

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, June 3rd to request the link.

DATE: June 3, 2026 (City Council Chamber 30 West 100 South)

6:00 p.m. WORK SESSION

1. Utah Inland Port Authority Presentation
2. Fiscal Budget FY27 Discussion
3. PI Water Policy/Fines Discussion
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. PUBLIC HEARING:
  - a. FY26/27 Budget
  - b. Proposed Transfers from Enterprise Funds and administrative fees charged to Enterprise Funds for the Fiscal Year 2026/2027
  - c. Amending the Budget for Fiscal Year 2025/2026
  - d. Fiscal Year 2027 Executive Municipal Officers Compensation for the proposed compensation increases for municipal employees, including executive municipal officers, as set forth in the Fiscal Year 2027 Budget
  - e. Review and present the Annual Report on the city's provision of broadband services through Salem Fiber
6. Decision: FY26/27 Budget
7. Decision: Salem Fiber Starter Tier Speed Increase Proposal
8. Decision: ~~Ordinance on PI Water Policy~~ A Resolution Amending the Pressurized Irrigation Volumetric Usage Fees to Implement a Conservation-Driven, Four-Tiered Commodity Rate Increase of Zero, One, Four, And Eight Percent for All Meter Connections
9. Decision: A Resolution Authorizing an Increase of City Pick Up of Public Safety and Firefighter Employee Retirement Contributions
10. Decision: Offsite Sewer Impact Fee Reimbursement Agreement – Salem Fields Estate 750 North
11. Decision: Meeting Minutes – May 20, 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.

Minutes of the Salem City Council Meeting held on June 3rd, 2026 in the Salem City Council Chambers.

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

### **1. Utah Inland Port Authority Presentation**

Representatives (Scott Wolford, Lori Haslem and Lynn) from the Utah Inland Port Authority (UIPA) presented information regarding the organization's purpose, available tools, and potential partnership opportunities with Salem City. Matt Marziale explained that the presentation resulted from discussions with Congressman Burgess Owens regarding infrastructure needs associated with the Benjamin/Salem interchange and other future development opportunities. The Inland Port Authority was invited to provide information on how its programs may assist the City with economic development and infrastructure funding. UIPA representatives explained that the organization partners with local governments to create project areas designed to support economic development, job creation, infrastructure improvements, and industrial growth. Participation is voluntary and requires an invitation from the local land use authority. The primary tool discussed was the creation of a Project Area, which allows a portion of future property tax growth generated within a designated area to be reinvested locally for up to 25 years. These funds can be used for infrastructure improvements, utility extensions, site readiness, and economic development incentives that attract businesses and jobs. Scott emphasized that: The Inland Port Authority does not have zoning or land use authority. Salem City would retain all planning, zoning, permitting, and development approval authority. Participation is a long-term partnership rather than a grant program. Funds generated within a project area remain local and cannot be transferred to other communities. Council members asked questions regarding project area size requirements, infrastructure funding opportunities, and how project areas could potentially support future transportation improvements and economic development goals within Salem. No action was taken. The presentation was informational only, and staff and Council will continue evaluating whether a partnership with the Utah Inland Port Authority could benefit future development and infrastructure projects within Salem City.

### **2. Fiscal Budget FY27 Discussion**

City Finance Director/Recorder Jeff Nielsen presented the proposed budget to the City Council. He reviewed prior year budgets, compared them to the current budget, and discussed projections for the upcoming fiscal year. Jeff explained that the budget reflects increases in insurance costs and employee salaries. He also noted that the budget is organized by department to provide transparency and accountability. During the discussion, the recently completed wage study was referenced, and Councilperson Tim DeGraw asked about salary averages and how Salem City's compensation compares to similar municipalities. Mayor Simons and Councilperson, De Graw explained to those in attendance the extensive time spent by department heads, staff,

and Jeff Nielsen reviewing the budget, analyzing expenditures, and addressing questions throughout the budget process. The Council acknowledged the significant effort Jeff devoted to developing a balanced and fiscally responsible budget. Councilperson Craig Sacco asked whether the City was financially prepared to address unforeseen emergencies. Jeff responded that the City maintains a healthy reserve fund and is in a strong financial position.

### **3. PI Water Policy/Fines Discussion**

City Manager, Matt Marziale presented a proposed resolution for the 2026 water season that maintains the current four-tier water usage system while increasing surcharge percentages for customers who exceed recommended water usage levels.

The intent of the resolution is to encourage water conservation through financial incentives rather than regulatory enforcement. The proposed surcharge structure increases as water usage moves into higher tiers, with the highest users receiving the largest rate increase. Council discussed concerns regarding: The effectiveness of financial surcharges for residents who are willing to pay higher water bills to maintain large, green landscapes. How the tiered system applies to HOAs and multi-unit developments, where water usage is shared among multiple residents. Software and staffing resources are necessary to track individual water-use violations or implement more complex enforcement measures. The need to balance conservation efforts with fairness among different property types and user groups. Staff explained that the current billing system can automatically apply tiered surcharges but does not have the capability to monitor individual watering violations or manage more detailed enforcement programs. Due to time, staffing, and software limitations, the proposed resolution is intended as a practical conservation tool for the 2026 water season. Council also discussed continuing work on a separate water ordinance that could provide additional enforcement options for repeated or blatant watering violations in the future. Staff will continue refining the water ordinance for future consideration. Will notify high-volume water users of their usage levels and provide water conservation and watering schedule guidance. The proposed tiered surcharge resolution will be utilized for the 2026 water season while longer-term solutions are evaluated.

