

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, February 4th to request the link.

DATE: February 4, 2026 (City Council Chamber 30 West 100 South)

6:30 p.m. WORK SESSION

1. Agenda Item Discussion

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

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. Youth Council Report
4. SF / Salem Chamber Report
5. Decision: Franchise Agreement – Strata Networks 2026
6. Decision: Davis Water Agreement Settlement
7. Decision: Public Works Vehicle Bids
 - a. Camera Truck
 - b. Snow Plow Truck
 - c. Water Dump Truck
8. Decision: Meeting Minutes – January 21, 2026
9. Decision: Bills for Payment

DIRECTORS REPORTS

10. Matt Marziale, Manager
 - a. Legislative Discussion
11. Chief Greg Gurney, Public Safety Dept.
12. Steve Cox, Building Director
13. Walter Bird, Attorney
14. Lisa Webster, City Planner
15. Jeffrey Nielson, Finance/Recorder
16. Adam Clements, Electrical Director
17. Bradey Wilde, Engineering Director
18. John Bowcut, Fiber Director
19. Jen Wright, Recreation Director/Public Information Officer
20. James Thomas, Public Works Director

COUNCIL REPORTS

21. Mayor Cristy Simons
Finances/Budget

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.

- City Employees
- Miss Salem
- UMPA Report
- Public Safety
- Economic Development
- UCCG
- MAG
- MPO
- 22. Councilperson Tim De Graw
 - ULCT
 - Fiber
 - Utah Lake Committee
 - Sewer Treatment Plant/Collections
 - Community Development
 - MAG Alt
- 23. Councilperson Cynthia Deveraux Rees
 - Library
 - Solid Waste/Recycling
 - Memorial Day
 - Pond Town Christmas
 - Kindness Creates Peace (Mt Loafer Elem)
- 24. Councilperson Paul Taylor
 - Public Works
 - Mt Nebo & SUVMWA
 - Kindness Creates Peace (Foothills Elementary)
 - SUVSWD Alt
 - DRC Alternate
 - Emergency Preparedness
 - SUVPS Board Member
- 25. Councilperson Craig Sacco
 - Parks & Recreation
 - Youth Council
 - Emergency Preparedness
 - Kindness Creates Peace (Salem Elementary)
 - SUVMWA Alt/Mt Nebo Water Alt
- 26. Councilperson Delys Snyder
 - Business Relations
 - DRC
 - UMPA Alt
 - Citizen Education
- 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.

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 February 4, 2026 in the Salem City Council Chambers.

6:30PM WORK SESSION

1. Agenda Item Discussion

City Manager Matt Marziale began the agenda discussion for the evening. Marziale noted that the Davis Water Agreement on agenda item # 6 needs further preparation and would be tabled for a decision tonight at that point in the agenda.

Marziale stated that he will lead a discussion on upcoming legislation later during his staff report. Marziale also notified the mayor and council that a closed session would be needed before the meeting adjourns to discuss personnel and litigation matters.

Strata Network Telecommunications Discussion

Next, City Attorney Walter Bird came forward to discuss the proposed franchise agreement with Strata Network. Council asked questions whether Strata Networks would be required to build out the entire city in order to enter into an agreement in Salem. It was clarified that a full build-out is not required; however, Strata would be expected to compete in the same manner as other similar companies operating within the city.

Public Works Vehicle Bids Discussion

James Thomas, Public Works Director introduced purchase bids for three new Public Works vehicles.

Sewer Camera Truck – We have two bids that have been obtained – one from Owen Equipment Company quoted at \$449,950.00 and another from Dawson Infrastructure quoted at \$435,672.62 . Thomas recommends that we purchase the Inspection Truck from Dawson Infrastructure Solutions including the Box Bathroom Addition for a total cost of \$441,482.62. The camera truck would be 8 weeks out from the time of order for expected delivery.

Snow Plow Truck - The proposed bid for the new Snow Plow Truck - including a Freightliner 114SD Plus chassis from Premier Truck Group and Snowplow Package from Owen Equipment - shows a total cost of \$264,472.70. This procurement is a budgeted item within the Salem City Roads Department budget. Councilmembers had a few questions for Thomas about the type of snow plow truck Salem needs and whether this was sufficient and appropriate. Thomas feels that this is more than sufficient based on research of what we have done in the past and the fact that similar equipment is being used in nearby cities.

Water Dump Truck – A bid has been obtained for the purchase of a new 2027 Freightliner 114SD Plus dump truck chassis for \$142,039.00. This request is for the chassis only, and a separate quote for the dump bed build-out and equipment installation is still in progress.

