

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 20th to request the link.**

DATE: November 20, 2024 (City Council Chamber 30 West 100 South)

5:30 p.m. WORK SESSION

1. Shared Solar Discussion – UMPA
2. Waste Water (Sewer) Impact Fee Facilities Plan Discussion
3. New Salem – Billboards/Onsite Signage
4. Agenda Item Discussion
5. Staff/Council Reports

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. Presentation Salem Assistant Fire Chief
6. Public Hearing
 - a) Amendment to the Wastewater Treatment and Collections Facilities Impact Fee Facilities Plan (IFFP) and Wastewater Treatment and Collections Facilities Impact Fee Analysis (IFA).
 - b) Amending Title 11, Public Utilities and Services Chapter 1 – Electric Power – Net Metering, Salem City Code
7. Decision: Ordinance Amendment to the Wastewater Treatment and Collections Facilities Impact Fee Facilities Plan (IFFP) and Wastewater Treatment and Collections Facilities Impact Fee Analysis (IFA).
8. Decision: Ordinance Amending Title 11, Public Utilities and Services Chapter 1 – Electric Power – Net Metering, Salem City Code Cemetery Veteran Memorial Concrete Bid Work
9. Citizen Request – Lincoln Hubbard – Spanish Fork Hospital
10. Citizen Request – Kristine Wright
11. Decision: Amendment of Salem City Credit Rate for Electricity Generated by Customers Participating in the Net Metering Program and Approving the Shared Solar Program with UMPA
12. Decision: Loafer Soccer Park – Light Pole Bases and Install
13. Decision: City Council Meeting 2025 Calendar
14. Decision: Meeting Minutes - November 6, 2024
15. Decision: Bills for Payment

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.

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
 - a. FY 2024 Audit Report (Special Council Meeting)
21. Adam Clements, Electrical Dept.
22. Bradey Wilde, Engineering Dept.
23. John Bowcut, Fiber Dept.
 - a. Fiber Rates Discussion
24. Jen Wright, Recreation Dept.
25. James Thomas, Public Works Dept.

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

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.

Minutes of the Salem City Council Meeting held on November 20, 2024 in the Salem City Council Chambers.

6:30PM WORK SESSION

Councilperson Peterson, Mayor Pro-Tem, stated that Mayor Christesen is stuck in traffic and would arrive later. Councilperson Rees is in a SUVSWD meeting and will arrive later.

1. SHARED SOLAR DISCUSSION-UMPA

Kat, Member Services Manager UMPA. The Utah Municipal Power Agency (UMPA) serves six member cities, including Provo, Spanish Fork, Salem, Nephi, Levan, and Manti, offering programs to benefit customers. During the meeting, Kat, with UMPA presented the Shared Solar Program, which provides an accessible and cost-effective renewable energy option for residential customers without requiring rooftop solar installations. The Shared Solar Program allows customers to lease solar blocks, each representing 200 kWh, from a community solar farm. This initiative aims to make renewable energy available to individuals unable to install rooftop solar due to financial constraints, rental agreements, or unsuitable rooftops. The solar blocks are priced at \$2,124 each (approximately \$0.10 per kWh), with pricing locked in for 20 years. For Salem residents, the program offers potential savings for higher energy users. Flexibility is provided, allowing participants to adjust their block selection annually without penalty. UMPA outlined requirements for city participation, including updates to utility billing codes, staff training, and a marketing campaign to inform residents about the program. The council discussed the program's benefits, emphasizing cost savings, environmental impact reduction, and increased accessibility to renewable energy for residents. Additionally, the council revisited the city's net metering program, currently capped at 1% of total grid allocation. A proposal to increase this cap to 2% was considered, enabling more residents to install solar panels. Concerns were raised about how adding batteries to existing solar systems impacts the cap, given that batteries store rather than generate energy. Staff clarified that battery installation applications are paused to resolve these issues. The net metering cap was established approximately 10 years ago, based on UMPA mandates to meet funding and resource obligations. The council acknowledged that increasing the cap would require careful analysis to avoid financial risks or breaches of agreements. Improved communication and education on permitting processes for solar installations and batteries were identified as necessary. Staff recognized the Shared Solar Program as a complementary solution for residents who cannot or choose not to install rooftop solar. Its potential to reduce reliance on net metering and offer a more affordable renewable energy option was highlighted. The council and staff committed to evaluating the impacts of increasing the net metering cap and potential adjustments to the 1:1 energy credit ratio for net-metered customers. They will also review permitting timelines and software updates to enhance both net metering and the Shared Solar Program.

