

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, July 3rd to request the link.

DATE: July 3, 2024 (City Council Chamber 30 West 100 South)

5:00 p.m. Work Session

1. Library Furniture Discussion
2. City Council Salem Days History Tour (Trial Run)
3. City Council Construction Site Tour new Fire/EMS Station
(Returning at the City Council Chambers at 7:00 p.m.)

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. Decision: Library Addition Furniture
6. Moonlight Village PID Discussion
7. Decision: SESD Settlement Agreement and Release of Certain Claims
8. Decision: Meeting Minutes of June 19, 2024
9. Decision: Bills for Payment

DIRECTORS REPORTS

10. Matt Marziale, Manager
11. Chief Brad James, Public Safety Dept.
12. Steve Cox, Building Dept.
13. Walter Bird, Attorney
14. Jeffrey Nielson, Finance/Recorder
15. Adam Clements, Electrical Dept.
16. Bradey Wilde, Engineering Dept.
17. John Bowcut, Fiber Dept.
18. Jen Wright, Recreation Dept.
19. 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

20. Mayor Kurt L Christensen
 - a. Finances/Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
21. Councilperson Kelly Peterson
 - a. Power
 - b. Fiber
 - c. SUVPS Report
22. Councilperson Cristy Simons
 - a. Parks & Recreation
 - b. Chamber of Commerce
 - c. Youth Council
23. Councilperson Cynthia Deveraux Rees
 - a. Library
 - b. Solid Waste/Recycling
24. Councilperson Paul Taylor
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
25. Councilperson Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
26. 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 July 3, 2024 in the Salem City Council Chambers.

Work Session: 5:00 p.m.

1. Library Furniture Discussion

Kerry Burnham and the council discussed several key topics. The first topic was the library painting project. The decision was made to paint the entire building instead of just the new side. The bids received included \$8,500 for the new side and \$5,000 more for the whole building. The council opted for a two-tone painting, which would cost an additional \$2,000.

Kerry Burnham addressed the issue of furniture delivery. The expected delivery time for the new furniture is 6-8 weeks, potentially around the week of Salem Days. All the furniture is built-to-order, and the price includes delivery and assembly.

The discussion then moved to the installation of electrical outlets and charging stations for the new furniture. Some charging portals would cost \$180 each. The council considered wall-mounted USB outlets as a cheaper alternative to the charging portals. In the new section of the library, there were challenges with installing outlets due to the placement of windows. The council deliberated on whether to offer charging portals or seek alternative solutions.

The council also prioritized the list of new furniture based on need and aesthetics. There was a discussion on the potential for donors to fund specific pieces of furniture. There is a need for new staff chairs due to the wear and tear of the current ones. Additional chairs are required for new staff workspaces. For the new study and meeting space, the council planned to acquire tables and chairs that need to be mobile for event flexibility. Additionally, there were plans to add more self-checkout stations with staff monitoring.

The budget and fundraising efforts were also discussed. The council planned to utilize capital improvement funds and hold a library auction to raise additional funds. A budget was to be set for initial purchases, with further needs to be revisited after the auction. Finally, the council aimed to have some new furniture ready for the ribbon-cutting ceremony during Salem Days. The meeting concluded with plans to review the electrical layout for outlet feasibility, finalize the budget and use of capital improvement funds, and plan and execute the library auction for additional fundraising.

Mayor Christensen adjourned the work session for the tour at 5:30pm

2. City Council Salem Days History Tour (Trial Run)

Jen Wright with the Recreation Department took the Mayor, Council and staff on a historical tour of Salem for a trial run. The Recreation Department will be providing tours during Salem Days for those interested. Information about these tours can be found on the city webpage at salemcity.org. Dates and Times will be listed, and residents will need to contact the Recreation Department to sign up.

3. City Council Construction Site Tour new Fire/EMS Station (Returning at the City Council Chambers at 7:00 p.m.)

The Mayor and Council along with staff members took a tour of the New Fire/EMS building to see the progress. While there they were able place their name a one of the steel beams that will be used in the building.

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:

Jeffrey Nielson, Finance/Recorder
Chief Brad James, Police Chief
Adam Clements, Electrical Dept.
Matt Marziale, City Manager
Bradey Wilde, Engineering Dept
Steve Cox, Building Dept.
John Bowcut, Fiber Dept.
James Thomas, Public Works Dept.
Jen Wright, Recreation Dept.
Robyn Mortensen

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson Peterson 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

There was nobody from the SF/Salem Chamber of Commerce at tonight's meeting

5. DECISION: LIBRARY ADDITION FURNITURE

This was discussed during the work session.

