

Salem City Council Meeting will also be held electronically, using the Zoom program.

If you would like to participate, please call the city offices (801-423-2770) or email (salemcity@salemcity.org) before 5:00 p.m. on Wednesday, May 1st to request the link.

DATE: May 1, 2024 (City Council Chamber 30 West 100 South)

5:30 p.m.

Work Session

1. Transportation IFFP and IFA Amendment
2. Tentative Budget
3. RDA – Tax Increment Financing (TIF)
4. Agenda Item's Discussion

7:00 p.m.

AGENDA – REGULAR COUNCIL MEETING

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. Youth Council Report
4. SF / Salem Chamber Report
5. Public Hearing
 - a. Title 6, Chapter 2 – Alcoholic Beverages Amendment
 - b. Transportation IFFP and IFA Amendment
6. Decision: Title 6, Chapter 2 – Alcoholic Beverages Amendment
7. Decision: Transportation IFFP and IFA Amendment
8. Decision: Resolution – Authorizing an Increase of City Pick Up of Public Safety and Firefighter Employee Retirement Contributions
9. Decision: Tentative Budget
10. Decision: Sale of Cemetery Plots
11. Decision: Multi-Jurisdictional Building Inspection Services Agreement
12. Adjourn to RDA Meeting
13. Resume City Council
14. Decision: Meeting Minutes of April 17, 2024
15. Decision: Bills for Payment

DIRECTORS REPORTS

16. Matt Marziale, Manager
17. Chief Brad James, Public Safety Dept.
18. Steve Cox, Building Dept.
19. Walter Bird, Attorney
20. Jeffrey Nielson, Finance/Recorder
21. Adam Clements, Electrical Dept.
22. Bradey Wilde, Engineering Dept.
23. John Bowcut, Fiber Dept.
24. Jen Wright, Recreation Dept.
25. James Thomas, Public Works Dept.

In compliance with the A.D.A., individuals needing special accommodations during this meeting should notify the Salem City Office at 30 W. 100 S. or call (801)423-2770 at least three working days prior to meeting.

COUNCIL REPORTS

26. Mayor Kurt L. Christensen
 - a. Finances/Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety

27. Councilperson Kelly Peterson
 - a. Power
 - b. Fiber
 - c. SUVPS Report

28. Councilperson Cristy Simons
 - a. Parks & Recreation
 - b. Chamber of Commerce
 - c. Youth Council

29. Councilperson Cynthia Deveraux Rees
 - a. Library
 - b. Solid Waste/Recycling

30. Councilperson Paul Taylor
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA

31. Councilperson Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails

32. CLOSED SESSION -The Salem City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

Please Note: If you have an item that you would like to have discussed before the City Council, please fill out a request form, which is available online at salemcity.org or at the City Office, and return it to the City Office by 5:00 p.m. the Thursday prior to the meeting you would like to attend.

Minutes of the Salem City Council Meeting held on May 1, 2024, in the Salem City Council Chambers.

Work Session: 5:30 p.m.

1. TRANSPORTATION IFFP AND IFA AMENDMNET

Jeremy Searle from WCG addressed the council regarding transportation impact fees. He noted that he had previously met with city staff to discuss the matter. Searle expressed concerns regarding the proposal to implement a 50% reduction on commercial impact fees, citing potential legal issues and favoritism towards certain types of development. He emphasized the importance of maintaining equality in fee structures to avoid legal challenges. Searle proposed an alternative approach to managing transportation impact fees by consolidating them under a general retail category. He highlighted specific examples such as fast-food restaurants and car washes, which generate high traffic and consequently, high fees. By grouping these businesses under a general retail category, Searle argued that a fair and consistent fee structure could be established. Furthermore, Searle recommended the use of traffic impact studies for new developments to accurately assess the number of daily trips generated. He emphasized the importance of developers agreeing with the results of these studies to determine their impact fees accurately. Following Searle's presentation, council members expressed concerns about the high fees associated with certain businesses and the potential impact on attracting new businesses to the area. However, they acknowledged the importance of maintaining fairness and legality in fee structures. In response to Searle's proposal, council members expressed support for the idea of consolidating transportation impact fees into a general retail category. They agreed that this approach would be more legally defensible and aligned with common practices in other municipalities.

2. TENTATIVE BUDGET

Jeff Nielson presented the tentative budget. Jeff Neilson handed out the budget documents which show the prior year actuals for 2022, the current year 2023 actuals through March and budgeted amounts, as well as the proposed 2024 budget with changes highlighted.