2. WASTE WATER (SEWER) IMPACT FEE FACILITIES PLAN DISCUSSION

Michael and John with Water Works presented to the council and staff a detailed update on the phasing and expansion plans for the city's utility and collection systems to accommodate projected growth. Phase one of the current plant supports 3,432 units. Planned improvements include a \$5 million short-term improvement for phase two, which will add 3,600 units, bringing the total capacity to 7,032 units. Phase three, a \$50 million project, will add 7,920 units, bringing the total to 14,952 units, while phase four will add 4,248 units, bringing the total to 19,200 units. Phase two is critical to maximize the current system's capacity while planning for larger projects. Population projections estimate 15,000 connections by 2028, with continued growth through 2050. Phase two is expected to be essential in the short term, with phase three required soon after. The council discussed planned improvements to the collection system, which will address peak hour wet weather flows and future capacity needs. Short-term improvements within six years include upgrading a parallel 36-inch main, upsizing Arrowhead Trails' 15-inch pipe to 20 inches, and enhancing the Viridian Farms piping to connect to existing infrastructure. Long-term projects, such as the Woodland Hills and North 460 West Interceptor improvements, will extend beyond six years. The total cost for these improvements is estimated at \$17 million. The city is facing a funding gap for the wastewater treatment plant, with \$30 million available from the state, but only \$25 million offered as a loan, leaving a \$33 million gap. Developers are being engaged to help address this shortfall. A proposal for an impact fee adjustment was presented, which includes an increase to \$11,704.67 to help cover the costs of plant expansion. The fee structure was discussed, with the need for feedback from developers before proceeding. Developers expressed concerns about the urgency of phase two upgrades, suggesting a longer timeframe and revisions to how Equivalent Residential Units (ERUs) are calculated. Some proposed a more gradual approach to plant expansion, emphasizing that smaller units, such as one-bedroom apartments, should not be counted the same as larger residential units to better reflect plant capacity. Developers also voiced concerns about the potential for increased costs slowing growth in Salem. Staff will meet with developers, financial planners, and engineers on December 3rd to explore financial solutions and continue discussions on the phased expansion plans. Developers have expressed a willingness to collaborate but emphasized the need for careful consideration of the financial and timing aspects of the expansion. Staff acknowledged the challenges but emphasized the importance of proceeding with the necessary upgrades to accommodate future growth. The city is committed to working collaboratively with developers and other stakeholders to find effective solutions for the sewer plant's expansion and funding.

Jake from New Salem commended Matt and the staff for their efforts but expressed concern about the timing of the project. He urged the council to reconsider the way Equivalent Residential Units (ERUs) are calculated, noting that different types of housing should not be measured the same way. He also emphasized the importance of considering the timing of growth and the impact these costs will have on the end consumer.

Mayor Christensen inquired about the possibility of slowing down the project. Matt Marziale explained that Phase 2 will be completed before it's fully utilized, but the challenge remains that at some point, the city will run out of available units. It will be difficult to prevent further development once this happens. Matt also pointed out that a single-family home

typically houses fewer people compared to a larger family home with multiple children. John with water works explained over Zoom the methodology behind calculating the ARU. Scott from DR Horton expressed willingness to contribute to some of the costs, although the exact funding amount has not yet been determined. He acknowledged that impact fees will need to be increased. Currently, there are 2,400 active connections, with 3,432 in Payson and 390 active connections. There are 1,172 units under construction. Scott mentioned that completing the first phase of adding these units will provide an additional 3-4 years of capacity. He inquired about the possibility of splitting Phase 2 and 3, advocating for a more careful approach to the phased expansion. Matt emphasized the need to raise impact fees to ensure the right amount is collected. Scott clarified that his PID was not allocated for sewer upgrades but rather for other infrastructure totaling \$20 million. He noted that no one anticipated the project would incur such high costs.

Matt Marziale emphasized that developers need to determine their respective build-out timelines. He noted that Phase 3 is expected to take approximately two years to complete. The goal is to begin Phase 2 in late winter or spring. Bradey Wilde stated that around 1,200 units could be vested, and that paperwork for Phase 2 is nearly complete. A meeting with all stakeholders is planned to discuss the next steps.