The council reviewed last year's auction earnings, which totaled approximately \$12,000 to \$14,000. They proposed approving \$45,000 to \$50,000 for the new library addition, intending to use auction funds to cover any remaining costs. There was consideration to ensure funds are not diverted from other critical needs, and a plan was made to use auction earnings and donations to offset costs. Councilperson Simons suggested we revisit the financial status and needs in September.

MOTION BY: Councilperson Taylor motion for \$50,000 to come from Capital Improvements for the library furniture and any additional amount for the furniture will need to come from the library auction to reimburse back to the city capital improvement budget.

SECONDED BY: Councilperson Rees

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

6. MOONLIGHT VILLAGE PID DISCUSSION

Dean Ingram from Moonlight Village apologized for missing the last session due to difficulties in traveling. He explained his usual commitment to presenting his work directly but mentioned needing reconsideration for a recent council decision.

Dean highlighted that Moonlight Village is one of six approved master-planned communities, and unlike the other five, it was not granted a Public Infrastructure District (PID). He detailed the significant infrastructure costs, including a 36-inch PI line and a regional detention pond, stressing the project's benefits for the city's west side. Additionally, the subdivision includes two substantial parks with amenities like pickleball courts, playgrounds, and a dog park, along with extensive landscaped trails connecting to nearby areas.

Dean Ingram expressed concerns about the accelerated need for sewer capacity expansion and the overall increasing development costs. He emphasized that without the PID, Moonlight Village faces a competitive disadvantage, as the costs would have to be included in the purchase price of their homes, potentially raising prices by \$20,000 to \$40,000. The council engaged in a discussion about the implications of granting or denying the PID. Dean clarified that while Moonlight Village could proceed without it, the PID would offer a safety net, especially given their unique financial structure. The conversation also covered the potential impact on home buyers and the city's ability to use impact fees for broader infrastructure needs.

Council members debated the fairness and necessity of granting the PID, considering the precedence set by previous approvals. Some expressed concerns about the long-term

benefits and costs to home buyers, while others acknowledged the challenges faced by local builders like Arive Homes. The council recognized the complexities and potential impacts, and despite the decision, they expressed their ongoing commitment to working with Dean Ingram with Arive Homes and supporting the city's development.

Mayor Christensen asked for a motion to proceed or not to proceed with the Public Infrastructure District (PID) for Moonlight Village. It was discussed that Moonlight Village PID was originally submitted prior to council decision to discontinue the city PID Policy.

MOTION BY: Councilperson Taylor motioned not to proceed with the Public Infrastructure District (PID) for Moonlight Village

SECONDED BY: Councilperson De Graw

VOTE: Councilperson Peterson; Nay, Councilperson Simons; Nay, Councilperson Rees; Nay, Councilperson Taylor; Aye, Councilperson De Graw; Aye (2 Ayes, 3 Nays)

MOTION BY: Councilperson Rees motion to proceed with the Public Infrastructure District (PID) for Moonlight Village

SECONDED BY: Councilperson Peterson

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Nay, Councilperson De Graw; Nay (3 Ayes, 2 Nays)

7. DECISION: SESD SETTLEMENT AGREEMENT AND RELEASE OF CERTAIN CLAIMS

Adam Clements stated we are a step closer to finalizing the mediation process for annexations involving SESD. Adam said years ago, SESD wanted to serve customers within our annexed areas, leading to a legal battle we won. Over the past two and a half years, we took over 86 customers that was pre-1998 customers, completing that phase. Now, we are addressing future annexations with an agreement specifying a payment of \$14,500 per customer, higher than our initial offer but comparable to similar settlements.

The agreement covers annexations like Barrett, Clifton, and boundary adjustments with Spanish Fork City and Woodland Hills. Mediation led to a per-customer price for future annexations, and we have paid for most areas except for Woodland Hills well-related project. SESD signed the agreement, marking significant progress.

Adam Clements stated we are keeping track of all equipment and material costs for these areas, which developers will need to cover moving forward. Adam mentioned the city must pay \$305,000 within 60 days as part of the settlement. Discussions on substations and potential future annexations continue, ensuring readiness for power and financial responsibilities.

MOTION BY: Councilperson Peterson motioned to allow Mayor Christensen to sign the SESD Settlement agreement and release of certain claims.

SECONDED BY: Councilperson Simons

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

8. DECISION: MEETING MINUTES OF JUNE 19, 2024

Mayor Christensen asked for a motion to approve the minutes of June 19, 2024.

MOTION BY: Councilperson Taylor motion to accept the minutes of the June 19, 2024.

SECONDED BY: Councilperson Rees

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

9. DECISION: BILLS FOR PAYMENT

Mayor Christensen asked for a motion to pay the bills in the sum of \$2,684,822.78.

