

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, November 6th to request the link.

DATE: November 6, 2024 (City Council Chamber 30 West 100 South)

6:00 p.m. WORK SESSION

1. Waste Water (Sewer) Impact Fee Facilities Plan Discussion
2. Agenda Item Discussion
3. Staff/Council Reports

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 - Karen Dinger Mendez
 - b. Salem Junior High School Student - Kenna Roberts
 - c. Valley View Middle School - Tyson Curtis
 - d. Salem City Employee
4. Youth Council Report
5. SF / Salem Chamber Report
6. Presentation Salem Fire Department Chief and Assistant Chief
7. Appointment of New Salem Fire Chief
8. Decision: Surplus Police Hand Guns
9. Decision: Cemetery Veteran Memorial Concrete Bid Work
10. Decision: Meeting Minutes
 - a. October 16, 2024
11. Decision: Bills for Payment

DIRECTORS REPORTS

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

22. Mayor Kurt L Christensen
 - a. Finances/Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
23. Councilperson Kelly Peterson
 - a. Power
 - b. Fiber
 - c. SUVPS Report
24. Councilperson Cristy Simons
 - a. Parks & Recreation
 - b. Chamber of Commerce
25. Councilperson Cynthia Deveraux Rees
 - a. Library
 - b. Solid Waste/Recycling
 - c. Youth Council
26. Councilperson Paul Taylor
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
27. Councilperson Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
28. 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 November 6, 2024 in the Salem City Council Chambers.

6:00 PM WORK SESSION

1. AGENDA ITEM DISCUSSION

Waste Water (sewer) Impact Fees Facilities Plan Discussion – Matt Marziale, the City Manager, introduced the purpose of the session, explaining that the intent was to present the impact fee, how the numbers were determined, and to allow for questions. He noted that a public hearing is scheduled for the next council meeting, and once approved, there will be a 90-day period for further review. Matt explained that the city began this process eight months ago, which included interviewing three different firms. Water Works stood out due to their innovative solutions, one of the key proposals being Phase 2 of the plant expansion. The city selected Water Works, and a contract was signed with them in early spring. They were tasked with conducting the impact fee study for the plant expansion. Matt emphasized that the direction from the council was clear: due to the city's significant growth, the goal is to avoid placing the financial burden on current residents, who have already contributed to the plant's costs. The impact fees are designed to address the needs of new developments rather than existing residents. Jenny with Water Works will present the five phases of the plant expansion, with a specific focus on phases two and three, as these are the primary areas that the impact fee will help fund.

The council reviewed a phased expansion plan for the wastewater treatment plant to meet projected growth and regulatory requirements. Jenni with Water Works was present for tonight's meeting and explained the following: Phase 1 will operate at the current capacity of 1.5 MGD, while Phase 2 will retrofit the plant to handle 2.1 MGD, supporting approximately 3,600 new housing units at a cost of \$5.2 million. Phase 3 will expand the plant footprint to increase capacity to 4.4 MGD, accommodating 7,900 additional units at a cost of \$53.6 million. Future phases will address regulatory changes and potential further expansions, ultimately supporting up to 19,200 connections. A reuse phase is also planned, which will add tertiary filtration to produce secondary effluent for irrigation purposes. Financial models show that the Phase 2 capacity of 2.1 MGD may be reached by 2027, with Phase 3 expected to meet growth needs through 2040. The estimated sewer impact fee per new unit will be \$5,100, with an additional \$1,200 for the collection system, totaling \$6,300 per unit. The council addressed collection system upgrades, including a 24-inch trunk main, to prevent surging and maintain capacity. Developers expressed concerns about high impact fees; the council explained that these fees are necessary to cover infrastructure expansion costs, especially for projects at the city's outskirts. A proposal for developers to contribute \$20-25 million towards the estimated \$58 million total infrastructure cost met with reservations from the developers. The council discussed the financial risk of relying on impact fee revenue if development slows and considered securing bonding options with Zion's Bank and the state to manage potential funding gaps. Efforts to secure additional funding are ongoing, including negotiations with state programs for low-interest bonds. Salem is coordinating with nearby cities on infrastructure development, as Payson and Spanish Fork recently initiated similar wastewater projects after initially declining to join a

regional facility. The council expressed a commitment to responsibly manage resources and growth while protecting current residents from excessive financial burdens.

