



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, August 5th to request the link.**

DATE: August 5, 2026 (City Council Chamber 30 West 100 South)

NO WORK SESSION

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:
 - i. Ordinance Amending the Mixed Use (MU) Zone Title 14 Chapter 13
6. DECISION: Ordinance Amending the Mixed Use (MU) Zone Title 14 Chapter 13
7. DECISION: Nebo Philharmonic Orchestra Agreement
8. DECISION: CUWCD Amendment Agreement 2026-16
9. DECISION: Water Purchase – Lynn Hales Well – 238.5 acre feet
10. DECISION: Resolution for a Special Bond Election to be held on November 3, 2026 for the purpose of submitting to the qualified electors of Salem City, Utah the question of the levy of a .1% Sales and Use Tax
11. DECISION: Existing Culinary Well Replacement/Rebuild
12. DECISION: Meeting Minutes – July 15, 2026
13. DECISION: Bills for Payment

DIRECTORS REPORTS

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

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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.

COUNCIL REPORTS

25. Mayor Cristy Simons
Finances/Budget, City Employees, Miss Salem, UMPA Report, Public Safety, Economic Development, UCCG, MAG, MPO
26. Councilperson Tim De Graw
ULCT, Fiber, Utah Lake Committee, Sewer Treatment Plant/Collections, Community Development, MAG Alt
27. Councilperson Cynthia Deveraux Rees
Library, Solid Waste/Recycling, Memorial Day, Pond Town Christmas, Kindness Creates Peace (Mt Loafer Elem)
28. Councilperson Paul Taylor
Public Works, Mt Nebo & SUVMWA, Kindness Creates Peace (Foothills Elementary), SUVSWD Alt, DRC Alternate, Emergency Preparedness, SUVPS Board Member
29. Councilperson Craig Sacco
Parks & Recreation, Youth Council, Emergency Preparedness, Kindness Creates Peace (Salem Elementary), SUVMWA Alt/Mt Nebo Water Alt
30. Councilperson Delys Snyder
SF/Salem Chamber of Commerce, Salem Business Network, DRC, UMPA Alt, Citizen Education
31. 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 August 5, 2026 in the Salem City Council Chambers.

NO WORK SESSION

MEETING CONVENED AT: 7:00 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
John Bowcut, Fiber Director
Lisa Webster, City Planner
James Thomas, Public Works Director
Jen Wright, Recreation Director
Danielle James, Receptionist

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Betty Herbert stated she would like to offer a motivational message in the form of prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Chief Chris Wright 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 is excused through the summer

4. SF/SALEM CHAMBER REPORT

Representative from SF/ Salem Chamber not in attendance

5. PUBLIC HEARING:

a. Ordinance Amending the Mixed Use (MU) Zone Title 14 Chapter 13

Lisa Webster presented the proposed revisions to the Mixed- Use Zone Ordinance, noting the draft had been reviewed by DRC, Planning and Zoning and the City Council. The updates are intended to create a more commercially focused mixed-use district by requiring a minimum of 30% commercial development, reducing the maximum residential density from 10 to 6.5 units per acre, and limiting residential uses to single-family detached homes, twin homes and town homes. Standalone multifamily buildings would no longer be permitted, although residential units above commercial space would still be allowed as part of a true mix development. Staff also explained that the revised ordinance establishes standards for parks, trails and open space, reinforces the City's 25-foot driveway requirement and clarifies that the Mixed- Use Zone does not entitle a property to a specific density as all developments will continue to be reviewed through a development agreement. Staff noted that both the DRC and Planning and Zoning Commission recommended approval and requested Council consideration of the proposed ordinance. Mayor Simons called for a motion to enter public hearing.

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)

No Public Comment

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

MOTION BY: Councilperson Sacco

SECONDED BY: Councilperson Rees

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

6. DECISION: Ordinance Amending the Mixed Use (MU) Zone Title 14 Chapter 13

Councilperson Snyder commented that she was impressed with the work of staff on this and thinks this will be good for the city. She appreciates the efforts of staff.