Some key items in the proposed budget:

- Property tax revenue is anticipated to increase by \$102,000 due to growth.
- Sales tax is expected to level off after big increases during COVID.
- We are adding a new county tax of 0.01% on sales tax for roads.
- Franchise fees from providers like Comcast are decreasing as people cut cable.
- Road funds are increasing based on population and road miles.
- Several fees increases for administrative charges to enterprise funds.
- A \$121,000 restricted budget item for the new Veterans Memorial project.
- A \$250,000 grant for a new trail connection.

For employee compensation, we have budgeted a 2% cost of living adjustment across the board, with additional merit increases to be determined later.

Some significant utility rate increases are proposed:

- Water: 1% base rate increase (\$0.47) and 1% usage increase (\$0.11)
- Sewer: 1% base rate increase (\$0.47)
- Power: 6% overall increase, simplifying the rate tiers. The base rate would go from \$1 to \$1.50.

The power increase is driven by South Utah Valley Power System (SUVPS) issuing \$85 million in bonds for new infrastructure that we will have to pay a portion of. Our first payment of \$1.1 million for this is due in February.

3. RDA – TAX INCREMENT FINANCING (TIF)

There was no discussion about this item during work session.

4. AGENDA ITEM'S DISCUSSION

There was no discussion about this item during work session.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Kelly Peterson
Councilperson Cristy Simons
Councilperson Cynthia Deveraux Rees
Councilperson Paul Taylor
Councilperson Tim De Graw

STAFF PRESENT:

Chief Brad James, Police Chief
Steve Cox, Building Dept.
Walter Bird, Attorney
Jeffery Nielson Finance/Recorder
Matt Marziale, Manager
Adam Clements, Electrical Dept.
Bradey Wilde, Engineering Dept.
John Bowcut, Fiber Dept.
Jen Wright, Rec Dept
Cody Young

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen asked if anyone would like to give a motivational or inspirational message. Adam Clements stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Steve Cox 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

There was nobody from Youth Council at tonight's meeting.

4. SF/SALEM CHAMBER OF COMMERCE

Kathleen Leavitt from the SF/Salem Chamber of Commerce provided an update on the recent job fair, which featured around 40 businesses and attracted about 200 attendees. Employers reported positive experiences, considering it a successful event. Some of the participating employers included U.S. Wave Tronics, Post Net, Intermountain Hospital, and Provo City. Although Spanish Fork's City couldn't attend, they provided employment flyers. Military recruiters were also present. Attendees were incentivized to engage with vendors through task cards, offering the chance to win gift cards. Kathleen shared her excitement about being featured in Utah Valley Business Q Magazine's "40 under 40" list, attributing it to the community's support. She also invited the council to a networking lunch on May 16th,

featuring Custom Fit's education on reimbursement opportunities for career development and training.

5. PUBLIC HEARING

Mayor Christensen asked for a motion to enter public hearing.

MOTION BY: Councilperson Peterson made a motion to enter public hearing, seconded the motion.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

a. TITLE 6, CHAPTER 2 – ALCOHOLIC BEVERAGES AMENDMENT

Walter Bird, the city attorney, presented amendments to Title six, chapter two, regarding the alcohol section of the city code. Changes were made to off-premises sales, removing the Sunday restriction and adjusting non-selling hours from 1 to 5 a.m. on-premises sales were also adjusted from 1 to 10 a.m. daily, removing the Sunday restriction completely. These changes were deemed minor but significant depending on perspective.

Mayor Christensen asked for public comment. There was no public comment for this public hearing item.

b. TRANSPORTATION IFFP AND IFA AMENDMENT

Walter Bird, the city attorney, provided updates on transportation impact fee amendments, specifically regarding the 50% discount for commercial entities that was previously proposed but not implemented. It was recommended to strike this discount to avoid potential discrimination.

Mayor Christensen asked for public comment. There was no public comment for this public hearing item.

Mayor Christensen asked for a motion to close public hearing.

MOTION BY: Councilperson Peterson made a motion to close public hearing, seconded the motion.

SECONDED BY: Councilperson Rees seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

6. DECISION: TITLE 6, CHAPTER 2 – ALCOHOLIC BEVERAGES AMENDMENT

Mayor Christensen asked for a motion on the amendment to Title 6, Chapter 2 – Alcoholic Beverages

MOTION BY: Councilperson Peterson made a motion to approve the amendment to Title 6, Chapter 2 – Alcoholic Beverages

SECONDED BY: Councilperson Taylor seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

7. DECISION: TRANSPORTATION IFFP AND IFA AMENDMENT

Mayor Christensen asked for a motion on the amendment to the transportation IFFP and IFA.