### **4. Agenda Item Discussion**

There were no additional agenda items discussed during work session.

**MEETING CONVENED AT:** 7:05 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 (excused)  
James Thomas, Public Works  
Director(excused)  
Jen Wright, Recreation Director  
Megan Grover, Deputy Recorder  
(excused – Lacey Sanchez filled in)

**OTHERS PRESENT**

**Please See Attached Document at Bottom**

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

Council member Delys Snyder stated she would like to offer a motivational message in the form of a prayer.

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

Chief Greg Miller 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**

Salem Youth Council was excused from the meeting.

**4. SF/SALEM CHAMBER REPORT**

Kathleen Leavitt provided a Chamber of Commerce update and recognized Nothing Bundt Cakes of Spanish Fork as the Business of the Month. The business was recognized for its outstanding community engagement and efforts to build relationships

with local businesses through outreach and service. She announced the upcoming Women in Business event, "Bows and Bingos," scheduled for June 10 at the Legacy House in Spanish Fork. Participants will spend time with residents while playing bingo and networking. Kathleen also shared information about the June Networking Luncheon on June 18 at the Hampton Inn. The event will feature a presentation from the Spanish Fork Emergency Preparedness Team on disaster preparedness and community response planning. Additionally, she announced that the Mini Makers Market will be held on August 10 and September 28 at the Salem Market. The event provides local youth with an opportunity to showcase and sell products they have created, while encouraging community support for young entrepreneurs

**5. PUBLIC HEARING:**

- a. **FY26/27 Budget**
- b. **Proposed Transfers from Enterprise Funds and administrative fees charged to Enterprise Funds for the Fiscal Year 2026/2027**
- c. **Amending the Budget for Fiscal Year 2025/2026**
- d. **Fiscal Year 2027 Executive Municipal Officers Compensation for the proposed compensation increases for municipal employees, including executive municipal officers, as set forth in the Fiscal Year 2027 Budget**
- e. **Review and present the Annual Report on the city's provision of broadband services through Salem Fiber**

Mayor Simons called for a motion to go into a public hearing for the purpose of the items listed below in a, b, c, d and e.

**MOTION BY:** Councilperson Taylor

**SECONDED BY:** Councilperson De Graw

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

Jeffrey Nielson, Finance/Recorder Presented the Budget and Break down.  
**6-3-26 - Bullet Points for the Proposed Budget FY 2026:**

**General Fund:**

**GF - Revenue:**

- Taxes
  - Property Tax – No Tax Rate Increase (No TNT) (will get certified tax rate middle of June). Growth estimated at 12%
  - Sales Tax – About a 4% Increase.
  - Energy Tax – Growth (Power & Natural Gas) and increase in Power Rate increased this account.
- Licenses and Permits
  - Business Licenses, Pole Rental, Cell Tower Rental, Franchise (Comcast) – All staying about the same, no real growth.
- Intergovernmental
  - Late Fees – Seeing a slight increase (growth)

- B&C Road – Increase with growth (Population and Miles).
- Charges for Services
  - Admin Fees (this is what the General Fund Charges the Enterprise Funds for services (i.e. utility billing/accounting/legal/management/admin/etc.).
  - Ambulance Service – Growth and Revere Health Transports.
  - Police Officers (NEBO) – This is what NEBO pays 50% for C. Snelson (High School Police Officer) and A. De Graw (Jr. High and Middle School Officer) for wages and benefits.
  - Police Wages Special Assignments – BYU pays for officers for events (BIG 12 requirement)
  - Cemetery Plots – Opened new section, selling plots again.
  - Utility Account set up – slight increase (growth).
- Fines & Forfeitures
  - Court Fines – Our portion of traffic violations.
- Miscellaneous Revenue
  - Interest Earned – PTIF Savings Account – Also see 10-44-17 Developers interest earned on cash bonds - estimated (\$300,000).
  - Recreation Impact Fee – This is paying for the Hess Property Bond/Interest Payment. DR Horton and Arrowhead will be using their park impact fees.
  - Public Safety Impact Fee – This is paying for the portion of the Bond/Interest Payment for the new Fire/EMS Station and police remodel.
- Recreation
  - Revenue from the Recreation Programs.
- Contributions and Transfers
  - Capital Improve Fund B&C RESTRICTED FUND- ROAD MONEY – Road improvements (see 10-61-40)
  - Fund Transfer from Enterprise Funds (Public Hearing on this in June)
  - Funds From Capital Improv – FY25 set \$200k for improvements at Cemetery for new expansion. Using funds in FY27
  - CI/Unrestricted Funds – Using Funds from Prior Year.
    - \$188,548 3Bridges Fire Truck – First Payment
    - \$120,000 Boat Ramp Bathrooms
    - \$90,000 Big Lawn Mower (Loafer Park)

