

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, October 2nd to request the link.

DATE: October 2, 2024 (City Council Chamber 30 West 100 South)

6:30 p.m. WORK SESSION

1. Agenda Item Discussion

7:00 p.m. AGENDA – REGULAR COUNCIL MEETING

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. One Kind Act Recognition
 - a. Salem Hills High School Student – Keller Beck
 - b. Salem Junior High School Student – Patricia Astle
 - c. Valley View Middle School – Kylie Bartholomew
 - d. Salem City Employee
4. Youth Council Report
5. SF / Salem Chamber Report
6. Decision: Moonlight Village PID
7. Decision: Sewer Plant Gear Box
8. Decision: Meeting Minutes
 - a. September 18, 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
23. Councilperson Cynthia Deveraux Rees
 - a. Library
 - b. Solid Waste/Recycling
 - c. Youth Council
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 October 2, 2024, in the Salem City Council Chambers.

6:30PM WORK SESSION

Councilperson De Graw stated Mayor Christensen will be late and asked him to conduct the work session.

1. AGENDA ITEM DISCUSSION

Moonlight Village PID - Dean Ingram is currently out of town, but Matt Marziale met with him beforehand to discuss the sewer plant project and the associated fee increase, and that Dean would need to participate in helping fund the project. Matt informed Dean that he would present the PID details on his behalf. As part of the Moonlight Development project, it will need to run a Pressurized Irrigation pipeline from the DR Horton development to Moonlight Development. DR Horton has property that they will put a PI Pond and a park, where the pipeline will connect. The city has developed a plan for the PI pond and committed \$1 million toward a park associated with the pond on DR Horton's land. The pipeline estimated costs are now estimated to be between \$6 million and \$7 million. Despite the increase, this project is likely to benefit us significantly in the long run. The council is strongly in favor of not issuing any more Public Improvement Districts (PIDs) after this one. Arrive Homes plans to use PID funds for infrastructure, including some portions of the sewer plant, and also the PI pipeline. However, there is concern among council members that Moonlight Development homeowners should bear the full burden of the \$6–7 million cost. Ongoing discussions with DR Horton and other developers are focused on ensuring that all parties contribute fairly. Jeff Nielson mentioned that every development will be required to participate financially in some way. The repayment of costs to Moonlight Village residents remains a key concern, with concerns that Moonlight Village should not be left to cover the entire cost. Jeff suggested a repayment approach similar to what was done with the Arrowhead ballpark, where 65% of the impact fee went directly to pay down the PID bond. This approach could possibly be applied to the pipeline as well. Councilperson De Graw highlighted the importance of ensuring that residents are informed of DR Horton's contribution and that we don't need to resolve all PID details immediately. Our only financial contribution will be \$1 million, with DR Horton needing to determine their portion through financing or the PID. There is a pressing need for \$30 million for the sewer plant, and we don't want DR Horton to delay their portion. Since the homes are being built, it's critical to move forward with the pond construction. It would be more efficient for both parties if DR Horton utilized their PID for this purpose. DR Horton prefers using PID funds and then using impact fees to pay back the PID, which seems like a viable strategy. They are not using their own funds in this case. Councilperson Rees raised a question about the potential burden on homeowners, and Matt assured that current residents would not bear the costs for the sewer plant addition.

Sewer GearBox: Matt provided an update regarding the recent failure of the flight pump and its impact on the associated gear box at the sewer plant. While the gearbox and flight pump are separate components, they work in tandem to ensure proper plant operations. When the flight pump failed, it affected the gearbox as well, leading to significant wear. Due

to the pump failure, the gearbox sustained damage and "ran itself raw." To prevent further disruption to plant operations, the gearbox was replaced immediately. The replacement was critical to maintaining functionality, and the new gearbox is already installed and operational.

550 West Water Line: A developer recently built on the south end of 550 West. While working on the 550 West road, it was discovered different types of pipes were used for the water line, which will keep failing if not fixed. Two bids were received for the repair: MWI for \$216,505.50 and Bar S for \$154,919.91.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Kelly Peterson-via zoom
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
Steve Cox, Building Dept.
John Bowcut, Fiber Dept.
Jen Wright, Recreation Dept.
Mashaylie Harrison

OTHERS PRESENT

Please See Attached Document at Bottom

Councilperson Tim De Graw stated Mayor Christensen was going to be a little late, and with Councilperson Peterson, who is the Mayor Pro Tem is participating via phone, Mayor Christensen asked Councilperson De Graw to conduct the meeting until the mayor arrives. Councilperson De Graw asked for a motion to appoint him as temporary Mayor Pro Tem for the beginning of the city council meeting until Mayor Christensen arrives.

MOTION BY: Councilperson Simons to temporary appoint Councilperson Tim De Graw as mayor pro tem until Mayor Christensen arrives.