Agenda item discussion:

Chief stated that the Salem Police Department currently carry Glock 40 caliber model 22 & 27 sidearms. The department will be transitioning into Glock 9 mm caliber model 19 sidearms with red-dot sights with the assistance of a CCJJ (JAG) grant & private citizen donation. The department is asking that all the currently city owned Glock 40 caliber handguns be surplus & sold to Salt Lake City Wholesale Sports. With the funding received from this sale, it will be used to supplement the difference between the cost of the new handguns, and the approved grant funding & private citizen donation.

Cemetery memorial- Matt Marziale, the City Manager, reported that work on this project has been ongoing for several years, but actual design plans are still needed to put the project out to bid. The recommendation is for the council to approve the revised bid from A&K Concrete for \$271,025 and authorize moving forward with the bid process. A&K Concrete has committed to a completion date prior to Memorial Day and is prepared to start immediately upon approval. Funding sources for the project were reviewed. The budget originally allocated \$141,000, of which \$16,000 has been spent on initial tear-down. An additional \$71,000 is available from perpetual care funds, and the remaining \$75,000 will be covered by unreserved funds from the General Fund to complete items such as engraving and final landscaping. The project team noted that the statues were salvaged, and they expressed confidence in the plan with A&K. Landscaping is included in the A&K bid, aside from a small area not covered by their scope.

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
Steve Cox, Building Dept.
John Bowcut, Fiber Dept.
Jen Wright, Recreation Dept.
James Thomas, Public Works
Mashaylie Harrison

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Sid Cardon stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Jen Wright 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. ONE KIND ACT RECOGNITION

Cristy introduced the Kindness initiative, which encourages and recognizes acts of kindness within our community. This initiative has been positively received, and we love the impact it is having. Three students were recognized for the kindness that they showed to others. A Salem city employee was also recognized for their kindness.

a. Salem Hills High School student – Karen Dinger Mendez

Karen was helpful to our secretary this morning by translating for a student who could not speak English. She is always willing to help with anything that is asked of her.

b. Salem Junior High School Student – Kenna Roberts

Kenna is a fabulous student that we have been SO impressed with this year! She has shown so much kindness to everyone around her, and always has a smile on her face. We've seen her go out of her way to help those in need, even when it's not the most fun thing to be helping them. She shows so much patience with those around her and seeks to lift up those

around her. In class, some students struggle to remember directions and concepts. Kenna is always volunteering to help these students, even without being asked to do so. She is a phenomenal student, and we can't wait to see where life takes her!

c. Valley View Middle School – Tyson Curtis

Tyson is truly an outstanding student whose kindness and caring nature have made a positive impact on our school community. From the moment he arrived at Valley View Middle School, it was evident that Tyson possesses a remarkable ability to bring joy to others. He consistently goes out of his way to help classmates, whether it's offering assistance with difficult assignments or lending a listening ear to those who need support. His genuine concern for the well-being of others creates an atmosphere of kindness that encourages everyone to be their best selves. Tyson also has a knack for brightening the day of those around him. He draws others in and brings a cheerful spirit to our school. Whether it's a warm smile in the hall or a quick hello as he zooms by, he reminds us all of the importance of caring for one another. In a world where it can be easy to overlook the needs of others, Tyson stands out as a beacon of positivity and kindness. I believe that his actions not only benefit those around him but also inspire all of us to embrace compassion and support one another. Thank you, Tyson!!!

d. Salem City Employee – Cassie Casperson

Cassie drives our senior shuttle and helps with lunch on Tuesdays and Thursdays, she is also starting to work a little bit at the front desk. We have a man named Gene that has been riding the shuttle to lunch. His family recently decided to move to Gene to an assisted living center. While learning about Gene being moved into a different living situation, I also learned that over the last 6-8 months that Cassie has been driving him, she has also formed a genuine friendship with Gene. Cassie has taken time to read a book that he wrote, she has been giving him weekly piano lessons, and she has even gone on a few walks with him. It was on one of these recent walks that Gene became weak, and as he was losing the strength to hold himself up Cassie caught him, helped him safely to the ground, and called for help. Gene loves to go for walks, I am so grateful he wasn't walking alone that day! It was after this incident that Gene's family felt it would be safer for him to move into an assisted living facility. Cassie helped the family find the perfect place for him to go and be cared for. He is now settled in a happy there. Cassie has done all of this on her own time and simply out of kindness and a genuine love for Gene. Cassie is amazing and the care she gives our seniors is above and beyond what her job description requires.