**GF - Expenses:**

- Overall in all funds
  - Employee Salaries (COLA TBD – Merritt TBD)
    - Public Hearing - for salary increases on Elected Officials and Management Salaries (Requirement/Law), just percent (This is TBD)
  - Utah Retirement
    - Teir 1 employees – Decrease about 1%
    - Teir 2 employees – Decrease about 1%, but Employee Contribution increased 0.49%
  - Benefits – Health Insurance increased (avg 10.47%) (See Benefits Sheet)
- Legislative
  - Mayor (\$100 increase) Council (\$50) a month in Salary (Total \$4,200)

- Travel and Education – ULCT Conferences and Council Retreat.
  - Added Salem Academy (twice a year) - \$1500
- Judicial
  - Salem Youth Council – Increased \$1000 (Senior Citizen Events)
- Legal
  - Professional - Court computer programs (share with SF) – Public Defender.
- Administration
  - Employee - Added 50% of Jen W as Public Communication.
  - Interest Refund on Development bonds – Interest rates are up.
  - Public Communication – Added this Fund this Year (Jen W).
  - Telephone- Telephone/Cell/Internet – Cell phones is all departments (including tablets and hot spots. Internet - Centra Com Fiber.
  - Utility Bills – Growing we are sending more bills, notices, etc.
  - Computer Support – This includes MS Office 365 Licenses for all employees (pay on monthly basis for license, if employees just have email it also costs (not as much as a full license). Also includes back up, software licenses/support Caselle.
  - 2020 MBA Bond – Bond paid for city office addition in 2007.
- Library
  - Employee – Added PT (20hr wk) position.
  - 2020 MBA Bond – Bond paid for library addition in 2007.
- Professional & Technical
  - Allred Jackson – Independent Auditors
  - Lobbyist – help with UDOT Road SR164
- Elections
  - County – RAP Tax
- Government Building
  - Insurance/Liability and Property (had a little increase in it)
  - MBA 2020 Bond – 2007 Bond payment for improvements on 750 North.
  - MBA 2023 Rent (Bond Payment) – This is the portion of the bond for the city office remodel (General Fund portion only).
- Planning/Engineering
  - City Planner ((Put more % into Engineering, spending more time with current developers) split between this fund and engineering), small portion of engineers out of this fund.
- Public Works/Safety
  - Safety Committee – Funds for safety rewards (Insurance Strongly Encourages it) – removed health initiative programs.
- Police
  - Added 2 new Police Officers
    - Phil becoming Code Enforcement Officer
    - Restricting to help cover Animal Control
  - Dispatch Fees increased.
  - Axon Services – Body Camera/in Car Cameras/Drone/Tasers
  - Bond Payment – Police portion of bond for remodel of the building (paid for by Public Safety Impact Fee).



- Motor Pool –
    - Adding two new police trucks (\$56,675 each + \$11,500 equipment)
- Fire Rescue Department (COMBINED FIRE AND EMS)
  - New Fire Engine for 3 Bridges
  - Bond Payment – Broken into two categories (note, only in Fire, not SEMA).
    - What P.S. Impact Fee can pay for
    - What Existing (General Fund) will pay
- SEMA (Now part of Salem Fire Rescue)
- Animal Control
  - County Shelter fees.
- Emergency Management
  - Misc/Office Supplies – Radios needed
- Roads
  - Employees – added an employee (portion out of Storm Drain)
    - James & McKay (Public Works) 25%
  - Clothing – Added Clothing Allowance to Roads (split roads/sewer coll).
  - New Equipment –
    - New ten-wheel dump truck (doing a loan, the 2017 truck loan is finished, this will continue the loan - \$295,000) Approved FY26
    - 4x4 Dump Snow Plow for 3 Bridges (order in FY27)
    - Sweeper Truck – order in FY27 will replace 2020 dump truck loan (take its place and get a loan for the sweeper)
- B&C Roads
  - Projects (using restricted B&C Road Funds)
    - Sidewalk on 300 West
    - 100 East Ballpark Sidewalk
    - Main Street (curb/gutter, sidewalk, widening, etc. beginning phase)
  - Expenses for Roads only
- Parks (Family Parks i.e. Knoll Park, Reflection, etc.)
  - Employee – Moved Wade R into this budget
  - Bathroom Cleaner – Added position to help cleaning park restrooms (park/rec parks)
  - New Equipment –
    - Used Ton Truck (\$35,000)
    - Riding Lawn Mower (\$16,000)
    - New Sander for Snow Plowing (\$12,000)
  - Park Improvements – Boat Ramp Bathroom (\$120,000)
- Recreation Park (Recreation Parks (Arrowhead, Loafer Park, Veteran Park, etc.)
  - Added Arrowhead Park
  - Employee – Added FT Employee
- Cemetery
  - Improvements – (\$200k from Capital Improvements)
    - New Addition (Parking lot/road southeast/filter PI pump/Fencing/Trees/Entry)
- Recreation Admin

- Added Program Coordinator (Added May FY26)
- Special Services
  - Misc Donations -
    - \$150 to each Boy and Girl State Program (run by American Legion)  
help students learn about government
  - Civic Center – Replacing Carpet with laminate flooring.
  - Salem Days
  - MBA Bond – Hess property (Impact Fee)
- Recreation Programs
  - Programs Revenue cover the expenses of the program.