SECONDED BY: Councilperson Rees

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

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Councilperson Simons stated she would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Addie from the high school invited those who wish to participate to stand and say the pledge of allegiance with her. She then led the pledge of allegiance for those who wanted to participate.

3. ONE KIND ACT RECOGNITION

Council Member Simons stated that this evening marks the first presentation of the Kindness Awards. Secondary schools were asked to submit the names of students who consistently demonstrate kindness in their classes. Simons proceeded to announce each of the students and highlighted their acts of kindness. Valley View Middle School (VVMS) - Kylie Bartholomew is always a ray of sunshine as she walks into class each day. She is sure to greet everyone with a smile and always makes sure to say a genuine "thank you" as she is packing up from each of her classes. Kylie is always ready to help those around her. If ever someone needs help, she is the first one to step in and offer assistance. Kylie is a quiet leader. She does what she is asked to do without needing prompting and is an example to those around her. Salem Junior High School (SJHS) - Patricia Astle is an awesome student. She is always patient and kind, and she has great habits for mathematics. She is willing to contribute her thoughts during mathematical discussions. She encourages other students to participate during small group work. She is a positive force in our math classroom, and I'm glad to have the privilege of teaching her. Salem Hills High School (SHHS) - Keller Beck has been involved with a group of friends that have been including students that need friends. He has been inviting them to lunch and other activities. Keller is always a great student and is very willing to help others. He's also a part of our sources of strength team and is looking for extra ways to serve others. The Council expressed appreciation for their efforts and awarded each student a gift from Salem City, as noted by Simons. Additionally, each city department submitted an employee for recognition, and names were put in for a drawing. Tammy Beck's name was drawn. Tammy works in the city office and was nominated and honored with the Kindness Award for her outstanding contributions

Mayor Christensen arrived and conducted the rest of the meeting.

4. YOUTH COUNCIL REPORT

Two representatives from the Youth Council presented details about their upcoming service project, the Goosebump Gala. This event, scheduled for October 26th, will include various activities for children, such as games, prizes, pumpkin decorating, a costume contest, and trunk-or-treating. Councilperson Rees added that having 50 kids on the Youth Council this year is amazing and expressed appreciation for their involvement. The representatives concluded their presentation, stating that this was all the information they had to share.

5. SF/SALEM CHAMBER REPORT

Kathleen Leavitt, representing the Chamber of Commerce, provided an update on the upcoming Business Summit, scheduled for next Thursday, October 10th, from 8:00 AM to 3:30 PM. She expressed her excitement about having City Council members attend to network. The event will feature keynote speakers, breakout sessions, and networking opportunities throughout the day. Leavitt noted that the chamber may not have the economic capacity to host a similar event in the future. An additional 10 tickets were sent to Spanish Fork City for their department heads, and Leavitt emphasized the importance of having city employees attend, as it would be of great value. Kathleen offered the same to

Salem City department heads. The summit has been organized with a budget of \$40,000. Leavitt also mentioned the Business Network Luncheon on Monday as another promotional opportunity. Dairy Queen will be hosting a ribbon-cutting ceremony on October 16th at noon. That concluded her report.

6. DECISION: MOONLIGHT VILLAGE PID

The council discussed the Moonlight Village development, the last master plan in need of Public Infrastructure District (PID) approval. A prior meeting with Dean covered aspects of what would be presented. Arrive Homes has made two major offsite commitments for the development. The sewer plant addition and a PI pipeline. Preliminary numbers for building the addition to the sewer plant will require approximately \$30 million in advance from developments. Three master plan developments—Arrive Homes, Moonlight Village, and DR Horton—are progressing quickly. The participation of these developers is essential to securing the necessary funding, as Salem City current residents will not be responsible for this cost, which is tied to new growth, not current residents. Matt spoke with Dean about Moonlight Village’s share of the \$30 million, and Dean confirmed they are fully willing to contribute once their responsibility is determined. The intention is to use PID funds from Moonlight Village. There has also been a change regarding the PI (pressurized irrigation) pond originally planned near the Spanish Fork border. The pond has been relocated to Veridian Farms (DR Horton) where DR Horton is developing Ayershire Park where the pond will be located. Moonlight Village has agreed to construct a PI line from Moonlight to Ayershire Park, which will provide pressurized irrigation for both areas. Moonlight Village has also committed to using PID funds to assist with this effort.

Matt emphasized the importance of these PIDs for the city’s benefit and confirmed that the developers’ participation exceeds expectations. Jonathan Ward from Zions Bank reassured the council that the city is in a safe financial position to move forward. It was mentioned that the council and staff have been working on this items for a few months now, this is not the first time they have discussed this.

MOTION BY: Councilperson Simons approves the Resolution for the Moonlight Village PID districts 1 and 2.

