

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, September 3rd to request the link.

DATE: September 3, 2025 (City Council Chamber 30 West 100 South)

6:00 p.m. WORK SESSION

1. Anderson Development 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. Youth Council Report
4. SF / Salem Chamber Report
5. Swear in New Officer – Brett Boyer
6. Decision: Salem City Transportation Impact Fee Update Proposal
7. Decision: Loafer Soccer Park Hydroseed Bid
8. Decision: Meeting Minutes – August 20, 2025
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. Lisa Webster, City Planner

15. Jeffrey Nielson, Finance/Recorder
16. Adam Clements, Electrical Dept.
17. Bradey Wilde, Engineering Dept.
18. John Bowcut, Fiber Dept.
19. Jen Wright, Recreation Dept.
20. James Thomas, Public Works Dept.

COUNCIL REPORTS

21. Mayor Kurt L Christensen
 - a. Finances/Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
22. Councilperson Kelly Peterson
 - a. Power
 - b. Fiber
 - c. SUVPS Report
23. Councilperson Cristy Simons
 - a. Parks & Recreation
 - b. Chamber of Commerce
24. Councilperson Cynthia Deveraux Rees
 - a. Library
 - b. Solid Waste/Recycling
 - c. Youth Council
25. Councilperson Paul Taylor
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
26. Councilperson Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
27. 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 September 3, 2025 in the Salem City Council Chambers.

6:00PM WORK SESSION

1. Anderson Development Discussion

Lisa Webster stated that Dave Morton was here for tonight's meeting to present about Anderson Development.

Dave Morton presented updates on the proposed 111-acre project, describing it as the future core of Salem City and emphasizing the need for thoughtful planning in partnership with the City. The vision is to create a family-centered, mixed-use community that balances a strong commercial tax base with a range of housing options and amenities. Dave Morton outlined goals to provide varied housing types and sizes, avoid clustering, and incorporate open space and community-focused design. Past development agreements were reviewed for consistency, and it was confirmed that all driveways, including those for townhomes, will be a minimum of 25 feet. Lot sizes and setbacks were a central topic of discussion. The developer proposed allowing reduced side setbacks on smaller lots to provide flexibility and affordability, while council members expressed concern over long-term impacts to utilities, parking, and neighborhood character. The Council reiterated a preference for 5,000 square foot lots as a minimum, with 5- and 10-foot side setbacks, and stressed the importance of preserving longer driveways to avoid on-street parking congestion. Dave Morton noted that challenges with rear-load alley products and high impact fees limit design flexibility but expressed willingness to adjust lot sizes and explore creative product types. Density was discussed at approximately 9.8 units per acre, with a maximum height of 35 feet, and council emphasized the need for more diverse housing options that still align with city standards. The commercial component of the project was also reviewed. Dave Morton stressed that securing a strong anchor tenant is the top priority and that smaller retail users will follow once the anchor is in place. Ongoing negotiations with major grocery chains are underway, and progress is being made toward a site plan. The developer asked that restrictions in the development agreement not limit their ability to phase residential and commercial together, emphasizing that commercial success depends heavily on a nearby residential base and utility infrastructure. Council members encouraged the developer to provide more product detail, including design examples and data on market demand, and suggested site visits to comparable developments in nearby cities. The discussion closed with an understanding that further collaboration is needed to refine the balance of lot sizes, setbacks, housing diversity, and commercial timing. Both parties agreed to continue working together to ensure the project meets community expectations while remaining financially feasible for the developer.