MOTION BY: Councilperson Simons made a motion to approve the amendment to the transportation IFFP and IFA.

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

8. DECISION: RESOLUTION – AUTHORIZING AN INCREASE OF CITY PICK UP OF PUBLIC SAFETY AND FIREFIGHTER EMPLOYEE RETIREMENT CONTRIBUTIONS

The state legislature has approved an increase in pension benefits for tier two public employees in law enforcement and fire departments. As a result, the city council is set to implement a 2.41% pension increase starting in July. Currently, there are five officers in tier two retirement, and the cost to the city will be incurred.

Mayor Christensen asked for a motion on the resolution authorizing an increase of city pick up of public safety and firefighter employee retirement contributions.

MOTION BY: Councilperson Taylor made a motion to approve the resolution authorizing an increase of city pick up of public safety and firefighter employee retirement contributions.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

9. DECISION: TENTATIVE BUDGET

Mayor Christensen asked for a motion on the tentative budget.

MOTION BY: Councilperson Simons made a motion to approve the tentative budget.

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

10. DECISION: SALE OF CEMETERY PLOTS

The City Council's conversation was centered around the current policy of acquiring cemetery plots, which now requires individuals to have passed away to secure one. There's acknowledgment of an impending issue to be resolved within a year, possibly by relocating to another site. Concerns were raised about cemetery space filling up and the potential need for double-depth plots to manage costs and space. There was discussion about equipment capabilities for digging deeper graves.

Mayor Christensen asked for a motion on the sale of cemetery plots.

MOTION BY: Councilperson Peterson made a motion to approve the cemetery plots.

SECONDED BY: Councilperson Rees seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

11. DECISION: MULTI – JURISDICTIONAL BUILDING INSPECTION SERVICES AGREEMENT

The City Council discussed the Multi – Jurisdictional Building Inspection Service Agreement, which involves cooperation between cities for building inspections. There were no changes to the agreement, and it functions as a support system where cities can bring in inspectors from other cities if needed, following an inter-local agreement model.

Mayor Christensen asked for a motion on the multi – jurisdictional building inspection services agreement.

MOTION BY: Councilperson Peterson made a motion to approve the multi – jurisdictional building inspection services agreement.

SECONDED BY: Councilperson Taylor seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

12. ADJOURN TO RDA MEETING

Mayor Christensen asked for a motion to adjourn City Council and begin the RDA meeting.

MOTION BY: Councilperson Rees made a motion to adjourn City Council and begin the RDA meeting.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

13. RESUME CITY COUNCIL

Mayor Christensen asked for a motion to resume City Council.

MOTION BY: Councilperson Peterson made a motion to resume City Council.

SECONDED BY: Councilperson Taylor seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

14. DECISION: MEETING MINUTES OF APRIL 17, 2024

Mayor Christensen asked for a motion for the meeting minutes of April 17, 2024.

MOTION BY: Councilperson Rees made a motion to approve the meeting minutes of April 17, 2024.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

15. DECISION: BILL FOR PAYMENT

Mayor Christensen asked for a motion for the bills for payment.

AMOUNT: \$1,357,605.18

MOTION BY: Councilperson De Graw made a motion to approve the bills for payment in the amount of \$1,357,605.18.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

STAFF REPORTS

16. MATT MARZIALE, MANAGER

Matt Marziale provided updates on two main topics discussed during the City Council meeting. Firstly, regarding the Pressurized Irrigation (PI), it was noted that the system is currently being energized, with plans to activate it on Monday. However, there were discussions about potentially advancing the activation to Friday if feasible. Secondly, updates were given on the CUP project on Salem Canal Road. Ames Construction requested an extension until June 1st, which was granted. Paving work by Ames Construction was set to commence, with specific details provided on the areas to be addressed. Negotiations regarding road repairs and restoration of residents' yards were ongoing. Additionally, there were discussions about road repair around a pond, with details provided on the sections to be completed by Ames Construction and Eckles Paving. Completion dates were outlined, with certain sections to be finished before June 1st and others afterward.