SECONDED BY: Councilperson Rees

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Nay, Councilperson De Graw; Aye (4 Ayes) (1 Nay)

7. DECISION: SEWER PLANT GEAR BOX

Matt Marziale reported that a decision was made to purchase a new gearbox for the sewer plant. Six weeks ago, the facility lost a flight pump, which caused the gearbox to become overworked. During the last council meeting, the purchase of a new pump was approved, and it has since been ordered and is currently on its way. In addition, the new gearbox was

purchased for \$17,009, as it was necessary to proceed with the repair. We received three bids for the box, and MiMotion has the lowest bid.

MOTION BY: Councilperson De Graw motioned to approve the bid of \$17,009. From MiMotion for the new gearbox.

SECONDED BY: Councilperson Taylor

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

8. **DECISION: 550 WEST WATERLINE INSTALLMENT**

Matt Marziale reported the water line in question is located on the west side of town. The water line and utilities require upgrades to support the development and improve the property. During an inspection, it was discovered that the existing line consists of different pipe sizes and types. After evaluation, it was recommended that it would be in the city's best interest to replace the line in the area where the developer is working. The lowest bid for the project came from Bar S at \$154,919.91. Public Works has discussed the project with Jeff Nielson and feels confident that it is safe to proceed with Bar S. They have also determined that it is necessary to use reserve funds to cover the full cost, as the project was not part of the current fiscal year's budget. Approval was requested for Bar S to complete the project within the next few weeks.

MOTION BY: Councilperson Taylor approved the motion to go forward with the bid from Bar S at \$154,919.19

SECONDED BY: Councilperson Simons

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

9. **DECISION: MEETING MINUTES**

The mayor asked for a motion to approve the minutes of September 18, 2024.

MOTION BY: Councilperson Rees to accept the minutes of September 18, 2024, council with no changes.

SECONDED BY: Councilperson De Graw

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

10. DECISION: BILLS FOR PAYMENT

The mayor asked for a motion to pay the bills in the sum of \$3,930,448.87.

AMOUNT: \$3,930,448.87

MOTION BY: Councilperson Taylor motioned to pay the bills in the sum of \$3,930,448.87.

SECONDED BY: Councilperson Simons

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

11. MATT MARZIALE, MANAGER

At Cole Park, progress is being made on the Peace Garden, which is currently ahead of schedule by 10 days. The project is expected to be completed by the end of October. The council discussed whether to hold the grand opening after Halloween or wait until spring. Councilperson De Graw commented that Cole Park is an impressive addition to the city. Mayor inquired about Reflections Park. Matt mentioned that significant improvements have been made by the crews and encouraged everyone to visit the park to see the progress. The team is working to complete the curb, gutter, and road paving before winter sets in. There are currently funding delays, but Civil Science, who is handling the design of the area, is waiting for the city to bid out the remaining work. A resident has expressed interest in donating and participating in the park's completion. Additionally, the water wheel from Davis Ranch has been relocated to the park. Jen Wright and Councilperson Simons noted that the water wheel needs to be painted before installation. The water wheel, which was donated to the city, will be installed in the park by the end of October.

12. CHIEF BRAD JAMES, PUBLIC SAFETY DEPT.

Chief James didn't have anything to add to tonight's meeting.

13. STEVE COX, BUILDING DEPT.

Steve Cox stated he offered a job to Brock Carlile for a new building inspector position. He is going to start on the 15th of October. Steve mentioned a discussion of Impact Fees took place at the Home Builders Association meeting, and how a city in the north end of the county is being sued for not using impact fees properly. DR Horton has submitted 44 building permits this month. Fiscal year we have 132 new home building permits submitted, with 29 waiting to be invoiced and 43 waiting to be paid.

14. WALTER BIRD, ATTORNEY

Walter Bird didn't have anything to add to tonight's meeting.

15. JEFFREY NIELSON, FINANCE/RECORDER

Jeff Nielson didn't have anything to add to tonight's meeting.

16. ADAM CLEMENTS, ELECTRICAL DEPT.

Adam Clements didn't have anything to add to tonight's meeting.

17. BRADEY WILDE, ENGINEERING DEPT.

Bradey Wilde stated the assistant engineer Devin Serr started on Monday and is doing great.

18. JOHN BOWCUT, FIBER DEPT.

John Bowcut reported Skyhawk Null is going to experience a planned outage tonight. Customers were notified in advance. The outage is scheduled to take 6 hours, starting at 12:00 AM, with completion expected by 8:00 AM. A fiber trailer was borrowed from Spanish Fork to assist in the work.