### **Building Fund (21-00-00)**

- We are anticipating 600 Homes built this FY 2027.

Salem Has about 800 buildable lots right now.  
Based on info from the builders the plan for 2027

|                 |               |
|-----------------|---------------|
| DR Horton       | 300 New Homes |
| Arive Homes     | 80 New Homes  |
| Visionary Homes | 50 New Homes  |
| Flagship        | 230 New Homes |
| Self Help Homes | 20 New Homes  |
| Woodside Homes  | 24 New Homes  |
| Total           | 740 New Homes |

- Building Permits cover the costs of the building department. The funds cannot be used anywhere else.
- Adding Employees -
  - Building Inspector (IF NEEDED)
- MBA Bond – Building Portion of addition
- Equipment
  - New Truck for Building Inspector (\$56,000) (IF NEEDED)
  - Possibly Selling Steve's F350 and replacing it with F150

### **Engineering Fund (22-00-00)**

- Development Fees cover the costs for Engineering. Funds cannot be used anywhere else.
- Adding Employees -
  - PT Surveyor
- Portion of City Planner Salary coming out of this fund – spends a lot of time working with current developers.
- Engineering Services – Increased outside engineering services (Civil Science) to help with plat map review.
- MBA Bond – Engineering Portion of addition
- Equipment
  - GIS/GPS equipment (\$35,000)

- New Truck for Bradey (\$56,000)
  - Pass down truck into department

### **Water fund**

- Revenue
  - Increase in rates:
    - 2% increase to the Usage (\$7.20 to \$7.34) Diff \$0.14
    - 2% increase to Base – (\$23.52 to \$23.99) Diff \$0.47
      - Together would be about \$0.61 a month.
  - Growth – Hookup costs
  - Sub-ID Utilities Capital Outlay – This is what the water fund charges the engineering fund for work they do on developments.
- Expenses
  - Water System Maint/Repair – Have a few projects in there that if they get completed, will use Water Restricted Funds.
    - Items that are needed and will use reserves when ready
      - Replacing old meters with new radio read meters.
      - Old lead/copper pipes replacing.
      - New chlorine building/injection system for existing well.  
Using tablets now, need to move to a gas system – about \$50K
      - Portable Generator - \$100k
  - Equipment/Supplies – anticipated on 600 new homes, needing meters for those homes. Builder pays for them with building permit.
  - Water Line Improvements
    - Replace Water Line (gravel pit to Davis Lane – Existing Well 3200 ft)
  - New equipment:
    - New 10-Wheel Dump Truck – Approved in FY26, will be purchasing chassis in FY26, bed pay in FY27 and split with PI.

### **Sewer fund**

- Revenue
  - No Rate Increase
  - Growth – Hookup costs
  - Sub-ID Utilities Capital Outlay – This is what the water fund charges the engineering fund for work they do on developments.
- Expenses
  - Sewer Plant
    - Utilities –
      - Power for Phase 2
      - Sludge removal to SUVSWD
    - New Vehicle Purchase – Purchasing a roll off truck with 2 dumpsters
      - This will eliminate some of the costs for sludge removal.
    - Working on Phase 3 construction of the sewer plant.
      - Bonding for this and developers' pre paying impact fees
  - Sewer Collections

- Employees – Not sharing with Roads anymore. 2FT employees in collections. Storm Drain will pay for portion of this employee salary.
- Sewer System Maintenance –
  - State mandates/Insurance that we camera sewer lines
    - Camera Truck (Approved in FY26) will be doing the loan in FY27.
- Administrative & General
  - Funds in Reserve per Bond Requirement.
- Bond/Interest Payment
  - 2018 Sewer Plant Bond (2050 end) - \$791,187

## Electrical

- **Revenue**
  - Rate Increase Option (See Rate Sheet) – Increased See Resolution 52026
    - Estimated Residential about 6% increase (UMPA 15% Increase)
  - Sub-D Utilities Capital Outlay – This is what the water fund charges the engineering fund for work they do on developments.
- **Expenses**
  - Employees –
    - Hiring Power Inspector/Yard Manager (will be doing subdivision power inspections)
    - We do most of the electrical work for subdivision, this in turn is passed onto the developers, which helps pay for the employees
  - UMPA had an increase - 15%.
  - Power system/Maintenance – Prices increasing
  - Tree Trimming – Added more funds to assist with this
  - SUVPS -
    - SUVPS Bond Payment – \$266,331 – Impact Fee Cover This
    - Will be doing another bond soon
  - Capital Outlay Projects
    - Woodland Hills Drive and Canal Road Power Line
    - 400 North Arrowhead East-Loafer north tie in (100% I.F.)
    - 400 North Rebuild 460 West to Main St. (43% I.F.)
    - 400 North Rebuild 300 East to 500 East (23% I.F.)
    - Jackson 2 Substation (Impact Fees as they come available)
  - Equipment Purchase:
    - 3 Phase Pulling Trailer (Using funds from FY26 (Development pay for equipment used).
  - New Vehicle (moved truck out of Equipment Purchased to this fund.
  - Small Bucket Truck – Ordered last 25FY, is expecting to arrive FY27
  - Bond/Interest Payment
    - 2022 Power Bond Building (2042 end) - \$307,956 (68% I.F.)

