

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 1st to request the link.**

DATE: October 1, 2025 (City Council Chamber 30 West 100 South)

6:30 p.m. WORK SESSION

1. Agenda Item Discussion
2. 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. Decision: Sewer Impact Fee Reimbursement Agreement for Salem Valley View Investments
6. Decision: Kam Valgardson Agreement for Lease of Real Property
7. Citizen Request – Paul A. Prior - Monument
8. Decision: Meeting Minutes – September 17, 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 October 1, 2025 in the Salem City Council Chambers.

6:30PM WORK SESSION

Agenda Item 6

City Manager Matt Marziale presented an agreement regarding the lease of a city-owned property located above the cemetery on the north side of the Highline Canal. The parcel was deeded to Salem City during the development of a subdivision by Arrive Homes and contains a major water line, which requires protection and ongoing city access. Several months ago, Kam Valgardson inquired about purchasing the property. The City declined the request in order to preserve unrestricted access to the water line and to prevent the parcel from becoming part of private backyard property. Following this, Mr. Valgardson asked if the City would consider leasing the property. Staff reviewed the request and drafted a lease agreement with the Valgardson family. The proposed lease amount is \$50 per year, which is consistent with other city lease agreements where the primary purpose is to prevent properties from becoming nuisances. Mr. Valgardson indicated that he intends to plant orchard-style trees on the property and to keep a small number of goats for his family's use. The Council discussed concerns regarding zoning regulations and the keeping of livestock in the area. Staff will instruct Mr. Valgardson that any request to house animals must receive Council approval, and the Council will retain authority to approve, deny, or condition such requests. The Council also addressed the potential difficulty of removing orchard trees if the City reclaims the property in the future, noting that the lease agreement should clarify responsibility for restoration in such cases. Discussion was also held on the possible future piping or realignment of the Highline Canal by Central Utah or the Bureau of Reclamation, which may lead to land swaps or sales. For this reason, the City is not selling the property outright. The lease will be structured as a year-to-year agreement and may be terminated at any time by the City, ensuring flexibility for future use. It was noted that the draft agreement referenced \$50 per month rather than \$50 per year, and this clerical error will be corrected.

Agenda Item 7

City Manager Matt Marziale stated Paul Prior is scheduled to attend the meeting to discuss options with the Council regarding a potential recognition monument or plaque at one of the parks on Viridian Farms. The proposed monument would commemorate the BYU Farm and Dairy that previously operated on the site. Mr. Prior, who worked at the BYU dairy during his youth, expressed that such recognition would honor the historical significance of the farm and dairy. A letter from Mr. Prior outlining his request and additional suggestions was included in the Council packet.

Agenda Item 5

City Manager Matt Marziale stated this is the Sewer Impact Fee Reimbursement Agreement for the Salem Valley View Subdivision, located directly north of Valley View Middle School. Matt mentioned the property has changed developer's multiple times and is currently being developed by Pulte Homes. The project was originally initiated by Todd Train and Millhaven Homes. As part of the original agreement, Millhaven Homes was required to install and upsize a sewer line to accommodate future infrastructure along Woodland Hills Drive. This work was strategically undertaken to allow the line to pass underneath the CUP line and Salem Canal and to avoid future permitting challenges with the Bureau of Reclamation. The current developer, Salem Valley View, has requested reimbursement for the additional costs incurred in upsizing the sewer line. The submitted costs were reviewed by City staff and the engineering team, and adjustments were made to reduce the cost of a standard 8-inch line that would have been required regardless. The final reimbursement amount totals \$70,803. The Council was advised that the sewer line installation met City standards, was inspected, and is part of the City's master planned infrastructure. The reimbursement will be provided in accordance with the City's impact fee policy. Discussion included confirmation that the line's increased cost was due primarily to its size and the required depth to pass under existing infrastructure, with manhole costs excluded, as they would have been incurred regardless. The Council clarified that future agreements would similarly reimburse developers for additional costs associated with upsizing infrastructure beyond standard requirements, provided it aligns with the City's master plan and impact fee policies. Mayor Christensen discussed the reimbursement agreement and directed staff to proceed in accordance with the outlined policy.