2. Agenda Item Discussion

Bradey Wilde presented in the work session, to review the process for converting Strawberry Water dedication agreements into third-party contracts. Historically, water associated with land was turned over to the City through dedication agreements, which required signatures from the Mayor, the irrigation company president, and the Bureau of Reclamation. This process was lengthy, often taking up to six months, and has since been deemed problematic at the federal level. The Bureau of Reclamation is now implementing a new process that converts Strawberry Water into municipal and industrial water, allowing it to be used more broadly within cities in the Strawberry Valley Project area. This change will streamline the process by moving it from a legislative action to an administrative one, with cities managing water transfers through third-party contracts rather than dedication agreements. For Salem City, this means that future developer water dedications will be handled administratively by the City Manager and City Engineer rather than requiring Council or Mayor signatures. Farmers and irrigation companies will retain their historic rights and will not lose access to their water unless they choose to sell. Council was informed that a resolution will be presented at the next meeting on September 17 to formally authorize the new process. The resolution will designate a council appointee, likely Paul, to participate in the formal signing at the Bureau of Reclamation on September 18, and it will also appoint the City Manager and City Engineer as the administrative signers for future third-party contracts. This conversion is significant because it formally authorizes Strawberry Water for municipal and industrial use, ensuring the City can legally use it for municipal purposes as development continues. Council acknowledged that this is an important step in streamlining water dedication and maintaining compliance with federal requirements.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Pro-Tem Kelly Peterson

COUNCIL PRESENT:

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 Dept.
Lisa Webster, Planner
Mashaylie Harrison

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Adam Clements stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

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. YOUTH COUNCIL REPORT

Seth Dayley & Lincoln Thompson introduced themselves. Last week, members were formally sworn in, bringing total membership to 60. The Kids Parade achieved record participation, marking the largest turnout on record. The upcoming Kids Carnival will be held at the Salem Library on September 20th.

4. SF/SALEM CHAMBER REPORT

On behalf of the Chamber, Jen Wright reminded everyone of the upcoming Business Summit and extended an invitation to both the Council and staff to attend.

5. SWEAR IN NEW OFFICER – BRETT BOYER

Chief Brad James introduced Brett Boyer, who was recently sworn in as the newest officer of the Salem Police Department.

6. DECISION: SALEM CITY TRANSPORTATION IMPACT FEE UPDATE PROPOSAL

Matt Marziale discussed the need to update the transportation impact fee. The goal is to align impact fees with a July-to-July update schedule. With increased commercial development and new church buildings, this fee update is a priority. WCG (now transitioning to the name Methods) has been selected from the City's preferred engineering partners to complete the study, as this is their area of expertise. Jeremy Searl will lead the project, bringing valuable experience from South Utah County. The cost for the 2025 update is \$25,000, with the intent to establish a five-year contract. After the initial study, annual updates are anticipated to cost between \$5,000 and \$10,000 on a time-and-materials basis. Additional work beyond this amount would require City approval. The transportation impact fee is based on trip generation. Concerns remain that the current fee structure is higher than expected, particularly with the church transportation impact fee currently at \$200,000. The Home Builders Association has recommended setting the fees and then conducting annual analyses to ensure accuracy. The City has been working closely with WCG/Methods on these concerns, as well as other projects such as Beer Creek Boulevard. Matt Marziale acknowledged the importance of reviewing and adjusting the transportation impact fee annually to ensure fairness and accuracy, with a full study conducted in 2025 and smaller annual updates in subsequent years.

MOTION BY: Councilperson Taylor made a motion to approve the Salem City Transportation Impact Fee Update Proposal for \$25,000 this year, and then \$5,000 to \$10,000 for the next four years.

SECONDED BY: Councilperson Simons

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

7. DECISION: LOAFER SOCCER PARK HYDROSEED BID

Matt Marziale reported that securing a certified applicant for the hydroseeding project has been a challenge. The bid was posted on the city website, Construct Connect, and sent to three known companies; however, no bids were received. Follow-up with Harward & Rees, InstaLawn, and Moody Seeding indicated the project was too large and the late-season timing was a factor. InstaLawn, who previously completed Reflections Park, has agreed to perform the work. The project covers approximately 355,000 square feet, including the main park deck, four soccer fields, and surrounding flat areas, at a cost of \$0.18 per square foot

(\$63,900). Work is expected to begin this weekend and take about two weeks. The north slope will be priced separately after the fields are completed.

MOTION BY: Councilperson De Graw made a motion to approve the Loafer Soccer Park Hydroseed Bid to Instalawn for \$63,900.