Matt from Flagship expressed his excitement about working with Salem and appreciated the city's collaborative approach in finding solutions. He mentioned that Lehi had gone through a similar situation and suggested gathering information from them. Additionally, he noted that Flagship had taken over the Arrowhead Springs development and is close to starting construction.

Dean Ingram expressed concerns that the projections might be lowered due to current capacity issues, noting that the Public Infrastructure District (PID) funds are not sufficient to cover the anticipated costs. He emphasized their willingness to contribute and collaborate, hoping to break the costs into phases and work with other builders to address capacity challenges in other areas.

3. NEW SALEM – BILLBOARDS/ONSITE SIGNAGE

This topic was discussed at the end of council.

4. AGENDA ITEM DISCUSSION

Matt Marziale discussed the ongoing development of the new park, focusing on pre-installation work for utilities and lighting systems. Staff emphasized the importance of completing utility installations, including sewer lines and manholes, before installing the sprinkler system, which will be set at a depth of 16 inches. Sewer manholes servicing the park's restrooms have been installed at a depth of 12 feet. These measures aim to avoid disruptions or damage to the sprinkler system during future work. The park design includes two fields on the east side designated for mixed-use activities such as youth flag football and soccer, which currently face space constraints. Field lights are proposed to extend usage hours into the evening. Musco Lighting was selected for the lighting installation due to its

25-year warranty and compatibility with other city facilities. The lighting plan includes 80-foot poles equipped with advanced systems designed to minimize light overspray and comply with night sky initiatives. Concerns from nearby residents about potential light pollution were acknowledged. Staff referenced past experiences with lighting installations at other parks, such as Veterans Park, where initial concerns from neighbors dissipated over time. A curfew for the lights, similar to the 10 p.m. curfew at Veterans Park, will be established to address these concerns. The lighting system's advanced technology ensures a more precise focus on the fields, with minimal light spread beyond the designated areas. The council was presented with a request for \$62,000 in impact fees to cover the cost of pole bases, which Musco Lighting will install over the winter. This amount excludes the cost of conduit, which city staff will install to reduce expenses. The sprinkler system is scheduled for installation by May, followed by hydroseeding to initiate park growth. Matt Marziale discussed the lighting plan and community concerns, with plans to finalize the operating curfew and address resident feedback during the implementation process.

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. - Excused
John Bowcut, Fiber Dept.
Jen Wright, Recreation Dept.
James Thomas, Public Works Dept.
Mashaylie Harrison

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

James Thomas stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Walter Bird 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 REPORT

No representatives were present for tonight's meeting.

4. SF/SALEM CHAMBER REPORT

Kathleen Leavitt announced that the network event is scheduled for tomorrow, with lunch sponsored by Chick-fil-A and activities including stuffing stockings for Tabitha's Way. Mountain Mike's Pizza was recognized as the Business of the Month. The city's gala will take place on January 29, 2025. Cristy shared her gratitude for a gift from Salem City, thanked the Chamber representatives for their connections, and expressed enthusiasm for future collaboration. Invitations were distributed to council members to assist in handing out dinners on December 14.

5. PRESENTATION SALEM ASSISTANT FIRE CHIEF

Chief Wright introduced the individuals in leadership positions within the fire department. The current captains are as follows: Captain 151, Aaron Tate; Captain 152, Jeff Stevens; Captain 153, Wade Reynolds; and Captain 154, Kyle Quist. The new Assistant Chief 152 is Greg Miller. A biography of former Assistant Fire Chief Wade J. Reynolds was shared. Chief Reynolds began his career with the Salem Fire Department on April 10, 2001. He has demonstrated exceptional dedication and commitment, contributing countless hours of service to the department. Appointed as Assistant Fire Chief in 2012, he has been a reliable presence at fire and medical calls, particularly during critical daytime hours. Chief Wright expressed gratitude for Chief Reynolds' years of volunteerism and service to the Salem community and commended his example and leadership as he transitions to his new role as Captain 153.

6. PUBLIC HEARING

Mayor Christensen asked for a motion to open the public hearing.

MOTION BY: Councilperson Simons motioned to open the public hearing.

SECONDED BY: Councilperson Taylor

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

A) AMENDMENDANT TO THE WASTEWATER TREATMENT AND COLLECTIONS FACILITIES IMPACT FEE FACILITIES PLAN (IFFP) AND WASTEWATER TREATMENT AND COLLECTIONS FACILITIES IMPACT FEE ANALYSIS (IFA)

Matt Marziale reported that Salem's current impact fee is \$5,376.67, while the future buildout of the city's new plant is estimated at approximately \$58 million. He provided a brief overview of discussions held during the work session.