Mayor Simons called for a motion regarding the ordinance amending the mixed-use zone.

MOTION BY: Councilperson Sacco

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: Nebo Philharmonic Orchestra Agreement

Jeff Nielson introduced the agreement between Salem City and the Nebo Philharmonic. The agreement has been in place for many years; Betty Herbert is here to represent the Nebo Philharmonic Orchestra. Staff stated that the city is thankful for the relationship and indicated that they live up to their side of the agreement. Councilperson Snyder questioned the concerts held; Betty Herbert stated they do one for the Pond Lighting Ceremony in November and another in April. The orchestra practices on Tuesdays (except during the summer). Betty thanked the council for supporting them and stated the agreement has been working well for them. Mayor Simons announced that the Community Center will be closing for a flooring update this winter so the Nebo Philharmonic could plan for that. Mayor Simons called for a motion.

MOTION BY: Councilperson Snyder

SECONDED BY: Councilperson Taylor

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

8. DECISION: CUWCD Amendment Agreement 2026-16

Jeff Nielson introduced the agreement with the Central Utah Water Conservancy District. This agreement was in place but ended before improvements to Canal Road and Woodland Hills Drive were completed. The agreement provides \$250,000 to make improvements to electronics and to widen the roads. Staff reported that, since the work isn't complete, the contract needs to be renewed to complete the project. Mayor Simons called for a motion regarding the amendment agreement with CUWCD.

MOTION BY: Councilperson DeGraw

SECONDED BY: Councilperson Taylor

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

9. DECISION: Water Purchase – Lynn Hales Well – 238.5-acre feet

Matt Marziale introduced the Lynn Hales Well water purchase. He explained that the well is tied to our aqueduct, it is eligible to be transferred to Salem City. It is 238.5 shares at \$6,000.00 per share, which totals \$1.4 million. Funds are proposed to come from the Culinary Unrestricted Fund (\$1 million), with the remaining amount coming from the PI Revenue Account. Staff shared that they have been working with the Hales family for several months and thanked Councilperson Taylor for his involvement. Councilperson De Graw commented that this purchase will heavily deplete the Culinary Unrestricted Fund and that it will take a long time to recover. He inquired about the plan to restore the funds. Matt Marziale indicated that as they sell the shares, the proceeds will go back into the Culinary Unrestricted Fund. Staff reported that repayment will depend on development. Mayor Simons called for a motion.

MOTION BY: Councilperson Rees

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: Resolution for a Special Bond Election to be held on November 3, 2026 for the purpose of submitting to the qualified electors of Salem City, Utah the question of the levy of a .1 Sales and Use Tax

Jen Wright introduced the proposed RAP Tax ballot proposition to be submitted to voters. She noted that the Resolution has not yet been prepared, so approval may need to be considered at the next Council meeting once the Resolution is available, depending on guidance from the attorneys assisting with the process. She explained the ballot language has been carefully developed to comply with state requirements while still using clear, voter-friendly language. Feedback from legal counsel, the County, and a citizen advisory group was incorporated, along with examples from other Utah communities. Jen also reported on the public education effort, which includes frequently asked questions flyer and other informational materials to help residents understand the proposition. These materials will be available to residents at a booth during the “Fair in the Square.” Staff and the Council discussed the importance of educating voters about the purpose of the RAP Tax. It was also noted that Salem is one of the few communities in the County that does not currently have a RAP Tax. Staff and the Council recognized the citizen advisory group for its contributions. Mayor Simons called for a motion regarding the official RAP Tax ballot proposition.

MOTION BY: Councilperson De Graw to approve the RAP Tax ballot proposition.