19. JEN WRIGHT, RECREATION DEPT.

The council discussed the "Kindness Creates Peace" initiative, which was introduced in June when the city council signed a resolution to award kind acts for one year. At the end of the year, the city aims to receive recognition from the State of Utah to become a certified "City of Kindness." Anyone is welcome to take a sign or a bracelet in support of the initiative. Kindness tickets are being distributed at each school, and at the high school football game on October 10, four tickets from each school will be drawn for a prize. There is an assembly scheduled next Friday at the junior high and at Salem Elementary, where awards will be presented. The majority of funds for this initiative have been raised through the "One Kind Act a Day" program, with additional large donations from businesses. A special Pond Town Christmas sweatshirt, featuring the arch bridge with a Christmas star on the left sleeve, has been designed and will go on sale within the next day or two, running through November 5. Pickups of the sweatshirts will be available during the week of Thanksgiving. Proceeds will support the "Kindness Creates Peace" initiative. Councilperson Simons reported that there is now an option for individuals to donate to "Pond Town Christmas" through a QR code. Those who donate \$300 or more will be recognized, and the funds will be used for maintenance and display improvements. The Salem Business Network will hold a meeting at noon, and the Goosebump Gala is scheduled for Saturday, October 26, from 1-3 PM.

20. JAMES THOMAS, PUBLIC WORKS DEPT.

James Thomas was not present for tonight's meeting.

COUNCIL REPORTS

21. MAYOR KURT CHRISTENSEN

Mayor Kurt Christensen didn't have anything to add to tonight's meeting.

22. COUNCILPERSON KELLY PETERSON

Councilperson Kelly Peterson didn't have anything to add to tonight's meeting.

23. COUNCILPERSON CRISTY SIMONS

Councilperson Cristy Simons didn't have anything to add to tonight's meeting.

24. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees discussed the upcoming ribbon cutting and open house event at the library, scheduled for Monday, the 28th, from 5-7 PM. The event will include fun activities and treats for attendees. There was also an inquiry regarding the new solid waste recycling at South Utah Valley Solid Waste District in Spanish Fork. The council asked if anyone had seen the new facility in action and whether a tour of the facility has been organized.

25. COUNCILPERSON PAUL TAYLOR

Paul Taylor didn't have anything to add to tonight's meeting.

26. COUNCILPERSON TIM DE GRAW

Councilperson De Graw reported on a recent tour of the new power building led by Adam. The building was described as impressive, with thoughtful planning for extra space and a standard that sets a benchmark. All machinery is able to fit inside the bays, which enhances functionality. Councilperson De Graw commented on Adam's excellent staff, noting that it was a valuable experience to meet with the team.

27. CLOSED SESSION

Mayor Christensen said we needed to go into a close session for the purpose of real property discussion.

MOTION BY: Councilperson De Graw motioned to go into a close session.

SECONDED BY: Councilperson Peterson

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

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Rees motioned to adjourn the council meeting.

SECONDED BY: Councilperson Simons

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

MEETING ADJOURNED AT: 8:05 pm

Jeffrey Nielson, City Recorder

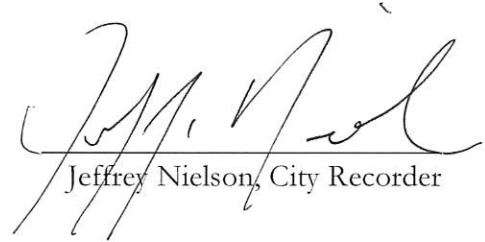
ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Rees motioned to adjourn the council meeting.

SECONDED BY: Councilperson Simons

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

MEETING ADJOURNED AT: 8:05 pm

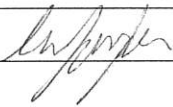


Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record
 For Council Meeting held on October 2, 2024

	Please Print Name	Please Sign Name
1	Christy Lowe	
2	Katie Lowe	
3	Kate Fillmore	
4	Jid Carson	
5	Kathleen Leavitt	
6	Parker Fillmore	
7	Kenya Campbell	
8	Porter Cox	
9	Addie Webster	
10	Brylee Jordansen	
11	Jared Lewis	
12	Cooper Harrison	
13	Julie Bartholomew	
14	Julie Kylie Bartholomew	
15	Jenna Clawson	
16	Brylee Treffs	
17	Ahijahne Clawson	
18	Gus Brinkerhoff	
19	Trisha Brinkerhoff	
20	Cindy Fillmore	
21	JOANNA BOGGS	
22	Katy Brighton	
23	Jeff Brighton	
24	Alden Biggs	
25	Hailey Baker	
26	Gabriel Barrowman	
27	ZACK Shelley	
28	Karen Boothe	
29	Sam Elder	
30	Craig Sacco	

Salem City Council Meeting Attendance Record
For Council Meeting held on October 2, 2024

	Please Print Name	Please Sign Name
31	Isabelle Lemayton	
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