John Bowcutt expressed concerns about the proposed impact fee increase but recognized the importance of having future growth pay for necessary improvements, rather than placing the financial burden on current Salem residents.

Scott Bishop with DR Horton discussed the challenge of high impact fees, acknowledging that they make it difficult to keep homes affordable. He stated that, despite the challenges, raising the fee seems to be the only solution. He suggested that a delay of one or two years could benefit developers by providing more time to secure the necessary funds. He reiterated that DR Horton is willing to work with the city and is committed to helping find a solution.

Jake with New Salem City development stated that they would support to raise the impact fee but don't support raising to the \$11,000 to get this all at once. He considered to the council to table this topic for now.

B) AMENDING TITLE 11, PUBLIC UTILITIES AND SERVICES CHAPTER 1 – ELECTRIC POWER – NET METERING, SALEM CITY CODE

Adam Clements, with the power department, reported that the city recently exceeded its 1% solar allocation limit. To address this, the shared solar program discussed during the work session was proposed. He noted that some residents have been misled by solar companies and suggested implementing a checklist to help residents understand the terms before signing agreements. The process would require residents to personally sign the agreement for clarity. Adam acknowledged that not all residents would opt for rooftop solar due to the associated costs. The billing system for the program is not yet fully prepared, so the recommendation is to table the matter for now.

Mayor Christensen asked for a motion to close the public hearing.

MOTION BY: Councilperson De Graw motioned to close the public hearing.

SECONDED BY: Councilperson Peterson

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

7. DECISION: ORDINANCE AMENDMENT TO THE WASTEWATER TREATMENT AND COLLECTIONS FACILITIES IMPACT FEE FACILITIES PLAN (IFFP) AND WASTEWATER TREATMENT AND COLLECTIONS FACILITIES IMPACT FEE ANALYSIS (IFA)

Mayor Christensen asked for a motion regarding the ordinance amendment to the wastewater treatment and collections facilities impact fee facilities plan (IFFP) and wastewater treatment and collections facilities impact fee analysis (IFA).

MOTION BY: Councilperson Peterson motioned to approve the Ordinance Amendment to the Wastewater Treatment and Collections Facilities Impact Fee Facilities Plan (IFFP) and Wastewater Treatment and Collections Facilities Impact Fee Analysis (IFA).

SECONDED BY: Councilperson De Graw

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

8. DECISION: ORDINANCE AMENDING TITLE 11, PUBLIC UTILITIES AND SERVICES CHAPTER 1 – ELECTRIC POWER – NET METERING

Mayor Christensen asked for a motion to table the Ordinance Amending Title 11, Public Utilities and Services Chapter 1 – Electric Power – Net Metering.

MOTION BY: Councilperson Peterson motioned to table the Ordinance Amending Title 11, Public Utilities and Services Chapter 1 – Electric Power – Net Metering.

SECONDED BY: Councilperson Rees

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

9. CITIZEN REQUEST – LINCOLN HUBBARD – SPANISH FORK HOSPITAL

Cesar Garcia, representing Lincoln and Spanish Fork Hospital, provided an update on the hospital's progress. Open for nearly four years, the hospital has consistently received high ratings, including multiple "A" grades from Leapfrog, a hospital grading system. Recently, they opened an intensive care unit, allowing patients to receive care locally instead of traveling to Utah Valley. The hospital is actively involved in community engagement, participating in local chambers, supporting events, and encouraging students to explore healthcare careers. Looking ahead, the hospital has acquired land and is in the planning phase for a northward expansion to accommodate growth. Garcia highlighted three key health concerns: preventive care through annual screenings, fall prevention, and addressing cancer rates. He also noted that Intermountain Healthcare, their parent organization, was recently recognized as the number-one health system. He expressed enthusiasm for the hospital's role in serving the community and its future growth.