SECONDED BY: Councilperson Snyder

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

11. DECISION: Existing Culinary Well Replacement/ Rebuild

James Thomas explained that the lower well experienced mechanical failure last week and ceased operation entirely on Friday. It was determined the cause was damaged impellers. Witteson Well Services was the only contractor available to respond immediately. Staff recommended contracting with Witteson Well Services for the removal, replacement and the rebuild at the cost of \$106,435. Staff said this project had been planned for next budget year, but the unexpected failure of the 22-year-old well required immediate action. Staff reported that the BYU well was the backup plan and it is currently supporting the city. Mayor, Council and staff expressed thankfulness for the BYU well as the backup plan and the great planning of the staff to have that plan in place.

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)

12. DECISION: MEETING MINUTES – July 15, 2026

MOTION BY: Councilperson Sacco

SECONDED BY: Councilperson Taylor

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

13. DECISION: BILLS FOR PAYMENT

Jeff Nielsen explained that the first of the fiscal year brings bond payments, insurance and higher power bills. Mayor Simons asked for a motion to pay the bills in the sum of 7,270,385.92

MOTION BY: Councilperson Rees

SECONDED BY: Councilperson Snyder

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

14. MATT MARZIALE, MANAGER

Matt Marziale didn't have anything to add to tonight's meeting

15. CHIEF GREG GURNEY, PUBLIC SAFETY DEPT.

Chief Gurney didn't have anything to add to tonight's meeting

16. STEVE COX, BUILDING DIRECTOR

Steve Cox was excused from tonight's meeting

17. WALTER BIRD, CITY ATTORNEY

Walter Bird didn't have anything to add to tonight's meeting

18. LISA WEBSTER, CITY PLANNER

Lisa Webster reported that she has circulated the General Plan. Encouraged Council to read it and to come to her with questions, comments concerns. The general plan will go to Planning and Zoning next Wednesday and will appear on the agenda at the next council meeting.

19. JEFFREY NIELSON, FINANCE/RECORDER

Jeff Nielsen reported that the auditors were here last week and that they will be back again in November.

20. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements didn't have anything to add to tonight's meeting

21. BRADEY WILDE, ENGINEERING DIRECTOR

Bradey Wilde didn't have anything to add to tonight's meeting

22. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut didn't have anything to add to tonight's meeting

23. JEN WRIGHT, RECREATION DIRECTOR

Jen didn't have anything to add to tonight's meeting

24. JAMES THOMAS, PUBLIC WORKS DIRECTOR

James didn't have anything to add to tonight's meeting

COUNCIL REPORTS

25. MAYOR CRISTY SIMONS

Mayor Simons expressed gratitude to everyone for the support of Salem Days. We are halfway through the week and going strong. The events have been awesome, and she appreciates everyone and their efforts.

26. COUNCILPERSON TIM DE GRAW

Councilperson De Graw asked that a copy of Chaplain Lieutenant Colonel Tim Clayson's talk from the recognition night be inserted into the public record, to both commemorate the 250 semi-quincentennial and to preserve the message.

27. COUNCILPERSON CYNTHIA DEVERAUX REES

Library Auction Friday 7:30

28. COUNCILPERSON CRAIG SACCO

Councilperson Sacco had nothing to add to tonight's meeting

29. COUNCILPERSON DELYS SNYDER

Remember to remind everyone about the Farmers Market starting Monday at 5:00. This will be a Makers Market for youth. Also announced Salem Citizen academy will start September 3rd.

30. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor had nothing to add to tonight's meeting

31. CLOSED SESSION

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson De Graw

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: 7:39pm

Jeffrey Nielson, City Recorder

29. COUNCILPERSON DELYS SNYDER

Remember to remind everyone about the Farmers Market starting Monday at 5:00. This will be a Makers Market for youth. Also announced Salem Citizen academy will start September 3rd.

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31. CLOSED SESSION

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson De Graw

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: 7:39pm



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on August 5, 2026

	Please Print Name	Please Sign Name
1	Jeff Brummett	Jeff Brummett
2	Kaye Brummett	Kaye Brummett
3	Betty Herbert	Betty Herbert
4	Karen Boothe	Karen Boothe
5	Steve Boothe	Steve Boothe
6	Chris Wright	Chris Wright
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