AMOUNT: \$2,684,822.78

MOTION BY: Councilperson Peterson motioned to pay the bills in the sum of \$2,684,822.78

SECONDED BY: Councilperson Taylor

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

10. MATT MARZIALE, CITY MANAGER

Matt Marziale stated the city is moving forward with the sewer plant expansion, with Water Works ready to present the first cost estimate for the upgrades. The estimated total cost is approximately \$50 million, which translates to around \$6,200 per unit. Impact fees will be adopted accordingly, and current residents will not participate in the expansion costs.

Matt stated they had a recent meeting with a major builder focused on development plans. The emphasis was on planning parkway areas for commercial use, not residential. Builders have received clear guidelines and limitations on unit density.

Matt mentioned there is ongoing issues with two master plan developers regarding compliance. The staff is actively managing these situations and responding effectively.

Ames Construction is making progress on leaving Salem, with road repairs and improvements underway. Some of these are expected to be completed by July 20th.

The city met with Spanish Fork City, Payson City, and UDOT to discuss interchange and roadway readiness. MAG is prioritizing certain road projects, and a follow-up meeting is planned.

A work session has been proposed for July 31st to cover hot topics and provide direction. The proposed timing is from 6 to 8 PM with dinner. However, the mayor is unavailable on this date, so an alternative date will be considered.

11. CHIEF BRAD JAMES, PUBLIC SAFETY DEPT.

Chief James thanked the council for coming on the tour today to visit the new Fire/EMS building. Chief James stated approximately 2 years ago we got approval for a new ambulance, and it is finally ready to pick up. Chief James let the Council know that Chief Ealey will fly back to pick it up and drive it home.

Chief James shared his concerns about fireworks. Chief James encouraged citizens to use caution and be careful. Chief James stated the discharge dates and restricted areas for the fireworks in town.

Chief James discussed the challenges his department is facing with people jumping off the bridge at Salem Pond.

12. STEVE COX, BUILDING DEPT.

Steve Cox stated he attended the Utah Building Officials meeting and they went over information for the next legislature session. Steve Cox mentioned the private inspector thing and the impact fees cities are charging will be back up for discussion. Steve Cox stated he just wanted to make sure the Council was aware of these items.

13. WALTER BIRD, CITY ATTORNEY

Walter was excused from tonight's meeting

14. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson had nothing to add to tonight's meeting

15. ADAM CLEMENTS, ELECTRICAL DEPT.

Adam Clements had nothing to add to tonight's meeting

16. BRADEY WILDE, ENGINEERING DEPT.

Bradey Wilde had nothing to add to tonight's meeting

17. JOHN BOWCUT-FIBER DEPT.

John Bowcut stated we have reached 1,711 fiber customers

18. JEN WRIGHT, RECREATION DEPT.

Jen Wright stated the Recreation Department posted the Salem Days video and just since Sunday it has reached 1200 people, and it has been viewed 3,420 times. Jen Wright stated 178 Senior Dinner tickets have already been claimed out of 210. Jen Wright presented the blooper reel from the Salem Days video for the Mayor and Council

19. JAMES THOMAS, PUBLIC WORKS DEPT.

James Thomas was excused from tonight's meeting

COUNCIL REPORTS

20. MAYOR KURT CHRISTENSEN

Mayor Christensen had nothing to add to tonight's meeting

21. COUNCILPERSON KELLY PETERSON

Councilperson Peterson stated SUVPS has started the bonding process.

22. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated the Business luncheon will be held this Monday at noon

23. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees had nothing to add to tonight's meeting

24. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor mentioned he took a tour of the library and said it looks great.

25. COUNCILPERSON TIM DEGRAW

Councilperson De Graw mentioned there are several maintenance projects that will be happening over the next couple of weeks at 450 East and 600 South and 650 West. They will be milling and asphaltting the roads. Matt Marziale also mentioned they will be paving Salem Lake Drive on July 20th. Matt stated that Dale Carter believes they will have all the outflows completed for that project. Councilperson De Graw stated when they are putting the slurry on the roads it will only be done one lane at a time in these sections.

26. CLOSED SESSION

No Closed Session

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Peterson motioned to adjourn the council meeting

SECONDED BY: Councilperson Rees

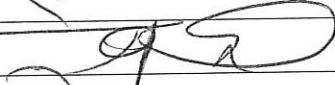
VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye (5 Ayes)

MEETING ADJOURNED AT: 8:25pm



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record
For Council Meeting held on July 3, 2024

	Please Print Name	Please Sign Name
1	Karl DeBrine	
2	Jon WARD	
3	Dean Ingram	
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