That proposal will be presented to the Mayor and City Council for approval as soon as it is available.

Staff discussed potential financing options for the vehicle purchases if approved. Jeff Nielson, Finance Director/City Recorder, stated that Zions Bank could present financing options at a future council meeting. Councilperson De Graw recommended that in the future it would be helpful if financing terms be provided at the time of purchase approval. Nielson also responded to questions regarding the snow removal budget, explaining that those funds are in the general fund and could potentially be reallocated for other appropriate purposes if discussed and approved by the Council.

MEETING CONVENED AT: 7:03 p.m.

CONDUCTING: Mayor Cristy Simons

COUNCIL PRESENT:

Mayor Cristy Simons
Councilperson Tim De Graw
Councilperson Cynthia Deveraux Rees
Councilperson Craig Sacco
Councilperson Delys Snyder
Councilperson Paul Taylor

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Greg Gurney, Police Chief
Walter Bird, City Attorney
Adam Clements, Electrical Director
Matt Marziale, City Manager
Steve Cox, Building Director
John Bowcut, Fiber Director
Lisa Webster, City Planner
James Thomas, Public Works Director
Jen Wright, Recreation Director
Megan Grover, Deputy Recorder

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Simons opened the meeting and stated that Clara Valgardson would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Olivia Warner invited those who wish to participate, to stand and say the pledge of allegiance with her. She then led the pledge of allegiance to those who wanted to participate.

3. YOUTH COUNCIL REPORT

Clara Valgardson and Olivia Warner represented the Salem Youth Council. They reported on recent projects, including the Amaryllis Project and the Library Carnival. Upcoming events include the Senior Valentine's Dinner on February 5 at 5:30 p.m., followed by the Easter Egg Hunt coming later in the spring.

4. SF/SALEM CHAMBER REPORT

Kathleen Leavitt presented the SF/Salem Chamber of Commerce report. She thanked Council members who attended the Annual Gala and reviewed upcoming events: the Women in Business soap-making class on February 12th at the Veterans Building; the Networking Luncheon on February 19th at the Hampton Inn; Bills and Bagels on February 28th at 7:30 a.m. at the Nebo School District Boardroom; and the Rotary Scholarship Golf Tournament on May 13th. Mayor Simons asked for clarification regarding Bills and Bagels, and it was noted that breakfast is served at 7:30 a.m., with the question-and-answer portion beginning at 8:00 a.m.

5. DECISION: FRANCHISE AGREEMENT – STRATA NETWORKS 2026

City Attorney Walter Bird presented the proposed franchise agreement with Strata Networks, noting that Strata has already signed the agreement on their end. The franchise fee is set at 2.5% tax, less any business license fee or business license tax. City Manager Marziale asked for clarification regarding GPS/GIS coordinates mapping data, which has been addressed in Section 10.1 of the agreement but may need additional details.

A representative from Strata Networks addressed the Council and answered questions. Councilperson De Graw asked why Strata selected Salem City for the agreement. The representative explained that Strata's goal is to have service available for activation on day one allowing homeowners to connect prior to or upon occupancy if they choose to. Strata does not require contracts or charge overage fees. It was noted that developers would be responsible for informing homebuyers of the availability of Strata services.

Discussion also included GPS/GIS mapping data to ensure Blue Stakes is aware of conduit locations. City Manager Marziale requested that GIS information be more clearly included in the agreement. Development areas discussed included Arrowhead, Flagship, and Pulte Homes.

Mayor Simons called for a motion for decision on the franchise agreement with Strata Networks.

MOTION BY: Councilperson De Graw made a motion that we take the staff's recommendation to approve Strata Networks' franchise agreement with a caveat that a stipulation be made that GIS information requirements be included by the provider.

SECONDED BY: Councilperson Snyder

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

6. DECISION: DAVIS WATER AGREEMENT SETTLEMENT

City Manager Marziale provided background information and requested that the Council table discussion and action on the agenda item. He stated that both Three Bridges and the City Council have not had sufficient time to fully review the related agreement documents.

The request from Three Bridges includes consideration of a smaller 100-unit plat, off-site sewer improvements, and discussion of water supply. Marziale clarified that the City will continue to adhere to its existing standards and codes and is offering assistance to help Three Bridges meet the requirements. He noted that the 100-home plat reflects the City's current utility capabilities, with units measured based on the amperage of each home. A second document will be brought to Council for signature at a future meeting.

Marziale formally requested that the item be tabled.

