



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](mailto:salemcity@salemcity.org)) before 5:00 p.m. on Wednesday, May 6th to request the link.

**DATE:**        **May 6, 2026 (City Council Chamber 30 West 100 South)**

**5:00 p.m.**        **MEETING WITH UTAH STATE LEGISLATORS**

**6:00 p.m.**        **WORK SESSION**

1. Rowan Meagher, Miss Salem's Teen - report on community service initiatives
2. FY 2027 Budget Discussion
3. Jessica Miller, Chief Impact Officer with Community Action Services and Food Bank (CASFB)
4. 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. Appointment and Swearing in of new Police Officers
  - a. Officer Andy Hartman
  - b. Officer Ryan Bird
6. PUBLIC HEARING:
  - a. An Ordinance Amending Salem City Code Chapters Regarding Detached Accessory Dwelling Units and Land Use Administrative Procedures to Comply with Utah Senate Bill 284
  - b. An Ordinance Amending the Salem City Code Requirements for Final Plats and Water Transfers
7. Decision: An Ordinance Amending Salem City Code Chapters Regarding Detached Accessory Dwelling Units and Land Use Administrative Procedures to Comply with Utah Senate Bill 284
8. Decision: An Ordinance Amending the Salem City Code Requirements for Final Plats and Water Transfers
9. Decision: Award of Arrowhead Park -Build Phase 2
10. Decision: Purchase of 1 acre of Carl James Property
11. Decision: Meeting Minutes – April 15, 2026
12. 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**

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

## **COUNCIL REPORTS**

24. Mayor Cristy Simons  
Finances/Budget, City Employees, Miss Salem, UMPA Report, Public Safety, Economic Development, UCCG, MAG, MPO
25. Councilperson Tim De Graw  
ULCT, Fiber, Utah Lake Committee, Sewer Treatment Plant/Collections, Community Development, MAG Alt
26. Councilperson Cynthia Deveraux Rees  
Library, Solid Waste/Recycling, Memorial Day, Pond Town Christmas, Kindness Creates Peace (Mt Loafer Elem)
27. Councilperson Paul Taylor  
Public Works, Mt Nebo & SUVMWA , Kindness Creates Peace (Foothills Elementary), SUVSWD Alt, DRC Alternate, Emergency Preparedness, SUVPS Board Member
28. Councilperson Craig Sacco  
Parks & Recreation, Youth Council, Emergency Preparedness, Kindness Creates Peace (Salem Elementary), SUVMWA Alt/Mt Nebo Water Alt
29. Councilperson Delys Snyder  
SF/Salem Chamber of Commerce, Salem Business Network, DRC, UMPA Alt, Citizen Education
30. 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](http://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 May 6, 2026 in the Salem City Council Chambers.

## **6:00PM WORK SESSION**

### **1. Rowan Meagher, Miss Salem's Teen – report on community service initiatives**

Rowan presented her community service initiatives, including the Veterans History Project through the Library of Congress and the America's Birthday Card program. She provided a birthday card for the America's Birthday Card project and encouraged participation through signatures from community members. The Mayor and City Council members signed the card in support of the initiative.

### **2. FY 2027 Budget Discussion**

Finance Director Jeff Nielson requested additional direction from the Mayor and City Council regarding budget directives for the FY2027 budget. He presented proposed rate changes for culinary water, sewer, garbage/recycling, and power in order to meet the FY2027 budget goals.

Councilperson Sacco asked questions regarding enterprise funds, which led to further discussion. Sacco noted that, using his own utility bill as an example, the proposed changes would increase his monthly bill by approximately \$7.

Mayor Simons discussed examples of tiered rate systems for pressurized irrigation water and suggested notifying higher water users through door hangers or letters regarding elevated water consumption. Staff also noted plans to share water conservation tips and encourage residents to register for the Sensus customer portal.

