



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, April 15th to request the link.

DATE: April 15, 2026 (City Council Chamber 30 West 100 South)

6:00 p.m. WORK SESSION

1. Salem Central PID – Sewer Line along Loafer Mountain Parkway
2. Discussion of the Purchase of Property
3. 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. Matthew Durrant Citizen Request – Introduction as a candidate for House Seat 64
6. **DECISION: A RESOLUTION OF THE CITY COUNCIL OF SALEM CITY, UTAH (THE “CITY”), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$45,000,000 AGGREGATE PRINCIPAL AMOUNT OF WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2026 (TO BE ISSUED IN ONE OR MORE SERIES AND WITH SUCH OTHER SERIES OR TITLE AS MAY BE DETERMINED) (THE “SERIES 2026 BONDS”); FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE SERIES 2026 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2026 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2026 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2026 BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE CITY THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2026 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; AUTHORIZING AND APPROVING A GENERAL INDENTURE OF TRUST, A SUPPLEMENTAL INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.**

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.

7. DECISION: A RESOLUTION APPROVING WRITTEN NOTICE TO THE COUNTY COMMISSION OF UTAH COUNTY, UTAH OF THE CITY'S INTENT TO SUBMIT TO THE QUALIFIED ELECTORS OF THE CITY THE QUESTION: "SHALL SALEM, UTAH BE AUTHORIZED TO IMPOSE A .1% SALES AND USE TAX TO FINANCE RECREATIONAL (INCLUDING PARKS) AND CULTURAL FACILITIES AND ORGANIZATIONS WITHIN THE CITY?," AND RELATED MATTERS
8. DECISION: AN ORDINANCE AMENDING THE MUNICIPAL CODE TO REGULATE THE OPERATION OF ELECTRIC ASSISTED BICYCLES, MOTOR ASSISTED SCOOTERS, EBIKES AND HIGH-POWER ELECTRIC DEVICES
9. DECISION: Meeting Minutes – April 1, 2026
10. DECISION: Bills for Payment

DIRECTORS REPORTS

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

COUNCIL REPORTS

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

28. Councilperson Delys Snyder
SF/Salem Chamber of Commerce, Salem Business Network, DRC, UMPA Alt, Citizen Education

29. 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 April 15, 2026 in the Salem City Council Chambers.

6:00PM WORK SESSION

1. Salem Central PID – Sewer Line along Loafer Mountain Parkway

City Manager Marziale presented an update on the Anderson Development project and related PID discussions, including a future commercial anchor tenant to be announced later. Staff outlined key project conditions, including a residential PID for sewer infrastructure along Loafer Parkway, inclusion of turnouts. Estimated project costs are approximately \$4–6 million depending on scope, including potential power infrastructure.

City staff and Anderson Development reviewed the project's role in supporting economic development and utility expansion, with approximately 500 residential units proposed at roughly \$14,000 per unit in PID participation.

Council discussed repayment structure and overall PID policy. Mayor Simons requested a review of the City's current PID policy, and City Attorney Walter Bird provided guidance on potential updates.

Council expressed support for staff to proceed with drafting agreements for sewer and power infrastructure, with no formal action taken.

2. Discussion of the Purchase of Property

This will be discussed during closed session and not in work session.

3. Agenda Item Discussion

Agenda items were not discussed during work session and will be left for the council meeting time.

MEETING CONVENED AT: 7:02 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 (excused)
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

Ira Groberg stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Will Abbott 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

Ira Groberg and Will Abbott remained at the podium to present an update on the Salem Youth Council. They reported that approximately 7,000 Easter eggs were filled in two hours with the help of 47 volunteers. The Easter egg hunt was successful, with all prizes distributed. Applications for the 2026 Youth Council are now open. An end-of-year pizza party is planned for current council members.

4. SF/SALEM CHAMBER REPORT

Kathleen Leavitt is excused from tonight's meeting. She sent along a reminder about the golf tournament in May.

5. MATTHEW DURRANT CITIZEN REQUEST – INTRODUCTION AS CANDIDATE FOR HOUSE SEAT 64

Mayor Simons introduced Matthew Durrant as a potential candidate to replace Jeff Burton in the House of Representatives. Durrant, a Salem resident with a young family, shared that he built his home through the Self-Help Homes program and was encouraged to run by Representative Burton. He stated his focus on family values and housing affordability.

Councilperson De Graw expressed the Council's desire to strengthen collaboration with legislators and encouraged Durrant to work closely with municipal leaders.

Mayor Simons wished Durrant success in his efforts and encouraged him to engage with city staff and residents.

6. DECISION: A RESOLUTION OF THE CITY COUNCIL OF SALEM CITY, UTAH (THE "CITY"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$45,000,000 AGGREGATE PRINCIPAL AMOUNT OF WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2026 (TO BE ISSUED IN ONE OR MORE SERIES AND WITH SUCH OTHER SERIES OR TITLE AS MAY BE DETERMINED) (THE "SERIES 2026 BONDS"); FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE SERIES 2026 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2026 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2026 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2026 BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE CITY THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2026 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; AUTHORIZING AND APPROVING A GENERAL INDENTURE OF TRUST, A SUPPLEMENTAL INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

A representative from Zions Bank presented the agenda item regarding proposed bond parameters. The City is considering setting a maximum of \$45 million to cover refunding bonds and new projects, with a 35-year term and two potential interest rates. Garrett Gross from Gilmore Bell participated via Zoom to address questions related to the resolution.