Staff/Council Reports

Bradey Wilde reported on his attendance at the recent League of Cities meeting, where city engineers were asked to complete a survey regarding municipal use of the Uniform Standards Act. The State is encouraging all cities to adopt APWA standards, with the intent of requiring uniformity across municipalities. Bradey expressed concern, noting that Salem City's current standards have been carefully drafted to meet the City's specific needs and have served the community well. He suggested that the Mayor and Council consider reaching out to legislators regarding the matter. Councilmember Simons asked whether a meeting with Jeff Burton and Doug Welton would be appropriate. Bradey responded that such a meeting could be arranged. Councilmember DeGraw suggested that the Mayor and Council collectively draft a response. Councilmember Taylor noted that the State's rationale for uniform standards is to give contractors consistency when building across multiple cities. Councilmember DeGraw recommended that a summary be drafted opposing the proposal.

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
Walter Bird, City Attorney
Adam Clements, Electrical Dept.
Matt Marziale, City Manager
Steve Cox, Building Dept.
John Bowcut, Fiber Dept.
Lisa Webster, Planner
Robyn Mortensen

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson De Graw invited those who wish to participate, to stand and say the pledge of allegiance with him. He then led the pledge of allegiance to those who wanted to participate.

3. YOUTH COUNCIL REPORT

Alyssa Warren with the Youth Council reported that the recent carnival at the library had an excellent turnout, with approximately 100 children in attendance. The event included activities and popcorn for the kids. Kevin Thorne added that the Youth Council's next event will be the Goosebump Gala on October 25th, which will feature carnival games and a spook alley.

4. SF/SALEM CHAMBER REPORT

Kathleen Leavitt from the Chamber reported that they recently hosted a Mini Makers Market with 15 booths featuring young entrepreneurs. She also shared that a ribbon cutting

was held today for Roxberry Juice. Additionally, Kathleen announced that the upcoming Business Luncheon will be held on October 6th, followed by the Noon Networking event on October 16th. She also noted that the Meet the Candidates Night is scheduled for October 16th at the Salem Community Center.

Sherry Berrett from the library, along with Library Board Chair Glenda Lyman, reported that the library has once again received the Quality Library Award—marking the second consecutive year of this achievement. Sherry explained that the award is based on meeting high standards and circulation percentages. Glenda added that the library staff works diligently to provide excellent resources and programs for all ages.

5. DECISION: SEWER IMPACT FEE REIMBURSEMENT AGREEMENT FOR SALEM VALLEY VIEW INVESTMENTS

Bradey stated this is a request for an impact fee reimbursement. Bradey reported the costs have been reviewed, and City Attorney Walter Bird has prepared the reimbursement agreement. An 18” line was installed, which will serve future MSP connections. In accordance with City policy, the applicant is requesting reimbursement for \$70,803.70.

MOTION BY: Councilperson Taylor motion to accept the Sewer Impact Fee reimbursement agreement for Salem Valley View Investments for \$70,803.70

SECONDED BY: Councilperson Peterson

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

6. DECISION: KAM VALGARDSON AGREEMENT FOR LEASE OF REAL PROPERTY

City Manager Matt Marziale presented a proposed lease agreement between Salem City and Kam Valgardson for a piece of City-owned property located just north of the Highline Canal and south of the Salem City Cemetery. The Valgardson family initially approached the City with interest in purchasing the property; however, due to various reasons, the City is not interested in selling this parcel. Following that discussion, the family requested to lease the property for personal and family activities. Staff noted that Salem City has several other similar properties currently under lease that are not in active City use. Leasing this parcel would allow for productive use and maintenance of the property. The proposed lease agreement, prepared by City staff including Jeff Nielson and City Attorney Walter Bird, will be an annual agreement that renews year to year. The contract includes a clause allowing Salem City to terminate the lease at any time if the property is needed for another purpose.