Following discussion, the Council agreed on a proposed 2% increase for water rates, no increase for sewer rates, and a 1% increase for garbage rates. PI rates will move to a tiered increase structure based on usage. A proposed 6% increase for power rates was also discussed. Councilperson De Graw requested the creation of informational materials to help explain the rate increases to residents.

Jeff Nielson will coordinate with Walter Bird to prepare a resolution associated with the proposed budget changes.

**3. Jessica Miller, Chief Impact Officer with Community Action Services and Food Bank (CASFB)**

Jessica Miller with the Community Action Services and Food Bank presented information regarding community programs offered by the organization and discussed current community priority areas. She identified priority areas based on current economic trends including rising home ownership costs and housing challenges, the income gap and cost of living, and food insecurity as the third priority area.

Miller noted that Utah has the highest senior (age 60+) malnutrition death rate in the nation. She also reviewed the organization's Food+ More model, which includes food banks, food pantries, emergency housing services, and educational programs. Goals of CASFB that Miller discussed included expanding food pantry access and promoting financial literacy programs.

Council members asked questions regarding their coordination with Tabitha's Way Local Food Pantry, availability of housing support services, and the organization's perspective on the cause behind statistics related to senior malnutrition in Utah.

**4. Agenda Item Discussion**

There was no additional time for agenda item discussion during work session.

**MEETING CONVENED AT:** 7:07 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**

Police Sergeant Dallin Marbery stated he would like to offer a motivational message in the form of a prayer.

**2. INVITATION TO SAY PLEDGE OF ALLEGIANCE**

City Planner Lisa Webster 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**

Excused tonight

**4. SF/SALEM CHAMBER REPORT**

Kathleen Leavitt came forward to report the new Spanish Fork/Salem Chamber of Commerce mail guide. The magazine has partnered with the America's 250 program. Tomorrow (May 7th) will be the Business After Hours event at the Payson Business

Innovation Center. The center is available to anyone in the area building a business, and services are available at extremely affordable rates.

The Chamber's golf tournament with the Rotary Club is coming up this month and they have given away 30 scholarships for this year based on the funds raised at previous events. The New Networking event will be on May 21<sup>st</sup> at the Hampton Inn where they will hear from the Custom Fit program that helps with extended education for business development.

## 5. APPOINTMENT AND SWEARING IN OF NEW POLICE OFFICERS

Chief Gurney presented Officer Andy Hartman and Officer Ryan Bird to be sworn in as full time officers for Salem City. City Recorder Jeff Nielson led Hartman and then Bird in the oath of office for the state of Utah. Officer Hartman and Officer Bird posed for photographs with family and with the Mayor and City Council.

Mayor Simons then called for a motion to go into public hearing.

**MOTION BY:** Councilperson De Graw motioned to enter public hearing.

**SECONDED BY:** Councilperson Taylor

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

## 6. PUBLIC HEARING:

### a. An Ordinance Amending Salem City Code Chapters Regarding Detached Accessory Dwelling Units and Land Use Administrative Procedures to Comply with Utah Senate Bill 284

City Planner Lisa Webster presented an ordinance amending regulations related to Detached Accessory Dwelling Units (ADUs) and Land Use Administrative Procedures in order to comply with Utah Senate Bill 284. Webster explained that the City will also need to appoint a consultant to receive complaints as required by the legislation. Staff has identified an individual for this role and plans to present their suggested proposal at a future Council meeting.

Councilperson De Graw requested that it be reflected in the record that the Council, collectively, was not in favor of the bill moving forward and had communicated their opposition to legislators prior to its passage.

Staff noted that the ordinance was required to be adopted by May 6, 2026, in order for the City to remain compliant with state law, which is why it was presented at this meeting.

The Council had no additional questions regarding the ordinance. It was noted that residents are permitted to have only one accessory dwelling unit on a property, either internal or detached, but not both.