10. CITIZEN REQUEST – KRISTINE WRIGHT

Kristine, a resident for 11 years, addressed the council regarding increasing traffic and noise issues on Woodland Hills Drive, where her backyard is located. She noted a significant rise in truck traffic, particularly semi-trucks, and expressed concern about the excessive noise caused by air brakes as trucks slow down near the new traffic light by the school. Kristine and her neighbors requested the establishment of a "no air brake" zone to mitigate the noise. Matt Marziale, city manager, acknowledged the issue, stating that truck traffic has surged to about 50 trucks per day, largely due to a single job site requiring loaded trucks from the canyon. The city had already contacted the involved company and raised the issue with Utah County, which controls the roadway. Utah County indicated they would not prohibit air brake use. Walter Bird, Bradey Wilde, and staff researched UDOT policies, finding that even communities with restrictions allow air brakes in emergencies. Some areas implement time-based restrictions. Matt proposed revisiting the matter with Utah County to discuss potential restrictions while recognizing emergency needs. He assured Kristine the city would continue to work on addressing the issue.

11. DECISION: AMENDMENT OF SALEM CITY CREDIT RATE FOR ELECTRICITY GENERATED BY CUSTOMERS PARTICIPATING IN THE NET METERING PROGRAM AND APPROVING THE SHARED SOLAR PROGRAM WITH UMPA

Mayor Christensen asked for a motion to table the Amendment of Salem City Credit Rate for Electricity Generated by Customers participating in the Net Metering Program and approving the Shared Solar Program with UMPA.

MOTION BY: Councilperson Rees motioned to table the Amendment of Salem City Credit Rate for Electricity Generated by Customers participating in the Net Metering Program and approving the Shared Solar Program with UMPA.

SECONDED BY: Councilperson Simons

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

12. DECISION: LOAFER SOCCER PARK – LIGHT POLE BASES AND INSTALL

Matt Marziale gave a brief overview of what was discussed in the work session. Matt is seeking approval of the Musco Light Pole bases and the installation of those bases. We have impact fees available to purchase this.

Mayor Christensen asked for a motion to approve the Loafer Soccer Park – Light Pole Bases and Install.

MOTION BY: Councilperson Simons motioned to approve the Loafer Soccer Park – Light Pole Bases and Install.

SECONDED BY: Councilperson Taylor

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

13. DECISION: CITY COUNCIL MEETING 2025 CALENDAR

Mayor Christensen asked for a motion to accept the City Council Meeting 2025 Calendar.

MOTION BY: Councilperson De Graw motioned to accept the City Council Meeting 2025 Calendar.

SECONDED BY: Councilperson Rees

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

14. DECISION: MEETING MINUTES

Mayor asked for a motion to approve the meeting minutes of November 6, 2024.

MOTION BY: Councilperson Simons motioned to approve the meeting minutes of November 6, 2024.

SECONDED BY: Councilperson Peterson

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

15. DECISION: BILLS FOR PAYMENT

Mayor Christensen asked for a motion to pay the bills in the sum of \$874,799.28.

MOTION BY: Councilperson Taylor motioned to pay the bills in the sum of \$874,799.28.

SECONDED BY: Councilperson De Graw

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

16. MATT MARZIALE, MANAGER

Matt Marziale mentioned that Jake with New Salem is on his way back to discuss billboards.

17. CHIEF BRAD JAMES, PUBLIC SAFETY DEPT.

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

18. STEVE COX, BUILDING DEPT.

Steve Cox was excused from tonight's meeting.

19. WALTER BIRD, ATTORNEY

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

20. JEFFREY NIELSON, FINANCE/RECORDER

A. FY 2024 AUDIT REPORT (SPECIAL COUNCIL MEETING)

The auditors recently visited and are prepared to present the city's audit. A special meeting will need to be scheduled to adopt the financials for fiscal year 2024. It was determined to

hold the meeting on Tuesday, December 17th at 5:00 p.m. The City Employee Christmas Party is scheduled for December 6th at 6 PM. Additionally, a main water leak affected two homes, and the city is coordinating with the insurance company to address the matter.

21. ADAM CLEMENTS, ELECTRICAL DEPT.

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

22. BRADEY WILDE, ENGINEERING DEPT.

Bradey Wilde mentioned that the PI System Pump Station and Major Transmission – Preliminary Design got approved with Hansen Allen & Luce Inc.