Key revisions to the agreement include changing the payment terms from a monthly to an annual fee and adding a stipulation that no trees or vegetation may be planted within 10 feet of either side of the existing water line to prevent interference with the utility. City Staff recommended approval of the lease agreement with Kam Valgardson as presented.

MOTION BY: Councilperson Rees motion to accept the Kam Valgardson lease agreement

SECONDED BY: Councilperson Simons

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

7. CITIZEN REQUEST-PAUL A PRIOR - MONUMENT

Paul Prior shared his background, noting his history working at the BYU Dairy Farm and his deep appreciation for the land. With his background in animal science, he emphasized the importance of honoring men for their hard work and highlighted their contributions. Paul suggested the placement of a historic marker to recognize this legacy, and his suggested location was along Powerhouse Road, where a future park will be located. In response to Mayor Christensen's request for additional information, Paul provided a written document outlining historical details and ideas for the monument. Councilmember Simons expressed support for honoring history and suggested that Dr. Horton might need to be involved. City Attorney Walter Bird recommended including Dr. Horton, as they purchased the property. Mayor Christensen confirmed that the city will begin looking into the possibility of a monument. Paul Prior stated he will reach out to Max Wallentine, the former manager of the BYU Dairy Farm, for further input.

8. DECISION: MEETING MINUTES – SEPTEMBER 17, 2025

Mayor Christensen asked for a motion to approve the minutes for September 17, 2025

MOTION BY: Councilperson Simons motion to accept the minutes of September 17, 2025

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: BILLS FOR PAYMENT

Mayor Christensen asked for a motion to pay the bills in the sum of \$3,481,834.58

MOTION BY: Councilperson Peterson motion to pay the bills in the sum of \$3,481,834.58

SECONDED BY: Councilperson Simons

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

10. MATT MARZIALE, MANAGER

Matt Marziale stated the crew is working hard. Matt stated the paving shutoff deadline is October 15th for developers and our crew is working hard to get our jobs done. Matt said the crew is working on patching potholes this week and work is still being done on Reflections Park. Matt stated the recreation outdoor sports are finishing up for the season. Matt Marziale noted that he will be conducting safety training in the near future.

11. CHIEF BRAD JAMES, PUBLIC SAFETY DEPT.

Chief James reported that he had no additional items to discuss at this evening's meeting.

12. STEVE COX, BUILDING DEPT.

Steve Cox reported that during the recent HBA meeting, discussions were held regarding the regulation of road widths and APWA construction standards across all cities. Additionally, the use of artificial intelligence to eliminate building plan reviews was considered. Steve recommended that the city prepare a statement of opposition in advance.

13. WALTER BIRD, ATTORNEY

Walter Bird reported that he had no additional items to discuss at this evening's meeting.

14. LISA WEBSTER, CITY PLANNER

Lisa Webster reported that she had no additional items to discuss at this evening's meeting.

15. JEFFREY NIELSON, FINANCE/RECORDER

Jeff Nielson introduced the City's new employee, Megan Grover, who will begin on October 14th. He also reported that new carpet will be installed in the City Office from October 9th–12th. The office will be closed on Thursday, October 9th, and Friday, October 10th. In addition, the office will be closed on Monday, October 13th, in observance of the holiday. During that time, the construction crew will move furniture back into place, and the office will reopen on Tuesday, October 14th.

16. ADAM CLEMENTS, ELECTRICAL DEPT.

Adam Clements reported that he had no additional items to discuss at this evening's meeting.