**b. An Ordinance Amending the Salem City Code Requirements for Final Plats and Water Transfers**

City Engineer Bradey Wilde came forward to present the ordinance amending the Salem City Code Requirements for Final Plats and Water Transfers. Hansen Allen and Luce has also been assisting on this project.

The ordinance will be amending the Salem Ordinance Title 13, Chapter 3 Section 110 to show that “Prior to receiving final plat approval, the subdivider or developer shall convey to the City the water rights for each lot or residential equivalent unit as set forth herein.” Irrigation company shares shall be valued according to their reliable diversion volume according to a table listed in the ordinance.

Mayor Simons called for any public comments regarding the ordinances. There was no public comment on either matter. Mayor Simons called for a motion to go out of public hearing.

**MOTION BY:** Councilperson Sacco motioned to go out of public hearing.

**SECONDED BY:** Councilperson Snyder

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

**7. DECISION: AN ORDINANCE AMENDING SALEM CITY CODE CHAPTERS REGARDING DETACHED ACCESSORY DWELLING UNITS AND LAND USE ADMINISTRATIVE PROCEDURES TO COMPLY WITH UTAH SENATE BILL 284**

**MOTION BY:** Councilperson Sacco motioned to approve the ordinance amending Salem City Code Chapters regarding Detached Accessory Dwelling Units and Land Use Administrative Procedures to Comply with Utah Senate Bill 284

**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: AN ORDINANCE AMENDING THE SALEM CITY CODE REQUIREMENTS FOR FINAL PLATS AND WATER TRANSFERS**

**MOTION BY:** Councilperson Taylor motioned to approve the ordinance amending the Salem City Code Requirements for Final Plats and Water Transfers.

**SECONDED BY:** Councilperson Sacco

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

## 9. DECISION: AWARD OF ARROWHEAD PARK – BUILD PHASE 2

City Manager Marziale presented discussion regarding the award of the Arrowhead Park Phase 2 construction project. The park is part of the development agreement associated with the Arrowhead development. Salem City has committed \$32 million in impact fees toward funding the park, with Flagship Homes responsible for construction of the park improvements. Construction costs will be funded through PID financing.

Marziale stated that staff is proposing to award the bid to Kenny Seng Construction based on the pricing bids received for the project. Kenny Seng's bid was \$18,291,036.40. The proposal also includes funding for field lighting, a score tower, and concrete work at an additional cost of \$3,395,343.00 as outlined in the staff report.

Discussion was held regarding maintaining a high-quality park comparable to parks in neighboring cities. Staff explained that coordination with the recreation department is planned and that the City hopes to attract families and teams from outside Salem to utilize the park. It was also noted that two of the fields will feature turf infields to help extend field usage during inclement weather conditions.

Councilperson De Graw requested that the city maintain a high standard for park maintenance and upkeep in order to attract outside teams and visitors. Councilperson Rees also requested that restroom facilities at existing parks be addressed. Marziale reported that the recreation department has already begun improvements to the restroom facilities at Loafer Ballpark.

Staff estimated that construction of the park will take approximately 14 months. It was also noted that the proposed budget includes an additional full-time employee position to be stationed at Arrowhead Park.

**MOTION BY:** Councilperson Sacco moved that we award the Arrowhead Park Phase 2 to Kenny Seng Construction for the amount of \$18,291,036.40.

**SECONDED BY:** Councilperson Snyder

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

## 10. DECISION: PURCHASE OF 1 ACRE OF CARL JAMES PROPERTY

Marziale presented the proposal to purchase 1 acre of property from Carl James located at Oak Hills Stables and riding barns. This acre is situated on the northernmost portion of the property on a bluff that extends into the path of the Highline Canal. This portion of land is needed to help facilitate the straightening of the Highline Canal piping alignment and resolve existing property conflicts between Salem City PI ponds and Bureau of Reclamation land.

This purchase will be funded using PI impact fees for the amount of \$158,818 from Salem City. SESD will pay an additional \$104,544 for a total cost of \$261,360.