4. YOUTH COUNCIL REPORT

There were no Youth Council representatives present at this meeting.

5. SF/SALEM CHAMBER REPORT

Whitney attended on behalf of the Chamber of Commerce, filling in for Kathleen Leavitt. She expressed appreciation for a successful first year of the farmers market and mentioned that people expressed that they wanted to start the market earlier next season. She also

shared information on upcoming Chamber activities, including a new networking event scheduled for the 21st, where they plan to fill 125 stockings for an initiative called “Chamber Giving.” Community members are encouraged to bring items to fill the stockings, which will be donated to Tabitha’s Way. Chick-fil-A will provide a free lunch for participants. Whitney announced the Lights Parade, set for Saturday, the 30th, at 7 p.m., and expressed a desire for local royalty to participate. She encouraged local businesses to join as it would offer positive publicity.

6. PRESENTATION SALEM FIRE DEPARTMENT CHIEF AND ASSISTANT CHIEF

Chief Brad James recognized the outgoing fire chief, James Ealey. Chief Ealey was recognized for being the Fire Chief. James Ealey joined the Salem City Fire Department in 1999. He loves being a volunteer firefighter. He is very dedicated to serving the citizens of Salem. Over the past 23 years, he has attended classes and participated in as many training opportunities as he can to improve his skills as a fireman. He was appointed and has served as the Salem City Fire Chief since October 2010. In addition to his responsibilities as a fire chief, he is also a member of the Salem Emergency Medical Association and serves as the first lieutenant and as the crew chief for two different shifts. In his spare time, he likes to go camping, watch movies, and help others. Salem City is very appreciative of Chief Ealey for his many years of dedicated and selfless hours volunteered to Salem City and the citizens of Salem. Mayor recognized Chief Ealey and for all his hard work and dedication.

Chief Brad James introduced the new Fire Chief Chris Wright to the council. Chief James noted that all three applicants for the Fire Chief position were highly qualified, making the decision a challenging one. Chief James then recognized the new Fire Chief, Chris Wright. Chris Wright has been a dedicated member of the Salem Volunteer Fire Department since 2007, serving as a Captain since 2008. In addition to his volunteer work, Chris is a full-time Engineer with the City of Saratoga Springs Fire Department, a position he has held since 2021 after starting as a part-time firefighter while working as an auto and diesel mechanic. For the past three years, Chris has also managed the Salem City Motor Pool on his days off from Saratoga Springs, a role he truly enjoys. Chris has been married to his wife, Jen, for 23 years, and together they have two children, Carson and Zoie. Outside of work, Chris loves spending time with his family on vacations, pheasant hunting in Kansas, and cooking on his Traeger grill. Chris is excited for the opportunity to lead the Salem Fire Department as Fire Chief and looks forward to working alongside the dedicated and talented firefighters who serve the city.

Mayor Christensen expressed pride in the dedication and professionalism of the firefighters and extended his congratulations to the newly appointed Fire Chief.

7. APPOINTMENT OF NEW SALEM FIRE CHIEF

The new Fire Chief, Chris Wright was sworn in by Jeff Nielson, the City Recorder.

8. DECISION: SURPLUS POLICE HAND GUNS

Mayor asked for a motion to surplus and sell the previously used police hand guns.

MOTION BY: Councilperson Peterson motioned to accept the surplus and sell of the previously used police hand guns.