Councilperson De Graw inquired about potential impacts on the City's credit rating. It was confirmed that the proposed amount is not extraordinary and would be considered reasonable from a creditworthiness standpoint. Zions Bank noted that investors must be informed in advance regarding the scope of projects.

Councilperson Taylor asked about the timeline for providing project details, noting that the City's water master plan is expected to be updated by July and may include additional projects.

The estimated bond issuance is anticipated to be approximately \$25 million with a maximum set at \$45 million.

MOTION BY: Councilperson Taylor approved the resolution of Salem City authorizing the issuance of bonds with a maximum set at \$45 million.

SECONDED BY: Councilperson Rees

VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

7. DECISION: A RESOLUTION APPROVING WRITTEN NOTICE TO THE COUNTY COMMISSION OF UTAH COUNTY, UTAH OF THE CITY'S INTENT TO SUBMIT TO THE QUALIFIED ELECTORS OF THE CITY THE QUESTION: "SHALL SALEM, UTAH BE AUTHORIZED TO IMPOSE A .1% SALES AND USE TAX TO FINANCE RECREATIONAL (INCLUDING PARKS) AND CULTURAL FACILITIES AND ORGANIZATIONS WITHIN THE CITY?," AND RELATED MATTERS

The City provided official notice to the County of its intent to place a RAP tax on the November ballot.

Garrett Gross from Gilmore Bell clarified that state statute requires the City to notify the County and allow an opportunity for response indicating whether the County intends to pursue or impose a similar tax. This is a required preliminary step prior to placing a new tax measure before voters. He also noted that the notice language is prescribed by statute.

It was further noted that Page 5 of the notice includes a list of citizens who will serve on the RAP tax advisory team.

MOTION BY: Councilperson De Graw motioned to approve Resolution 041526B.
SECONDED BY: Councilperson Taylor
VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

8. DECISION: AN ORDINANCE AMENDING THE MUNICIPAL CODE TO REGULATE THE OPERATION OF ELECTRIC ASSISTED BICYCLES, MOTOR ASSISTED SCOOTERS, EBIKES AND HIGH-POWER ELECTRIC DEVICES

City Attorney Walter Bird and Police Chief Greg Gurney presented proposed amendments to the municipal code regulating the use of e-bikes, scooters, and similar devices. The ordinance establishes that pedestrians will maintain the right-of-way on all paths and trails and includes provisions related to age restrictions and operational rules.

Councilperson Sacco requested clarification on how commercial areas will be designated. Mayor Simons asked for clarification regarding which types of bicycles would be permitted on trails, and Bird referenced Section 3 of the ordinance for those designations. Mayor Simons also inquired whether the ordinance would establish a formal trail policy framework for future enforcement. City Manager Marziale noted that the ordinance was developed at the request of Chief Gurney to provide clear codified regulations.

Councilperson Sacco further asked how the City plans to educate residents about the new rules once adopted.

During public comment, a citizen asked about access to supporting documents referenced in council meetings. Mayor Simons responded that citizens may contact the City offices to request copies of agenda-related materials.

Attorney Bird also clarified that state law requires individuals under the age of 21 to wear helmets when operating applicable devices.

MOTION BY: Councilperson Sacco
SECONDED BY: Councilperson Rees
VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

9. DECISION: MEETING MINUTES – APRIL 15, 2026

Mayor Simons asked for a motion to approve the minutes for April 15, 2026.

MOTION BY: Councilperson Taylor approved the minutes for April 15, 2026.
SECONDED BY: Councilperson De Graw
VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

10. DECISION: BILLS FOR PAYMENT

Mayor Simons asked for a motion to pay the bills in the sum of \$1, 259, 418.53.

MOTION BY: Councilperson De Graw motioned to pay the bills in the sum of \$1,259,418.53.

SECONDED BY: Councilperson Taylor

VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

11. MATT MARZIALE, MANAGER

Marziale mentioned that there will be an employee training meeting on April 30th at 7:30am featuring Dane Kay, motivational speaker.

Next week, they will get back to the discussion on the department budgets and on April 30th, all department heads will move on to meet with council regarding budgets.

12. CHIEF GREG GURNEY, PUBLIC SAFETY DEPT.

Chief Gurney provided a brief update on Police Department operations and staffing. The department is undergoing some restructuring, with Officer De Graw and Sergeant Snelson attending School Resource Officer (SRO) training. Officer Marberry will be taking over investigations. Officer Phil Christensen has been reassigned to code enforcement, including business license checks. Justin Bigler will assume responsibilities for animal control and quartermaster duties.

Councilperson Sacco requested an updated organizational chart once the restructuring is complete. Chief Gurney agreed to prepare and distribute the chart to the Mayor and Council and indicated he could provide similar updates for Fire and SEMA personnel.