**MOTION BY:** Councilperson Taylor motioned that we purchase 1 acre of Carl James property in the amount of \$158,818.

**SECONDED BY:** Councilperson Rees

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

#### **11. DECISION: MEETING MINUTES – APRIL 15, 2026**

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

**MOTION BY:** Councilperson De Graw motioned to approve the minutes.

**SECONDED BY:** Councilperson Taylor

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

#### **12. DECISION: BILLS FOR PAYMENT**

Mayor Simons asked if there were any questions regarding the bills for payment. There were no questions so she called for a motion to pay the bills in the sum of \$1,624,185.97.

**MOTION BY:** Councilperson Snyder moved that we approve the bills for payment in the amount of \$1,624,185.97.

**SECONDED BY:** Councilperson De Graw

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

#### **13. MATT MARZIALE, MANAGER**

Marziale briefly advised taking other routes than Woodland Hills as it will be closed for the next few weeks for road construction.

He also noted that the new soccer park has extended watering rights to establish the grass, but other Salem City building as well as churches are supposed to be using the same watering restrictions as our citizens.

#### **14. CHIEF GREG GURNEY, PUBLIC SAFETY DEPT.**

Chief Gurney is excited to get the new officers Hartman and Bird on board, but noted that we are still running a little bit lean for police staff. On the fire rescue side, he noted that the average call takes about two hours so they are volunteering a significant amount of their time. He thanked them for their tireless service.

**15. STEVE COX, BUILDING DIRECTOR**

Cox briefly updated that we currently have had 565 building permits, 265 single family, 200 townhomes. Plus 65 pending and waiting to be paid for.

**16. WALTER BIRD, CITY ATTORNEY**

Excused tonight.

**17. LISA WEBSTER, CITY PLANNER**

Webster is putting the final touches on the upcoming ICSC convention. She is excited to go down and attend and then report. Council was curious about the results of the business survey and requested to see it. Jen Wright offered to send it to the Mayor and Council.

**18. JEFFREY NIELSON, FINANCE/RECORDER**

Jeff had nothing further at this time.

**19. ADAM CLEMENTS, ELECTRICAL DIRECTOR**

Clements noted the electrical department budget required additional review this year due to rate increases from Utah Municipal Power Agency (UMPA). Staff will continue working with Finance Director Jeff Nielson on related budget matters.

Staff also discussed the annual review of the Renewed Choice and Green Exchange programs. Clements asked the Council for direction regarding allocation of the \$15,000 budgeted for the programs, specifically how much should be designated toward LED light incentives through Renewed Choice and how much should be allocated to the Green Exchange program. Clements reported that there is currently a small waiting list of residents interested in participating in Green Exchange.

Following discussion, the Council approved allocating \$4,000 toward the Green Exchange program for residents, with the remaining \$11,000 designated for the Renewed Choice program.

**20. BRADEY WILDE, ENGINEERING DIRECTOR**

The state is requiring an update to our drinking water protection program. Wilde will be looking into this project and checking into the pricing for the project.

Also, Hansen Allen Luce received a proposal to help us update our storm water master plan. The last time it was updated was 2023. Based on the growth in Salem and the proposed future growth, this will need to be updated soon as well.

**21. JOHN BOWCUT, FIBER DIRECTOR**

Councilperson De Graw reported on behalf of John Bowcut who is excused. There are currently 2537 households using Salem Fiber service. They have also transitioned all fiber employees to participate in the on-call Fiber service program.

## **22. JEN WRIGHT, RECREATION DIRECTOR**

Wright reported that they have promoted Coleman Jacklin to Assistant Director of Recreation. Last week an offer was extended to Tanner Johnson for Recreation Program Coordinator and he will be starting on May 18<sup>th</sup>.

On the Public Information Officer side, Wright is working on some guidelines for moderating comments on our Salem city pages. Wright read two examples of recent feedback that was received on the page regarding parks maintenance and AI usage.