## Solid Waste

- **Revenue**
  - Rate Increase – Passed on Republic Service 3.5% and SUVSWD Increase
    - 1<sup>st</sup> Can - \$15.04 to \$15.68 (RS - \$0.53 & SUVSWD \$0.11)
    - 2<sup>nd</sup> Can- \$12.45 to \$12.61 (RS - \$0.42 & SUVSWD \$0.11)

- Recycling - \$8.33 to \$8.63 (RS - \$0.29 & SUVSWD \$0.01)
- Expenses
  - Republic Service – 3.5% increase per agreement
  - SUVSWD
    - MSW - Tonnage from \$46 to \$47 (Est 5527 tons for FY27)
    - Recycling Tonnage from \$125 to \$150 (Est 223 tons for FY27)
  - Refuse Containers – Purchasing more (Growth)
  - Chipper – Renting a big chipper for Green Waste

## PI

- Revenue
  - Added increase to the tiers (tier 1 – 0%, tier 2 – 1%, tier 3 – 3%, tier 4 – 4%)
    - Majority may see about \$0.56 over the summer months
  - Sub-D Utilities Capital Outlay – This is what the water fund charges the engineering fund for work they do on developments.
- Expenses
  - New equipment:
    - New 10-Wheel Dump Truck – Approved in FY26, will be purchasing chassis in FY26, bed pay in FY27 and split with PI.
  - Water Delivery Fee – Different Canal Assessments
  - New Fund - CUWCD Water.
    - Anticipating taking 50 acre feet FY27
  - Professional Services - SCADA Upgrade - would split with water – about \$50k
  - P.I. Improvements –
    - PRV and Vault East PI Pump Station for CUWCD Water (100% I.F.)
    - Viridian Farms – PI Pond Property
    - Woodland Hills Drive PI Line 750 North to 400 North
  - Bond/Interest Payment
    - 2007 PI Build Bond (2036 end) - \$385,861 (100% I.F.)
    - 2020 PI Meter Bond (2035 End) - \$99,040

## Storm Drain –

- This fund is MS4 (State Regulations and monitoring it)
- Revenue
  - Rate Increase - 1% - Base \$7.01 to \$7.08 (\$0.07)
  - Storm Drain I.F. – Storm Drain Project Canal Road (CUWCD)
- Expenses
  - Employee –
    - Portion of Sewer Collection employee coming out of this – doing the storm drain inlet cleaning in house. Using sewer collection jet truck for this.
    - Portion of Roads employee coming out of this – Street sweeping is part of the MS4 program.

- Storm Drain Maintenance and Repair – Storm Drain brixx replacement/repair - \$75,000
- CUWCD Canal Rd Storm Drain Project - \$1,000,000 (7.5 million project, balance \$3,409,108)

### **Fiber**

- Revenue
  - No Rate Increase
  - No more Bond Money – Using Rates to finish building.
- Expenses
  - Still building and growing capital infrastructure.
  - Bond/Interest Payment
    - 2020 Fiber Bond (Build end 2040) - \$381,913

### **Motor Pool**

- Revenue –
  - Each Fund participates and pays for their use
  - Enterprise Funds Transfer over
- Expenses
  - Accounted for high fuel costs

Average Rate Increase per month (not including power, & 1 can and 1 Recycle) - \$1.71

Power Average Increase per month - \$7.79

Total - \$9.50

The discussion covered multiple operational and budgetary updates across city departments, with a focus on parks, utilities, infrastructure, and enterprise funds. In Parks and Recreation, staff reviewed equipment needs, including lawn mowers and snow removal equipment, and discussed long-term planning for expanding maintenance coverage between park sites such as Arrowhead and Loafer. Growth in acreage will require additional or higher-capacity equipment over time. A new full-time parks position was added to support increased workload, along with ongoing cemetery and facility improvements funded through capital improvement allocations. Facility upgrades were also addressed, including improvements to the Civic Center such as flooring and interior repairs scheduled during winter maintenance periods. The Building Department anticipates continued growth of approximately 600 new homes, with permit revenue expected to cover departmental costs, including potential additional inspection staffing if needed. Water and sewer utilities include rate adjustments and infrastructure upgrades. Water system improvements include replacing aging meters with newer radio-read systems and ongoing pipeline and well upgrades. Sewer operations remain funded through enterprise revenues, with no rate increase planned, and include new equipment purchases to improve sludge removal efficiency by bringing services in-house. Electric utility updates included a 15% wholesale cost increase from UMPA, partially offset for residents. Additional staffing is planned to improve subdivision inspections and yard operations, with related costs recovered through developer fees. System maintenance, tree trimming, and substation upgrades continue to be supported through a combination of rates, impact fees, and capital funding. Solid waste saw small rate increases passed through from service providers. A chipper rental program has proven highly effective for green waste