SECONDED BY: Councilperson Rees

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

8. DECISION: MEETING MINUTES – AUGUST 20, 2025

Mayor Pro-Tem Kelly Peterson asked for a motion to approve the minutes of August 20, 2025.

MOTION BY: Councilperson Taylor made a motion to approve the minutes of August 20, 2025.

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: BILLS FOR PAYMENT

Mayor Pro-Tem Kelly Peterson asked for a motion to pay the bills in the sum of \$4,275,281.94.

MOTION BY: Councilperson Simons made a motion to pay the bills in the sum of \$4,275,281.94.

SECONDED BY: Councilperson De Graw

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

10. MATT MARZIALE, MANAGER

Matt Marziale provided an update regarding the improvements completed near the property on 8800 South in coordination with D.R. Horton. Although the work was finished, the City had not yet received formal permission, which prompted negotiations between the legal department, Spanish Fork City, and Salem City. Spanish Fork provided a template document used to encumber properties through a pioneering agreement, ensuring that the costs of improvements are not borne by Salem taxpayers. A letter was prepared and delivered to the property owners on 8800 South outlining the agreement. It was made clear that the encumbrance is not a lien and does not create an immediate obligation. However, should the property be annexed into Salem City in the future, a cost of \$62,000 would be due at that time. If the property never annexes into Salem City, or if it is annexed into Spanish Fork instead, no payment would be required. The agreement also stipulates that the encumbrance

transfers to any future buyer of the property. Matt Marziale noted that the next step is for the finalized document to be signed, notarized, and recorded with Utah County. The purpose of this action is to ensure that the cost of improvements is properly assigned, protecting Salem taxpayers from covering expenses related to the property. Matt Marziale provided an update on the soccer park project located on Arrowhead. The 16-acre site is progressing, with the sprinkler system nearly complete, the walking path installed, and construction underway on the sled hill. Sod installation is scheduled for September 22nd. Staff has requested detailed budget information from Flagship regarding the project, and a meeting has been scheduled with them next week to review the numbers. Concerns were raised about the project cost, as preliminary figures suggested it could increase to \$52 million, which the City emphasized would not be sustainable. The City is limited by a clause in the PID documents capping repayment obligations at \$29 million. Matt Marziale met with Flagship's representative, Matt Rasband, who acknowledged the concerns and agreed to review the cost figures with his team. The City reiterated that it will not agree to costs exceeding the \$29 million cap and, if necessary, would move forward with completing the park independently. Discussions will continue with Flagship to ensure the project remains within financial limits and protects the City's interests.

11. CHIEF BRAD JAMES, PUBLIC SAFETY DEPT.

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

12. STEVE COX, BUILDING DEPT.

Steve Cox stated, in July, 80 permits were issued, including 32 for single-family homes and 28 for townhomes. In August, 52 permits were issued, consisting of 36 single-family homes and 16 townhomes. To date, there have been 124 utility hook-ups for the fiscal year.

13. WALTER BIRD, ATTORNEY

Attorney Walter Bird was excused from tonight's meeting.

14. LISA WEBSTER, CITY PLANNER

Lisa Webster didn't have anything to add to tonight's meeting.

15. JEFFREY NIELSON, FINANCE/RECORDER

Jeff Nielson stated that the notice for the league meetings should be sent out.

16. ADAM CLEMENTS, ELECTRICAL DEPT.

Adam Clements stated that tomorrow, there will be a brief outage at Viridian in order to transfer load to the substation. This step is necessary to supply power to the well and marks the first time the Viridian Substation will carry load.

17. BRADEY WILDE, ENGINEERING DEPT.

Bradey Wilde didn't have anything to add to tonight's meeting.

18. JOHN BOWCUT, FIBER DEPT.

John Bowcut stated that there are currently 2,270 fiber connections.

19. JEN WRIGHT, RECREATION DEPT.

Jen Wright stated that the fall sports are progressing well, and the Kindness Creates Peace assemblies will resume this week. Jen also presented Salem-themed crewnecks that will be available for sale in celebration of Halloween.