23. JOHN BOWCUT, FIBER DEPT.

A. FIBER RATES DISCUSSION

John informed the council with a presentation on proposed changes to fiber utility rates and services, with plans to hold a public hearing for public input. Proposals included introducing a \$25 monthly fee for VLAN services, allowing businesses to carve out dedicated sections of the network exclusively for their use. This service would only be available for businesses. Adjustments to the current internet speed tiers were discussed, with the presenter suggesting simplifying the tier structure by removing unnecessary options. An advanced Wi-Fi project was proposed, which would provide managed Wi-Fi for customers on higher-speed tiers, ensuring reliable service for higher speeds. Multi-dwelling unit rates, particularly for HOAs, were also addressed. A tiered discount system based on the number of units was proposed, with contracts requiring a 48-month commitment to secure the discounted rates. The presenter reported progress on fiber installation, with 1,857 hook-ups completed and the first homes in Viridian expected to be connected within two weeks.

24. JEN WRIGHT, RECREATION DEPT.

The Pondtown Christmas lighting event will take place next Friday at 6 PM. Jen Wright presented photos of the hot chocolate hut, with plans to move it closer to Knoll Park in the summer to sell drinks and snacks. The necessary permit from the county has been secured. Santa will be present for the Pondtown Christmas lighting at the pavilion at Knoll Park Beach. Banners for various charities will be displayed around the area, encouraging people to donate. On December 18th, the Salem Community Theatre will be hosting the Pondtown Christmas Serenade. Cristy shared that the Chief has arranged to set up a sign to track car traffic during Pondtown Christmas, which will assist in future planning. On Saturday, December 14th, the Amaryllis Project will visit over 60 elderly individuals who live alone. Volunteers are instructed to visit with the elderly if they wish to engage with them, limiting groups to 5-6 people each.

25. JAMES THOMAS, PUBLIC WORKS DEPT.

James Thomas expressed appreciation for the Water Department's efforts in addressing recent water line breaks. Reflections Park paving is currently on hold, but Matt reported that the water wheel installation is expected to take place this week. Additionally, rock work has been completed along the creek in that area.

COUNCIL REPORTS

26. MAYOR KURT L CHRISTENSEN

Mayor Christensen introduced Lisa Webster and acknowledged her as a highly professional individual. He expressed confidence in her qualifications, stating that she is well-suited for the position. The Mayor also noted that changes to planning and zoning would be necessary moving forward.

27. COUNCILPERSON KELLY PETERSON

Councilperson Peterson provided updates regarding the second phase of the SUVPS transmission system upgrade. The project involves a new transmission line passing through residential areas in Spanish Fork, prompting the hiring of a PR company to serve as a liaison between SUVPS and the public. The PR company will help inform residents and address concerns before work begins. Meetings with affected residents will be held in advance, particularly with those from whom easements have already been purchased. The planned route includes the line running from Rocky Mountain's substation at the mouth of Spanish Fork Canyon, down Canyon Road, past the cemetery, through the river bottoms, behind the fairgrounds, across Main Street, and toward Delmont Road, eventually tying back into the existing system near the Leland area. In Salem, the line will follow the existing path, minimizing impact, but the Spanish Fork section involves a new route, making public communication a priority. The PR company will prepare presentations for city councils to keep them informed and equipped to address public inquiries. The project has significant costs, with \$50 million allocated, though funds are being utilized rapidly due to high expenses in the electrical industry.

28. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated that city representatives will attend two assemblies at Foothills Elementary on Friday to present awards. On Monday night, the City Council will host a table at Skyhawk Gorge, providing mini Kind Bars as treats. Holiday gift sacks for legislators have been prepared as a Christmas gesture and thank-you. There was a discussion about inviting legislators to the January work session and dinner, with a proposed start time of 5 PM. Council members were encouraged to assist in delivering holiday gifts to local businesses, with Jen and Councilperson Simons coordinating the deliveries.

29. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees reported that a board meeting was held with the Solid Waste Department to review their audit. It was reported that the new transfer station is operating successfully. The library has seen a significant increase in new library card sign-ups following its grand opening.

30. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor gave his appreciation to the water department.

31. COUNCILPERSON TIM DE GRAW

Councilperson De Graw stated that the Sewer Department reported that the average flow decreased over the past month. Projects scheduled for November include repairs to the UV system and hydraulic arm, winterizing buildings and landscaping, and equipping vehicles with snowplows and sanders. The department has been actively collaborating with Water Works and has started groundwork with potential contractors. Contractor interviews began last week, and recommendations have been made, with promising outcomes for the build-out. The ULCT LAA program was discussed as a resource for training newly elected officials, providing a resource library and support for rural or newly formed governments. While not highly relevant to this council, the program could be useful for onboarding newly elected members. Attendance at the CUWCD Salem Rate Celebration was noted, with conversations held regarding upcoming projects, including those related to Strawberry. Additionally, it was mentioned that a four-way stoplight will be installed next summer.