management, significantly improving operational efficiency and supporting continued seasonal use. Stormwater and irrigation projects include compliance-driven storm drain improvements and infrastructure funded primarily through impact fees. The city is also preparing to utilize additional water shares from Central Utah Water Conservancy District to improve pressurized irrigation capacity and extend watering seasons. Fiber operations continue infrastructure expansion with no rate increases currently, while bond payments and capital investments remain ongoing. Overall utility rate impacts across services are projected to average modest monthly increases for residents, with growth-related infrastructure largely funded through impact fees and enterprise revenues rather than property taxes. Finally, the enterprise fund transfers to the general fund were explained as a mechanism to support citywide services and reduce reliance on property tax increases. The proposed compensation plan includes a cost-of-living adjustment and merit-based increases, with final amounts dependent on performance reviews and a wage study. A public hearing amendment related to compensation reporting requirements was also addressed and determined to no longer be necessary due to updated state law.

**Mayor Simons called for a motion to go out of public hearing.**

**MOTION BY:** Councilperson Taylor

**SECONDED BY:** Councilperson Snyder

**VOTE:** Mayor Simons; Aye, Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (6 Ayes)

## **6. DECISION: FY26/27 BUDGET**

**Mayor Simons called for a motion to be made to approve the FY26/27 Budget.**

**MOTION BY:** Councilperson Snyder

**SECONDED BY:** Councilperson Sacco

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

## **7. DECISION: SALEM FIBER STARTER TIER SPEED INCREASE PROPOSAL**

Jonh Bowcutt recommends doubling the download speed for the Fiber Starter tier while maintaining the current price. The intent is to improve service quality and remain competitive in an increasingly aggressive broadband market without increasing costs to customers or requiring any equipment changes. The improved speed is expected to enhance user experience (faster load times and reduced buffering) without significantly increasing bandwidth consumption or operational costs. The tier structure would remain clearly differentiated: Fiber Starter would provide 500 Mbps for \$60/month, while Fiber Fast would remain at \$75/month for 1 Gbps symmetrical service, preserving a value gap between tiers.

The change would be implemented internally and communicated to customers through email, website updates, and standard rate schedule revisions, with no action required by subscribers. Revenue impact is expected to remain stable.

**Mayor Simons called for a motion to be made to approve the Salem Fiber Starter Tier Speed Increase.**

**MOTION BY:** Councilperson De Graw

**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: ORDINANCE ON PI WATER POLICY**

**Mayor Simons called for a motion to be made to approve the resolution amending the pressurized irrigation volumetric usage fees to implement a conservation-driven four-tiered commodity.**

**MOTION BY:** Councilperson Taylor

**SECONDED BY:** Councilperson Rees

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

## **9. DECISION: A RESOLUTION AUTHORIZING AN INCREASE OF CITY PICK UP OF PUBLIC SAFETY AND FIREFIGHTER EMPLOYEE RETIREMENT CONTRIBUTIONS**

**Mayor Simons called for a motion that we accept that the resolution authorize an increase of the city pickup for public safety and firefighter-employee retirement contributions.**

**MOTION BY:** Councilperson Taylor

**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: OFFSITE SEWER IMPACT FEE REIMBURSEMENT AGREEMENT – SALEM FIELDS ESTATE 750 NORTH**

Bradey Wilde, City Engineer presented the staff report and Council reviewed an impact fee reimbursement agreement for an upsized sewer line installed along 750 North between SR-198 and Woodland Hills Drive. Under the City's Impact Fee Reimbursement Policy, developers may be reimbursed for oversized or master-planned infrastructure that benefits



future growth. The sewer line has been completed and accepted by the City, meeting the requirements for reimbursement eligibility. The project involved participation from multiple developments, with this agreement specifically covering the section constructed by Flagship Development between SR-198 and Woodland Hills Drive.

After a detailed review of invoices, payments, engineering documentation, and legal requirements, staff determined the eligible reimbursement amount to be \$329,006.53. Bradey recommended approval of the agreement, noting that reimbursement eligibility expires after ten years if funds are not collected through future development. The agreement has been reviewed by City staff and legal counsel and has been signed by the developer. No concerns or questions were raised by the Council during the presentation.