MOTION BY: Councilperson Sacco motioned to table the decision on the Davis Water Agreement Settlement.

SECONDED BY: Councilperson Rees

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

7. PUBLIC WORKS VEHICLE BIDS

A. Sewer Camera Truck

James Thomas, Public Works Director presented the next agenda items for the purchase bids on three public works vehicles. First, we are looking to replace a 1980s model sewer camera truck that is outdated and needs replacement so we can maintain our system adequately. Additional discussion of the vehicle bid was included during the work discussion.

Mayor Simons called for a decision on the purchase of the sewer camera truck.

MOTION BY: Councilperson Taylor made a motion that we approve the purchase of the Inspection Truck from Dawson Infrastructure Solutions including the Box Bathroom Addition for a total cost of \$441,482.62.

SECONDED BY: Councilperson Sacco

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

B. Snowplow Truck

We recently paid off the financing of a snowplow truck last year and we are now looking to transfer that payment we had previously budgeted to an additional snowplow truck to meet the demand growth of the city.

Mayor Simons called for a motion for decision on the purchase of a new snowplow truck for public works.

MOTION BY: Councilperson De Graw motioned to approve the purchase of the Freightliner 114SD Plus chassis from Premier Truck Group and Snowplow Package from Owen Equipment for a total cost of \$264,472.70.

SECONDED BY: Councilperson Taylor

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

C. Water Dump Truck

A bid has been obtained for the purchase of a new 2027 Freightliner 114SD Plus dump truck chassis for \$142,039.00. This request is for the chassis only, and a separate quote for the dump bed build-out and equipment installation is still in progress. That proposal will be presented to the Mayor and City Council for approval as soon as it is available.

Mayor Simons called for a motion for decision on the purchase of a new dump truck chassis for public works.

MOTION BY: Councilperson Snyder motioned to approve the purchase of the new 2027 Freightliner 114SD Plus dump truck chassis for \$142,039.00.

SECONDED BY: Councilperson Rees

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

8. DECISION: MEETING MINUTES – JANUARY 21, 2026

Mayor Simons asked if there were any questions or concerns regarding the January 21, 2026 meeting minutes. Councilperson Sacco asked a brief question concerning Planning and Zoning Commission terms and suggested that the City Attorney review the P&Z policy for clarification. No changes to the minutes were requested.

Mayor Simons asked for a motion to approve the minutes for January 21, 2026.

MOTION BY: Councilperson Taylor motioned to approve the minutes for January 21, 2026.

SECONDED BY: Councilperson Snyder

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

9. DECISION: BILLS FOR PAYMENT

Mayor Simons asked if there were any questions or concerns regarding the Payment Approval Report in the amount of \$2,645,971.62. There being no questions, Mayor Simons called for a motion to approve payment of the bills in that amount.

MOTION BY: Councilperson Snyder motioned to pay the bills in the amount of \$2,645,971.62.

SECONDED BY: Councilperson Rees

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

10. MATT MARZIALE, MANAGER

A. Discussion of Legislation –

City Manager Marziale led a discussion on upcoming legislation that may impact Salem City, informing Council and staff and reviewing potential effects on the city. Marziale focused his discussion on a proposed land use bill regarding Accessory Dwelling Units (ADUs), noting the bill is gaining support due to the current housing shortage and is likely to pass at the legislative level. He stated the City can establish guardrails for impact in preparation. Salem City's current code requires a minimum of two acres to allow an accessory unit. The proposed bill does not include lot size requirements, but the City could consider regulations related to lot size and parking.

Mayor Simons requested that Council receive a summary of relevant bills, including a brief description, impact statement, and ULCT recommendations. It was noted that 727 bills are currently under consideration this legislative session, with the potential for additional bills to be introduced.

11. CHIEF GREG GURNEY, PUBLIC SAFETY DEPT.

Chief Greg Gurney addressed the Council regarding several bills affecting law enforcement and city prosecutors. He will provide a summary of the bills under review to the Council and deferred further discussion to the closed session at the end of the meeting.

12. STEVE COX, BUILDING DIRECTOR

Cox is excused for tonight's meeting.

13. WALTER BIRD, CITY ATTORNEY

Bird had nothing to add at this time but requested time during a closed session at the end of the meeting.

14. LISA WEBSTER, CITY PLANNER

City Manager Marziale provided an update on the UDOT study for the Benjamin (Salem) exit, noting that the City requested that the study includes the underpass and that it be expanded to accommodate two vehicles. Marziale coordinated with UTA for a meeting to discuss the request, and UTA indicated they are amenable and appreciate the City's proactive approach.