17. BRADEY WILDE, ENGINEERING DEPT.

Bradey's staff report was discussed in work session

18. JOHN BOWCUT, FIBER DEPT.

John Bowcut stated we now have 2308 fiber customers

19. JEN WRIGHT, RECREATION DEPT.

Jen Wright was excused from tonight's meeting

20. JAMES THOMAS, PUBLIC WORKS DEPT.

James Thomas was excused from tonight's meeting

COUNCIL REPORTS

21. MAYOR KURT CHRISTENSEN

Mayor Christensen noted that he and Councilmember Peterson recently met with representatives from UMPA.

22. COUNCILPERSON KELLY PETERSON

Councilperson Peterson reported that UMPA is setting new records in both the purchasing and selling of power, exceeding previous totals by several million dollars. UMPA is currently the second largest participant on the open market, buying and selling power to municipalities and vendors. The organization has generated a strong financial return for its members and is setting aside additional funds to support future resource development. While UMPA will still utilize bonding for upcoming projects, these earnings will help offset future costs. Mayor Christensen commended UMPA for their outstanding performance, noting that they consistently produce more power than needed by member cities and successfully sell the excess on the open market.

23. COUNCILPERSON CRISTY SIMONS

Councilperson Simons announced that the Salem Noon Networking meeting is scheduled for Monday, October 6th, at the Community Center. She also noted that Chief James will be presenting additional Kindness Awards at Salem Elementary.

24. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees noted that the Dry Creek Transfer Station operates very efficiently and suggested sending out a notice to residents encouraging them to utilize the Spanish Fork location.

25. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor reported the pressurized irrigation system will be shutoff on October 15th.

26. COUNCILPERSON TIM DEGRAW

Councilperson De Graw reported issues with the installation of two new gearboxes at the sewage treatment plant. Both gearboxes, manufactured by Dodge, failed shortly after installation, which is concerning given that they were brand new. The units have been sent back to Dodge for analysis, and Waterworks is researching alternative gearbox options while also assisting in determining the cause of the failures. As a result of the malfunction, the third ring had to be completely drained and is currently non-operational. Mike Pritchett advised waiting for the analysis results before making any decisions, and the Council agreed that it is important to understand the design issues contributing to the failures before proceeding further. It was noted that shortly after installation, oil leaks and metal shavings were discovered inside the gear casings, indicating imminent failure had the units not been shut down. The gearboxes were removed by Alter on Monday morning and shipped directly to Dodge for inspection, which is expected to be completed within two weeks. Dodge has since met with Evoqua to discuss the issue, though results from that meeting have not yet been shared. Waterworks remains actively involved and is committed to assisting the City in identifying solutions. Payment for the gearboxes has been halted pending the outcome of the analysis. The gearboxes are under warranty, and if a manufacturer defect is confirmed, the issue will be covered. While this setback delays some progress on the project phase, additional information is expected within the next few weeks.

27. CLOSED SESSION

No closed session was held

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Taylor 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: 7:30 pm

Jeffrey Nielson, City Recorder

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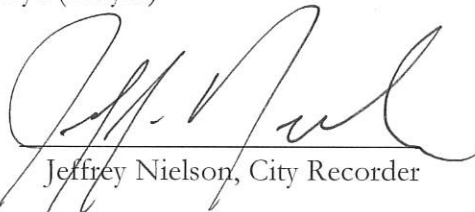
ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Taylor 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: 7:30 pm



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on October 01, 2025

	Please Print Name	Please Sign Name
1	Elizabeth Hereth	Elizabeth Hereth
2	William Hereth	Wick Hereth
3	Megan Grover	Megan Grover
4	Craig Sacco	Craig Sacco
5	Glenda Lyman	Glenda Lyman
6	Volene Bauer	Volene Bauer
7	Gary Miller	Gary Miller
8	Sherry Bennett	Sherry Bennett
9	Paul A. Brown	Paul A. Brown
10	Kathleen Leavitt	Kathleen Leavitt
11	Kevan Thorne	Kevan Thorne
12	Allissa Warren	Allissa Warren
13	Kalen Boothe	Kalen Boothe
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