All Affirmative (5-0).

### **17. PUBLIC SAFETY**

## **18. OPEN DISCUSSION**

Mayor Brailsford asked if anyone had anything for open discussion. Jared Jensen had a question on what direction the council is looking on the septic tank ordinance. He has been putting off purchasing some property until the council has approved the septic tank ordinance. This has been going on since last August when he came to council. He was hoping to have an idea of which way the council would be leaning. The people who he is buying the property from have told him they need to know by the following day.

Attorney Baker stated that a bond does not really work, unless you have a time line for it. Dave Johnson feels that a lien-in-lieu does not work, mostly because of the situation we are going through with a water line lien-in-lieu, and how we have lost out on the money for it. He feels cash upfront would work, but that is very hard for most people to come up with it. Councilperson Wills stated that we just approved a subdivision, then an annexation that will be close to the 500 feet of the subdivision. This would mean that the person who builds on the annexation would have to hook onto the sewer. It was stated that because the annexation is on the East side of Woodland Hills Drive, we would not want the property to hook onto the subdivisions sewer line. It is not in the sewer master plan to have it done. It was stated that it should be addressed in the ordinance then, that the sewer line must go with how the master plan is laid out. Attorney Baker stated he could add that into the ordinance about the master plan. He also stated that Spanish Fork allows it on five acres lots or more, and they approve maybe 1 or 2 a year. Bruce Ward stated that another option would be to choose not to enforce it. There was some discussion on a lien-in-lieu and cash bond. Attorney Baker stated that probably the most workable option at this time would be to do a lien-in-lieu. The council asked Attorney Baker to write the ordinance so it states lien-in-lieu. They will then review it before next council meeting when the item will be on the agenda again.

## **COUNCIL REPORTS**

### **19. MAYOR RANDY A. BRAILSFORD**

Mayor Randy Brailsford did not have anything to report tonight.

### **20. COUNCILPERSON DALE BOMAN**

Councilperson Dale Boman stated that Pond Town Christmas is going great.

### **21. COUNCILPERSON LYNN DURRANT**

Councilperson Lynn Durrant asked about the minutes in Department Head meeting, it states in there that the power department is in need of a new bucket truck. Mayor Brailsford stated that within the next year or so the city should look at getting a new bucket truck. Attorney Baker stated that we need to make sure that Doug Smith (over the

power department) does not use it if it is unsafe. Dave Johnson stated that the power department should also look at getting another utility truck. Right now they only have the one, and it does not make sense to drive around the bigger trucks when the smaller truck is being used and they need to get someplace.

**22. COUNCILPERSON TERRY A. FICKLIN**

Councilperson Terry Ficklin did not have anything to report tonight.

**23. COUNCILPERSON STANLEY W. GREEN**

Councilperson Stanley Green did not have anything to report tonight.

**24. COUNCILPERSON DALE R. WILLS**

Councilperson Dale Wills did not have anything to report tonight.

Mayor Brailsford asked Councilperson Wills about SUVMWA, and how their feeling on the strawberry water issues was. Councilperson Wills stated that they felt everything was okay.

**25. DAVE JOHNSON, PUBLIC WORKS DIRECTOR**

Dave Johnson did not have anything to report tonight.

**26. BRUCE WARD**

Mayor Brailsford stated that there are several meetings where Bruce is in meeting with developers, where a lot of major issues are discussed. With the final plat approval if there are issues, then Bruce has involved the person, who would be responsible for that issue, to discuss it with the developer. We would like to start doing it with the preliminary plats. When they are turned in, Bruce will go over them, if he determines there is a problem he will get the necessary people involved. This way we are going to try and cut down the time during meetings. Right now, when a developer brings in a plat, they have 10 days to get it approved. We want to change it so it reads that the city will have 10 days to review it for any problems before it is approved.

Bruce Ward wanted to update the council on the PI system. He stated he is working with Jeff Nielson to get some information and figures together. He is getting samples of usages, and looking at cash flow. He stated it is still in the working process. He feels that about the end of January, it might be a good time for another update meeting. He

stated he is meeting with the canal companies regarding the ditches and what will happen with them.

**27. ATTORNEY S. JUNIOR BAKER.**

Attorney Baker did not have anything to report tonight.

Mayor Brailsford wanted to wish everyone a Merry Christmas.

**CLOSE CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Terry Ficklin to close city council meeting.

**SECONDED BY:** Councilperson Dale Boman.

**VOTE:** All Affirmative (5-0).

**MEETING ADJOURNED AT:** 9:50 p.m.

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Jeffrey Nielson, City Recorder