15. JEFFREY NIELSON, FINANCE/RECORDER

Nielson briefly provided an update to the public works vehicle purchase item that \$35000 is set aside for salt and snow removal in B&C fund.

16. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Nothing to add.

17. BRADEY WILDE, ENGINEERING DIRECTOR

Nothing to add.

18. JOHN BOWCUT, FIBER DIRECTOR

Nothing to add.

19. JEN WRIGHT, RECREATION DIRECTOR/PUBLIC INFORMATION OFFICER

Nothing to add.

20. JAMES THOMAS, PUBLIC WORKS DIRECTOR

Nothing to add.

COUNCIL REPORTS

21. MAYOR CRISTY SIMONS

Mayor Simons thanked everyone for their support during the busy month of January and highlighted the recent City Council retreat, noting it was very helpful for learning and team-building.

22. COUNCILPERSON TIM DE GRAW

Councilperson De Graw will have forthcoming updates during the next council meeting on alternative solutions for the gear box issue at the sewer plant. Nothing additional.

23. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees let the Mayor, Council and staff know that the Salem Library is needing new board members, so interested applicants are encouraged to apply.

24. COUNCILPERSON CRAIG SACCO

Councilperson Sacco updated Mayor, Council and staff that Kam and Sarianna Valgardson who lead the Salem Youth Council will be gone for the Easter Egg Hunt. Councilperson Sacco and his wife will be stepping in to oversee that in their absence. He invited another council member who may be available to assist with that. Salem seniors and Youth Council will be working together to fill the easter eggs. Friday is Salem Elementary's Kindness Creates Peace event.

25. COUNCILPERSON DELYS SNYDER

Councilperson Snyder gave a big thank you to attendees of the Chamber of Commerce's Annual Gala and was pleased to see that Salem was well represented in the awards. There were honors for Salem's Hillside Medical Clinic, Good Grindz, and Fast Gas as well as individual honors for Jen Wright and Cassi Casperson with the Recreation Department.

26. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor provided feedback from Brandon Mallory with the Division of Water Rights that they appreciate that we submit our water reports in a timely manner. SUVPS expressed gratitude to City Manager Marziale for getting the easement above the canal for Central Utah Water.

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

Mayor Simons called for a motion to move to closed session for personnel and litigation discussions.

MOTION BY: Councilperson Snyder motioned to go into closed session for a personnel and litigation discussion.

SECONDED BY: Councilperson Taylor

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

ADJOURN CITY COUNCIL MEETING

Mayor Simons called for a motion to adjourn the city council meeting of February 5, 2026.

MOTION BY: Councilperson Snyder motioned to adjourn the meeting of February 5, 2026.

SECONDED BY: Councilperson Taylor

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

MEETING ADJOURNED AT: 8:37 p.m.

Jeffrey Nielson, City Recorder

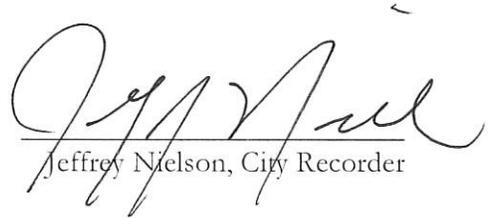
Mayor Simons called for a motion to adjourn the city council meeting of February 5, 2026.

MOTION BY: Councilperson Snyder motioned to adjourn the meeting of February 5, 2026.

SECONDED BY: Councilperson Taylor

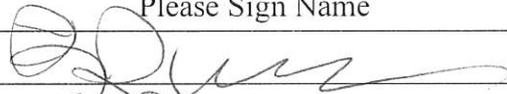
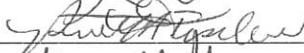
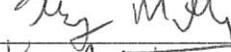
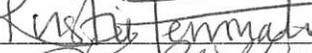
VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

MEETING ADJOURNED AT: 8:37 p.m.



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on February 4, 2026

| | Please Print Name | Please Sign Name |
|----|-------------------|------------------------------------------------------------------------------------|
| 1 | Reta Tischner |  |
| 2 | BRENT M. TISCHNER |  |
| 3 | Grey Miller |  |
| 4 | Kristie Ferronato |  |
| 5 | Karen Boothe |  |
| 6 | Clara Valenzarson |  |
| 7 | OLIVIA WARNER |  |
| 8 | Kathleen Leavitt |  |
| 9 | Tyler Rasmussen |  |
| 10 | Brent Simmons |  |
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