SECONDED BY: Councilperson De Graw

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

9. DECISION: CEMETERY VETERAN MEMORIAL CONCRETE BID WORK

Matt Marziale, City Manager, provided an update on the ongoing project to renovate the memorial, a plan that has been in development over the last few years. He noted that several monuments and statues have been salvaged for reuse in the updated design. Architects from Heber were hired to create a unique design for the memorial, which has now been finalized. The city has decided to contract with A&K Concrete for the construction, at a cost of \$271,025, which will ensure the project is completed as envisioned, with a target completion date before Memorial Day 2025. Matt emphasized that no winter conditions are included in the scope of this project. He also highlighted that the city has worked with A&K Concrete on prior projects and has been highly satisfied with their work. The lead foreman for this project, Rob Pearce, has shown strong dedication to the community, and the city is pleased to have him managing the job. Mayor Christensen raised a concern about potential vandalism and inquired about security measures. Matt assured him that security cameras are already in place and will be actively monitored throughout the project.

MOTION BY: Councilperson Taylor motioned to approve the bid for the Cemetery Veteran Memorial concrete bid work.

SECONDED BY: Councilperson Simons

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

10. DECISION: MEETING MINUTES

Mayor Christensen asked for a motion to approve the minutes of October 16, 2024.

MOTION BY: Councilperson De Graw motioned to approve the minutes of October 16, 2024.

SECONDED BY: Councilperson Peterson

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

11. DECISION: BILLS FOR PAYMENT

Mayor Christensen asked for a motion to pay the bills in the sum of \$4,504,053.37.

MOTION BY: Councilperson Rees motioned to pay the bills in the sum of \$4,504,053.37.

SECONDED BY: Councilperson Simons

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

12. MATT MARZIALE, MANAGER

Matt Marziale introduced Devin Sear, our new employee, who brings 12 years of experience to the team. He highlighted Devin's extensive background and noted that his expertise has already been a valuable asset.

13. CHIEF BRAD JAMES, PUBLIC SAFETY DEPT.

Chief Brad James introduced Lieutenant Gurney, who provided an update on emergency communication improvements following significant communication failures during the recent power outage. Lieutenant Gurney explained the implementation of a "mesh network," a system that acts like a mobile cell tower, enabling text-based communication among city personnel even during power outages. Initial testing of the mesh network has shown positive results. Currently, the system is set up with a "go bag", containing a phone linked to the mesh network, as well as a solar-powered tower for charging. The city has purchased 20 mesh network units to enhance coverage, and the goal is to increase the number of units deployed to further improve network range and reliability. In the event of a power outage, the mesh network would allow continuous communication, addressing a critical issue identified during past emergencies when regular communication channels failed. With a current effective range of up to 160 miles, this system provides significant coverage for the city's needs. Chief James noted that in past disaster situations, communication has been the most challenging issue. With dedicated channels specific to the city, this system will keep the city better prepared to manage emergency situations effectively. Testing will continue, and if successful, the city plans to expand the network.

Chief Brad James also reported in the work session, listed above, the recommendation to surplus and sell previously used police hand guns.

14. STEVE COX, BUILDING DEPT.

Fiscal year in single family we have, 107 permits since July, 105 townhome permits, and total 467 permits for the year to date. Steve Cox stated that there are 54 permits waiting to be paid, and 18 were submitted today.

15. WALTER BIRD, ATTORNEY

An update was provided on the moderate income housing plan. The necessary adjustments to address minor deficiencies in the plan were outlined, with a 90-day period to make the required changes. An appointment is scheduled in two weeks to discuss these updates further. Currently, the plan is missing a table related to zoning as well as an additional category required for compliance.

16. JEFFREY NIELSON, FINANCE/RECORDER

Jeff Nielson announced that the auditors will be visiting next week. The council also discussed scheduling options for January's meetings, as January 1st falls on the first Wednesday of the month. Options considered included either canceling the first week's meeting or rescheduling it to another date, with January 8th and 15th proposed as alternatives. Jeff also presented initial ideas for the upcoming council retreat, and further details will be discussed in future sessions.

17. ADAM CLEMENTS, ELECTRICAL DEPT.

Adam Clements was not present for tonight's meeting.

18. BRADEY WILDE, ENGINEERING DEPT.

Bradey didn't have anything to report for tonight's meeting.