20. JAMES THOMAS, PUBLIC WORKS DEPT.

James Thomas stated that the road paving and surface patching have been completed, and work is currently underway on 100 East. Progress continues at Reflections Park, where the bathroom pad has been constructed. Plumbing will be installed soon, with the bathroom structure expected to arrive within the next few weeks.

COUNCIL REPORTS

21. MAYOR KURT CHRISTENSEN

Mayor Christensen was excused from tonight's meeting.

22. COUNCILPERSON KELLY PETERSON

Councilperson Peterson thanked everyone who attended the UMPA social last week. Prior to that, during the board meeting, it was reported that one of our power plants required significant work and had to be temporarily shut down, requiring power to be purchased on the market. UMPA has since hired additional staff to expand our purchasing market farther east than before, which allowed them to secure favorable deals. What could have been a costly setback was turned into a profit, bringing in record numbers that will help keep our rates stable. While residents may not see an immediate decrease in their rates, these savings are being set aside to prepare for future resource needs. UMPA has done an excellent job in managing these challenges and keeping rates steady.

23. COUNCILPERSON CRISTY SIMONS

Councilperson Simons reported that the Kindness Awards will be smaller in scale than last year. Council members have been assigned to specific schools, and she welcomed anyone who is able to attend.

24. COUNCILPERSON CYNTHIA DEVERAUX REES

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

25. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor stated, as Bradey mentioned, September 18th will be a significant day with the Bureau as the water transfer is finalized.

26. COUNCILPERSON TIM DEGRAW

Councilperson De Graw didn't have anything to add to tonight's meeting.

27. CLOSED SESSION

There was no closed session for tonight's meeting.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson De Graw 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: 8:14

Jeffrey Nielson, City Recorder

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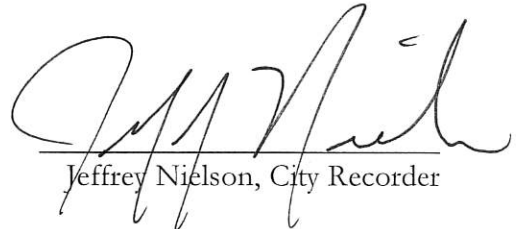
ADJOURN CITY COUNCIL MEETING

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SECONDED BY: Councilperson Simons


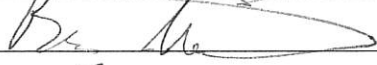
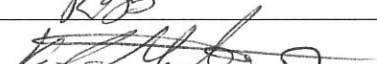
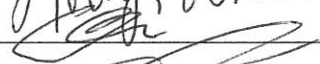

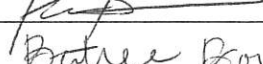
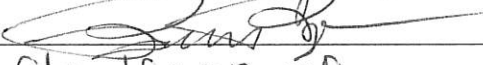
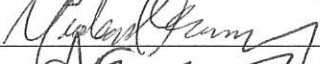

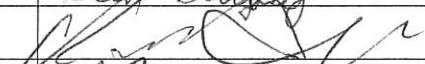

VOTE: Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye (5 Ayes)

MEETING ADJOURNED AT: 8:14



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on September 3, 2025

	Please Print Name	Please Sign Name
1	Dave Norton	
2	Brooke Anderson	
3	Craig Sacco	Ros
4	Keaten Marken	
5	Delys Snyder	Dely W Snyder
6	Holly White	Holly White
7	White Family	
8	Chris White	
9	KEVIN BOYER	
10	Britnee Boyer	Britnee Boyer
11	Russell Boyer	
12	Chelsea BOYER	Chelsea Boyer
13	Renee Boyer	Renee Boyer
14	Brynlee white	Brynlee White
15	Michael Ferguson	
16	Amber Ferguson	
17	Jessica Nield	Jessica Nield
18	LINCOLN THOMPSON	LINCOLN THOMPSON
19	Seth Dayley	Seth Dayley
20	Rob Nield	
21	Berlyn nield	
22	Dallin Marbey	Dallin Marbey
23	Karen Boote	Karen Boote
24		
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