13. STEVE COX, BUILDING DIRECTOR

Nothing

14. WALTER BIRD, CITY ATTORNEY

Bird reported that a detached ADU ordinance must be in place by May 6. The ordinance is scheduled to be presented to the Planning & Zoning Commission the following week. In preparation, the City will need to consider appointing a Public Hearing Officer to hear appeals related to land use matters. This position may be filled by a consultant or similar professional, as is common practice among other municipalities. The proposed ordinance will be brought before the City Council at the May 6 meeting for consideration.

15. LISA WEBSTER, CITY PLANNER

Webster reported that the upcoming Planning & Zoning Commission meeting next week will include a public hearing. Webster also informed the Council that there is a current need to appoint a new Planning & Zoning Commission member as a previous member is being hired as a city employee. Additionally, it was noted that the May 13 agenda will include discussion of a Development Agreement (DA) and Mixed-Use Zone Planned Improvement Development (PID).

16. JEFFREY NIELSON, FINANCE/RECORDER

Nielson provided additional information regarding PIDs that the State Auditor has increased scrutiny on PIDs and is taking the position that they should be reflected in the City's financial statements, although current state law does not explicitly require this. It was noted that the State Auditor has withheld funds from other municipalities, including sales tax and road funding, due to perceived non-compliance related to PID reporting. Jeff provided additional explanation regarding the potential requirements and implications for the city (details to be included). Staff further indicated that as the city moves forward with the Anderson Development PID, a corresponding resolution will also be brought forward for Council consideration (resolution details to be determined).

Budget Meetings – Nielson noted that budget meetings are scheduled for April 30 and will take place throughout the day.

17. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Excused for tonight.

18. BRADEY WILDE, ENGINEERING DIRECTOR

We've extended an offer to Troy Tischner to become a lead inspector. Also, a brief reminder that paving season is coming up, so Bradey encouraged the Mayor and council to reach out to Deven Serr with any questions about projects.

19. JOHN BOWCUT, FIBER DIRECTOR

No updates. There are currently 2497 Fiber customers.

20. JEN WRIGHT, RECREATION DIRECTOR

There will be a Salem Days kickoff meeting on April 16th. Jeff Long will throw out the first pitch for youth baseball's opening ceremony. On the Public Information Officer side of things, there will be an update posted every Sunday about the Woodland Hills Drive projects so motorists can plan for the work week ahead.

21. JAMES THOMAS, PUBLIC WORKS DIRECTOR

Thomas reported that the PI system is on and we've had a good start as far as fewer leaks. There are a few neighborhoods still on culinary for sprinkler systems that will get up and running soon. Social media information will go out in the next several days providing information and instruction about the PI systems.

COUNCIL REPORTS

22. MAYOR CRISTY SIMONS

Nothing additional.

23. COUNCILPERSON TIM DE GRAW

Councilperson De Graw reported on the sewer treatment plant and that there will be training relating to microbiology and Allison Taylor will be helping with Kids with Disability Fishing Day on May 12th.

He is also working with Jen Wright on making sure that the website is ADA compliant by next year and De Graw is working with the Mayor and Jen Wright on this project.

24. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees mentioned that the Salem Library was awarded with the "Quality Library Award" by the state of Utah for outstanding service to the community. Rees is also calling for suggestions for a speaker for the Memorial Day event.

25. COUNCILPERSON CRAIG SACCO

Recreation season is beginning so there will be meetings and events in the coming months.

26. COUNCILPERSON DELYS SNYDER

Excused for travel

27. COUNCILPERSON PAUL TAYLOR

Nothing

Mayor Simons called for a motion to go into a closed session for the purpose of a real property transaction.

MOTION BY: Councilperson Taylor motioned to go into closed session.

SECONDED BY: Councilperson Rees

VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

28. CLOSED SESSION

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Taylor motioned to adjourn the council meeting for April 15th.

SECONDED BY: Councilperson Rees

VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

MEETING ADJOURNED AT: 8:31pm

Jeffrey Nielson, City Recorder

Mayor Simons called for a motion to go into a closed session for the purpose of a real property transaction.

MOTION BY: Councilperson Taylor motioned to go into closed session.

SECONDED BY: Councilperson Rees

VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

28. CLOSED SESSION


ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Taylor motioned to adjourn the council meeting for April 15th.

SECONDED BY: Councilperson Rees

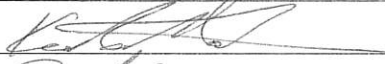
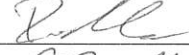



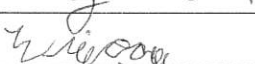
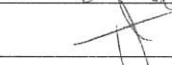
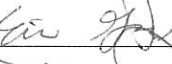



VOTE: Councilperson De Graw; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (4 Ayes)

MEETING ADJOURNED AT: 8:31pm



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on April 15, 2026

	Please Print Name	Please Sign Name
1	Keaton Marten	
2	Dave Marten	
3	Matt Durrant	
4	Brooke Adelson	
5	Kevin Lynn	
6	Greg Miller	
7	William Crane	
8	Johanna Ward	
9	Eric Grubbe	
10	Reta Tischner	
11	Karl DeBono	
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