Work Session Item 3: New Salem – Billboards/Onsite Signage

Mayor Christensen stated that we had Jake from New Salem that wasn't able to present during the work session because of time restraints, and would like to turn the time over to him at this time.

Jake with New Salem presented proposed changes and additions to signage for a project near the I-15 frontage in Salem City. The discussion covered plans for a billboard at the I-15 frontage, which adheres to UDOT requirements. The proposal included adding architectural elements to the billboard's base to create a monument-style design, making it more visually appealing. The billboard would prominently feature Salem City's logo, pending city approval. The developer would cover all costs and ensure content aligns with city standards, avoiding inappropriate advertisements. They also offered to dedicate billboard space for Salem City announcements and local events. Additional signage concepts included a large retail monument sign along SR-164, approximately 30 feet tall and 30 feet wide, with both permanent and digital advertising components for project tenants and local businesses. Smaller retail kiosks within the project, approximately 5-15 feet tall, would provide digital advertising opportunities for nearby businesses. The developer emphasized a cohesive, professional design aesthetic, aiming to attract high-quality businesses and improve visibility for Salem City. They proposed a development agreement amendment to allow digital and

off-site advertising, aligning with modern signage trends. Council members appreciated the effort to integrate architectural and community-focused elements into the design, expressing interest in making Salem's entrance distinctive. Concerns included the size and placement of signs, ensuring alignment with city values, and minimizing potential over-commercialization. They encouraged the developer to refine the designs and return with specific proposals for further review. The timeline for the signs aligns with the project's development.

32. CLOSED SESSION

There was no closed session for tonight's meeting.

Mayor Christensen asked for a motion to adjourn City Council Meeting.

ADJOURN CITY COUNCIL MEETING

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

SECONDED BY: Councilperson Taylor

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

MEETING ADJOURNED AT: 9:04

Jeffrey Nielson, City Recorder

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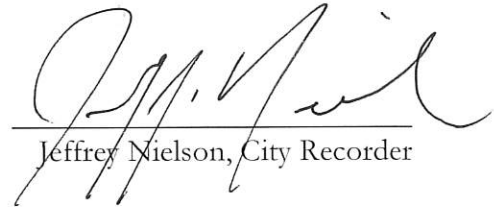
ADJOURN CITY COUNCIL MEETING

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SECONDED BY: Councilperson Taylor

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

MEETING ADJOURNED AT: 9:04



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record
For Council Meeting held on November 20, 2024

	Please Print Name	Please Sign Name
1	SID CARDON	Sid Cardon
2	Dean Ingman	Dean Ingman
3	Troy Tischner	Troy Tischner
4	Russ Smart	Russ Smart
5	Candy Smart	Candy Smart
6	Bryham Nielson	Bryham Nielson
7	Macy Nielson	Macy Nielson
8	KYLE HENDRICKS	Kyle Hendricks
9	Matt Rasband	Matt Rasband
10	Kristine Wright	Kristine Wright
11	Larry Stone	Larry Stone
12	Scott Bishop	Scott Bishop
13	Lisa Webster	Lisa Webster
14	JAKE HONE	Jake Hone
15	Harrison Nemeika	Harrison Nemeika
16	Cesar Garcia	Cesar Garcia
17	COLTON CHRONISTER	Colton Chronister
18	Mike Wilson	Mike Wilson
19	ADRON TATE	Adron Tate
20	CHRIS WRIGHT	Chris Wright
21	WADE REYNOLDS	Wade Reynolds
22	JAMES ENIET	James Eniet
23	Kyle Quist	Kyle Quist
24	Monica Foley	Monica Foley
25	Jeffrey Stevens	Jeffrey Stevens
26	Greg Miller	Greg Miller
27	Debbie Reynolds	Debbie Reynolds
28	Chrystal Tischner	Chrystal Tischner
29	Jeff DeGraffenried	Jeff DeGraffenried
30	Whitney Ferguson	Whitney Ferguson

Salem City Council Meeting Attendance Record
For Council Meeting held on November 20, 2024

	Please Print Name	Please Sign Name
31	Kathleen Leavitt	
32	Karen Boothe	
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