19. JOHN BOWCUT, FIBER DEPT.

John Bowcut stated that they made it to Viridian Homes with fiber. They are at the southeast corner in a vault. John stated they still have a ways to go but they are making progress.

20. JEN WRIGHT, RECREATION DEPT.

Jen Wright made gave an update on the preparations for the upcoming Pondtown Christmas event. On Monday, multiple departments met to coordinate logistics, including relocating certain features. The hot chocolate truck will be stationed near the fountains, and the nativity scene will be moved to the east side of the area. Councilperson Rees and Jen Wright recorded a promotional commercial with Santa, and plans for the lighting and Santa's arrival were finalized. Additionally, 130 event sweatshirts have been sold.

21. JAMES THOMAS, PUBLIC WORKS DEPT.

James Thomas was not present for tonight's meeting.

COUNCIL REPORTS

22. MAYOR KURT CHRISTENSEN

Mayor Christensen informed the council of an upcoming networking and dinner event hosted by Legal Cities and the Mountainland Association of Governments (MAG) on November 18th. The purpose of the event is to foster community connections and improve collaboration. Mayor Christensen recommended attending to learn more about the programs offered. This event will be held at Central Utah. Additionally, the Central Utah Water Project will hold a luncheon the following day, which Mayor Christensen also encouraged council members to attend, emphasizing its importance.

23. COUNCILPERSON KELLY PETERSON

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

24. COUNCILPERSON CRISTY SIMONS

Councilperson Simons discussed plans for distributing Kindness Awards at Salem Elementary, noting that the students look forward to this recognition. At Mt. Loafer Elementary, the principal expressed her gratitude for the program and the positive impact it has on students. Additionally, a proposal was made to strengthen connections with state legislators. Councilperson Simons and Jeff Nielson, City Recorder, met and talked about inviting legislators to attend an upcoming council work session and join the council for dinner before the session begins.

25. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees stated that the library open house was a success. She appreciated everyone's support and attendance.

26. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor requested that we get the construction sites to clean up for winter.

27. COUNCILPERSON TIM DE GRAW

Councilperson De Graw stated that the Utah Lake Commission is holding public meetings to discuss the FFSL (Forestry, Fire, and State Lands) Comprehensive Management Plan for improving the condition of Utah Lake. FFSL, which manages the lakebed lands, is conducting a survey for input from public officials, residents, and citizens. The survey aims to prioritize initiatives for improving the lake and guide funding requests from the state. A link to the survey has been shared via email for council members to access and distribute. Recent meetings with the sewer department were noted, including discussions with Matt. Panel interviews for selecting a contractor to build the sewer plant are scheduled for November 14th. The process aims to identify the best-qualified firm for the project.

28. CLOSED SESSION

There was no closed session for tonight's meeting.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Peterson 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: 7:55

Jeffrey Nielson, City Recorder

27. COUNCILPERSON TIM DE GRAW

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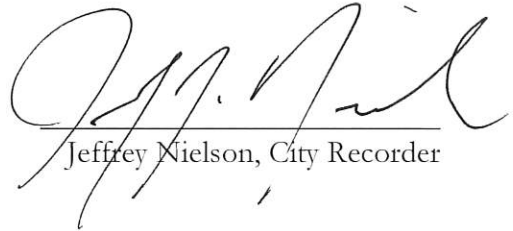
ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Peterson 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: 7:55



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record
For Council Meeting held on November 6, 2024

	Please Print Name	Please Sign Name
1	SID CARDEN	Sid Carden
2	Jenny Calderon	Jenny Calderon
3	Eileen Miller	UVHBA
4	Christy Lowe	C Lowe
5	Lisa Webster	Lisa Webster
6	Camron Webster	Camron Webster
7	Lyndsay Osburn	Lyndsay Osburn
8	Kellie Curtis	Kellie Curtis
9	Tyson Curtis	TYSON CURTIS
10	Whitney Ferguson	LOPER
11	JAMES EALEY	James Ealey
12	Marcia Ealey	Marcia Ealey
13	Caroleen Ealey	Caroleen Ealey
14	Delaney Wright	Delaney Wright
15	Karen Boothe	Karen Boothe
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