**Mayor Simons called for a motion to approve the Offsite Sewer Impact Fee Reimbursement Agreement – Salem Fields Estate 750 North.**

**MOTION BY:** Councilperson Snyder

**SECONDED BY:** Councilperson Sacco

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

**11. DECISION: MEETING MINUTES – MAY 20, 2026**

**Mayor Simons called for a motion to approve the minutes for May 20, 2026.**

**MOTION BY:** Councilperson De Graw

**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 called for a motion to pay the bills in the sum of \$1,979,031.82.**

**MOTION BY:** Councilperson Snyder

**SECONDED BY:** Councilperson Rees

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

**13. MATT MARZIALE, MANAGER**

James Thomas was excused from the meeting due to a youth campout commitment, and Lisa Webster departed early because of a prior engagement. Salem Central Development Agreement Staff reported significant progress on the Salem Central Development Agreement. A draft is expected to be distributed to the Planning and Zoning Commission and City Council by the end of the week. While still a working document, the agreement is approximately 85% complete, and staff are confident in the negotiated terms. Council

members were encouraged to review the document early and provide feedback prior to its anticipated consideration on June 17. Matt reminded the Council of the upcoming UDOT open house regarding the proposed Salem-Benjamin freeway interchange, scheduled for June 18 from 6:00 p.m. to 7:30 p.m. at the High Chaparral Event Center. UDOT is encouraging public participation, and elected officials are invited to attend and become familiar with the project details. Matt also reported ongoing efforts to ensure Salem receives appropriate recognition on freeway signage associated with the interchange. Discussions with UDOT continue regarding naming, directional signage, and opportunities to promote Salem destinations such as the rodeo grounds and sports facilities. The primary discussion focused on a proposed destination-style park within the Salem Fields development, referred to as the “Chutes and Ladders” Park. As part of the development agreement, the developer is required to construct a family park with a budget commitment of approximately \$467,000. Staff proposed upgrading the park to a larger and more unique destination playground featuring hillside slides, climbing features, restrooms, and parking improvements. The estimated total cost of the upgraded park is approximately \$1.3 million, resulting in an additional cost of about \$863,000 above the developer’s original obligation. Staff recommended funding the additional cost through park impact fees rather than general tax revenues. Because sufficient impact fee funds may not be available when construction is completed in late 2027, staff proposed temporarily advancing funds from the City’s Capital Improvements Emergency Fund, which currently contains approximately \$2 million. The advance would be repaid as future park impact fees are collected, ensuring the project remains fully funded by growth-related revenues. Council members expressed support for the concept, noting that the park would serve as a destination attraction similar to other unique Salem parks and would enhance recreation opportunities while supporting economic development and neighborhood growth. Discussion also included the nearly completed nature park and pond within Salem Fields. Staff explained plans for managing water levels, maintaining water quality, and potentially installing a fountain system. Council members requested staff research underwater aeration options for city ponds and provide future recommendations and cost estimates. Council members generally supported moving forward with the upgraded Chutes and Ladders Park concept and agreed with the proposed funding approach. Staff was directed to prepare the necessary agreement and return it for formal Council consideration at a future meeting.

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

Chief Gurney presented his staff report and The Police Department successfully completed the hiring process to fill the vacancy left by Officer Taylor. Cassidy Groves, a four-year veteran of the Pleasant Grove Police Department and a Salem resident, has accepted the position and will begin employment on June 8. Staff expressed confidence in her experience and highlighted the value of having an officer who lives within the community she serves. She will be formally sworn in at a future City Council meeting. The department also provided an update on recently hired officers Hartman, Bird, and Southwick. They are progressing through their training programs, including Emergency Vehicle Operations (EVO) training and the Field Training Officer (FTO) process. While the department remains

relatively young in staffing experience, all officers continue to make steady progress toward full deployment. Year-to-date, the Fire Department has responded to 314 calls for service, including 58 calls during the month of May. These responses continue to be provided by volunteer firefighters serving the community. The Police Department has recorded 3,926 contacts and calls for service this year, including dispatch calls, traffic stops, office contacts, and public interactions. This represents an approximately 18% increase in activity compared to the same period last year. Staff also noted ongoing efforts related to code and property maintenance enforcement. Additional staffing resources recently approved by the Council will allow greater focus on these issues and improve response times for resolving community concerns. Finally, the department addressed recent social media activity related to a situation involving a different Salem community. City social media accounts have received a significant volume of negative, inappropriate, and threatening comments from individuals outside the area. Although the City issued a public statement clarifying the situation, staff indicated the response has had limited impact and they are hopeful the issue will diminish over time.