It was noted that we are working on an AI policy for the city and noted that we have a guideline of always having a human in the loop.

Mayor Simons reported that she received feedback that we are providing great information on our social pages and thanked Wright for her efforts.

## **23. JAMES THOMAS, PUBLIC WORKS DIRECTOR**

Thomas is excused tonight. Marziale reported that PI is up and running and now they are moving on to road projects including crack sealing and resurfacing of roadways. Mayor mentioned that the PI ordinance is being worked on and will be brought to council at a future council meeting.

## **COUNCIL REPORTS**

### **24. MAYOR CRISTY SIMONS**

Mayor Simons thanked Jeff Nielson for all his hard work on budgets. She thanked council for attending the League conference. Mayor Simons remarked on the Kindness Awards program after a recent assembly at Mount Loafer Elementary.

### **25. COUNCILPERSON TIM DE GRAW**

Nothing additional tonight.

**26. COUNCILPERSON CYNTHIA DEVERAUX REES**

Rees remarked to Chief Gurney that the kids love having our police officers attend the Kindness Awards assemblies. She also reminded Mayor and Council that May 25<sup>th</sup> at 9am will be the Memorial Day Service.

**27. COUNCILPERSON CRAIG SACCO**

May 7<sup>th</sup> is Opening Day for the Salem baseball program. Council has agreed to wear royal blue for the Opening Day ceremony. He also made note to Save the Date for July 11<sup>th</sup> for the city day of service.

**28. COUNCILPERSON DELYS SNYDER**

May 13 is the Chamber golf tournament at Spanish Oaks golf course, and our council has been assigned hole # 6 to judge hole in ones. Councilperson Snyder helped coordinate plans for the golf tournament. The Chamber networking lunch is on May 21<sup>st</sup> and Snyder encouraged council to attend if possible.

**29. COUNCILPERSON PAUL TAYLOR**

Nothing tonight

**30. CLOSED SESSION**

No closed session for tonight

**ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Rees motioned to adjourn.

**SECONDED BY:** Councilperson Snyder

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

**MEETING ADJOURNED AT:** 8:25 pm

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Jeffrey Nielson, City Recorder

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**29. COUNCILPERSON PAUL TAYLOR**

Nothing tonight

**30. CLOSED SESSION**

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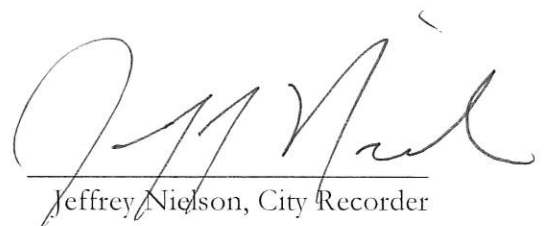
**ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Rees motioned to adjourn.

**SECONDED BY:** Councilperson Snyder

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

**MEETING ADJOURNED AT:** 8:25 pm



Jeffrey Nielson, City Recorder

**Salem City Attendance Record  
For City Council held on May 6, 2026**

	Please Print Name	Please Sign Name
1	Jessica Miller	
2	Carmela Payton	Carmela Payton
3	Matt Durrant	Matt Durrant
4	BRETT BOYER	Brett Boyer
5	RACHEL BOYER	Rachel Boyer
6	Dallin Marbery	Dallin Marbery
7	Colby Swanson	Colby Swanson
8	Ryan Bird	Ryan Bird
9	Kylie Bird	Kylie Bird
10	Mike Johnson	Mike Johnson
11	Sheri Johnson	Sheri Johnson
12	Becky Bird	Becky Bird
13	Kathleen Leavitt	Kathleen Leavitt
14	Liliana Hartman	Liliana Hartman
15	Eric Hartman	Eric Hartman
16	Juan @ Escobar	Juan Escobar
17	Eunice Hdez. M.	Eunice Hdez. M.
18	Kalen Boothe	Kalen Boothe
19	Steven Boothe	Steven H. Boothe
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