17. CHIEF BRAD JAMES, PUBLIC SAFETY DEPT.

Greg Gurney provided updates on recent activities. Firstly, he mentioned the involvement of investigators in addressing school threats, noting that most IP addresses traced back to foreign countries. He highlighted the political nature of these incidents and the disruptions caused to the community and students. Secondly, Gurney discussed an incident involving an

individual attempting to conduct political activities at the post office, which led to their removal. He indicated that news coverage might follow. The discussion concluded with a mention of the individual's motives and their conflict with the Lieutenant Governor's office.

18. STEVE COX, BUILDING DEPT.

Steve Cox provided an update on the recent submissions of commercial building permits to the city. He stated that the building department has issued 137 new single-family building permits for the fiscal year, with an additional 18 awaiting payment before issuance.

19. WALTER BIRD, ATTORNEY

Walter Bird had nothing to add to tonight's meeting.

20. JEFFREY NIELSON, FINANCE/RECORDER

Jeff Nielson discussed the proposed budget and highlighted concerns regarding employee compensation. He explained that the state mandates a 0.7% increase in retirement contributions for tier two employees, which cannot be covered by the city as it was with the police department. Nielson presented three options: having employees cover the increase, increasing wages by 0.7%, or allocating the increase to their 401(k) contributions. Further discussion ensued about the impact on employees and the city's financial exposure. Nielson emphasized the need for timely decision-making, considering the impending budget deadline and employee expectations. The council members deliberated on the best course of action, considering the differences between tier one and tier two employees and the potential offsetting effect on tier one retirement benefits.

21. ADAM CLEMENTS, ELECTRICAL DEPT.

Adam Clements mentioned that the power department is looking hire a journeyman.

22. BRADEY WILDE, ENGINEERING DEPT.

Bradey Wilde announced that there is an application process underway to replace the assistant city engineer position. Details regarding the location of the job and the ongoing process were briefly discussed. Additionally, updates were provided regarding recent discussions with Kevin Bridget. It was noted that he is likely involved in matters concerning Spanish Fork and the Smart Property, as well as discussions with a large new family, which is part of New Salem. It was emphasized that these new properties are not currently part of the New Salem plan. Regarding the assistant city engineer position, it was mentioned that the job will be posted shortly, with the 2016 general data being utilized for the posting. The process for application and consideration was outlined, with encouragement for interested parties to apply.

23. JOHN BOWCUT, FIBER DEPT.

John Bowcut mentioned that they have 1,627 customers. They are currently working on the dream view area.

24. JEN WRIGHT, RECREATION DEPT.

Jen Wright mentioned that they finished up the track meets for the elementary schools today. Opening day for the city baseball league will be held tomorrow. Ralph Hughes will be throwing out the inaugural first pitch.

25. JAMES THOMAS, PUBLIC WORKS DEPT.

James Thomas was absent for tonight's meeting.

COUNCIL REPORTS

26. MAYOR KURT L. CHRISTENSEN

Mayor Christensen mentioned that they are looking to hire a couple more city employees. Miss Salem will be held on June 1, 2024.

27. COUNCILPERSON KELLY PETERSON

Councilperson Peterson is in the process of coordinating the details for the Memorial Day program.

28. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated that the youth council signups are soon. The Valguardson's will be the new youth council advisors.

29. COUNCILPERSON CYNTHIA DEVERAUX REES

The new transfer station is up and running.

30. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor gave a shoutout to the public works department for taking care of a water line break that happened recently.

31. COUNCILPERSON TIM DE GRAW

Councilperson De Graw had nothing to add to tonight's meeting.

32. CLOSED SESSION

There was no closed session at tonight's meeting.

ADJOURN CITY COUNCIL MEETING

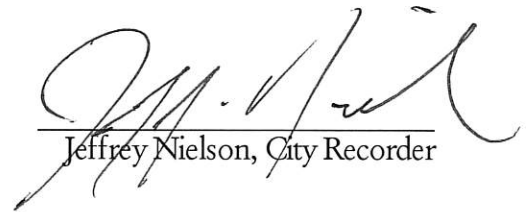
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Taylor made a motion to adjourn.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees;
Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye, (5 Ayes)

MEETING ADJOURNED AT: 8:30 p.m.



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on May 1, 2024

	Please Print Name	Please Sign Name
1	Michael A. LaBiglia	Michael A. LaBiglia
2	Kathleen Leavitt	Kathleen Leavitt
3	Karen Boothe	Karen Boothe
4	Colleen Miller	UVHBA
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