**15. STEVE COX, BUILDING DIRECTOR**

Excused tonight

**16. WALTER BIRD, CITY ATTORNEY**

Excused tonight

**17. LISA WEBSTER, CITY PLANNER**

Excused tonight

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

Excused tonight

**19. ADAM CLEMENTS, ELECTRICAL DIRECTOR**

Excused tonight

**20. BRADEY WILDE, ENGINEERING DIRECTOR**

Excused tonight

**21. JOHN BOWCUT, FIBER DIRECTOR**

John presented his staff report and the numbers

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

Jen presented her staff report. Significant growth in the City's social media engagement over the past 30 days. Social media views increased by 72%, engagement increased by 146%, follower count grew by 4.5% (an increase of 185 followers), and overall interactions increased by 156%. Staff noted that social media continues to be an effective tool for promoting community culture, sharing information, and increasing public engagement. Staff also reported an incident of vandalism at Cole Park, where a vehicle drove onto the grass and caused significant damage to newly established turf. Security cameras captured the incident, and staff are working with law enforcement and utilizing social media to help identify those responsible. Parks staff responded quickly to assess and document the damage. Recreation programs continue to perform well, with participation remaining strong or increasing across youth and adult activities. The women's grass volleyball league reached a new participation record with 20 teams and the addition of a fifth court. Senior recreation programs are also experiencing strong demand. The upcoming Tuacahn trip filled all 20 reserved hotel rooms, and a waiting list has been established for additional participants. Staff highlighted a generous community member who volunteered to sponsor three seniors who otherwise would not have been able to participate, allowing those individuals to attend the trip. Staff also noted growing participation by Salem residents in senior lunch programs hosted by neighboring communities. Attendance has increased to the point that some host communities are beginning to prioritize their own residents due to capacity limitations. Overall, staff reported continued success in community engagement, recreation programming, and resident participation across a variety of city-sponsored activities.

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

Excused tonight

## **COUNCIL REPORTS**

## **24. MAYOR CRISTY SIMONS**

Mayor Simons reported attending a recent league meeting where several policy and legislative topics were discussed. Although the meeting was initially expected to focus on PID-related items, broader issues were addressed, including recognition of the City's work in implementing PID practices that may be considered for future legislative discussion. The League also outlined several standing committees that are currently seeking member participation, including annexations, billboards, property tax, water, and economic development. Staff noted that, given the City's growth, it would be beneficial for Salem to maintain representation across these committees. An updated list of available committee assignments will be shared with Council for consideration, and additional participation will be coordinated as availability allows. Staff emphasized the importance of continued engagement at the regional level to ensure Salem's interests are represented in key policy discussions, particularly in areas tied to development and infrastructure. Additional comments recognized recent travel and conference participation related to economic

development efforts, noting that these engagements have resulted in valuable networking opportunities and potential future benefits for the city.

**25. COUNCILPERSON TIM DE GRAW**

Tim would like to connect with Jen Wright regarding the website and reschedule their meeting.

**26. COUNCILPERSON CYNTHIA DEVERAUX REES**

Reminder of Chalk the Walk. Saturday 4:45 pm.

**27. COUNCILPERSON CRAIG SACCO**

Seven seats reserved for Miss Salem

**28. COUNCILPERSON DELYS SNYDER**

Groundbreaking for the Spanish Fork Hospital Annex will be held on Friday at noon.

**29. COUNCILPERSON PAUL TAYLOR**

Staff announced an upcoming luncheon on July 1 with invited federal, state, and local elected representatives. The event will be held in Spanish Fork and is intended to provide an opportunity to strengthen relationships with policymakers while educating them on key issues affecting South Utah County. A primary focus of the discussion will be regional water resources, including groundwater management efforts and long-term planning for sustainable water use. Staff emphasized the importance of demonstrating the proactive steps local communities are taking to protect and manage this critical resource. Representatives from the Central Utah Water Conservancy District will provide a presentation outlining future water infrastructure needs, including planning and timelines related to drinking water treatment facilities. Invitations have already been distributed, and staff reported a positive response with strong anticipated attendance from elected officials. Due to space limitations, attendance is currently focused on invited representatives and presenters.

**30. CLOSED SESSION**

**ADJOURN CITY COUNCIL MEETING**

Mayor Simons called for a motion to adjourn the meeting.

**MOTION BY:** Councilperson Taylor

**SECONDED BY:** Councilperson Sacco

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

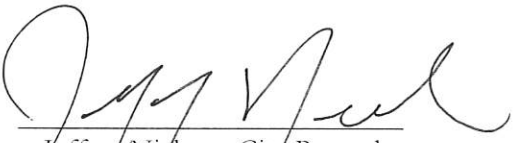
**MEETING ADJOURNED AT:** 9:01 PM

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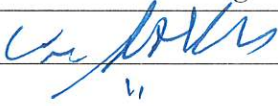
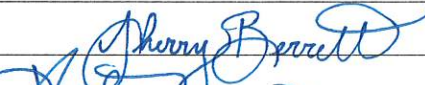
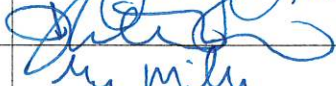
Jeffrey Nielson, City Recorder

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

**MEETING ADJOURNED AT:** 9:01 PM

  
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Jeffrey Nielson, City Recorder

**Salem City Attendance Record**  
**For City Council held on June 3, 2026**

|    | Please Print Name | Please Sign Name                                                                   |
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| 1  | Scott Wolfson     |  |
| 2  | Lynne Kaye        | "                                                                                  |
| 3  | Lori Haslam       | "                                                                                  |
| 4  | Sherry Bennett    |  |
| 5  | Kathleen Leavitt  |  |
| 6  | Gary Miller       |  |
| 7  | CHRIS WRIGHT      |  |
| 8  | KIRK MENDENHALL   |  |
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