

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 5th to request the link.

DATE: April 5, 2023 (City Council Chamber 30 West 100 South)

6:00 p.m. Work Session

1. Tree House Park Development – Larry Myler
2. AJC – New Fire/SEMA Building exterior design options and discussion
3. Agenda Item Discussions

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

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. Youth Council Report
4. SF / Salem Chamber Report
5. Decision: Emergency Services/Off-line medical director service agreement for agency Ambulance department with Dr. Cameron Meyer
6. Decision: A resolution of the City Council of Salem City, Utah authorizing and approving the execution and delivery of a first amendment to master lease agreement by and between the city and the municipal building authority of Salem City, Utah (the “authority”), A ground lease agreement, or amendment, or amendment thereto and a bond purchase agreement; authorizing the issuance and sale by the authority of its lease revenue bonds, series 2023, in an aggregate principal amount of not more than \$16,000,000
7. Adjourn to MBA Meeting
8. Resume Regular Council Meeting
9. Decision: Mass Notification Interlocal Cooperation Agreement with Utah County.
10. Decision: Loafer Addition Musco Light Pole Bases
11. Decision: Minutes of March 15, 2023
12. Decision: Bills for Payment

DIRECTORS REPORTS

13. Chief Brad James, Public Safety Director
14. Steve Cox, Building Official Director
15. Attorney Walter Bird
16. Jeffrey Nielson, City Finance Director
17. Matt Marziale, Public Works/Recreation Director

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.

18. Adam Clements, Electrical Director
 - a. Renew Choice
19. Bruce Ward, Manager/Engineering
 - a. Easement Grass
 - b. PI Pond – Viridian Farms Discussion
20. John Bowcut, Fiber Director

COUNCIL REPORTS

21. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
22. Councilman Kelly Peterson
 - a. Power Report
 - b. SUVPS Report
 - c. Fiber Report
23. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Green Waste
 - c. Youth Council
24. Councilman Seth Sorensen
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
 - c. Chamber of Commerce
25. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Senior Lunch
 - c. Library
26. Councilman Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
27. CLOSED SESSION -The Salem City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

Please Note: If you have an item that you would like to have discussed before the City Council, please fill out a request form, which is available online at salemcity.org or at the City Office, and return it to the City Office by 5:00 p.m. the Thursday prior to the meeting you would like to attend.

Minutes of the Salem City Council Meeting held on April 5, 2023, in the Salem City Council Chambers.

Work Session: 6:00 p.m.

Dale Carter (MS4/SWPPP Coordinator for Salem City) addressed the City Council. Dale Carter shared a letter he will be sending to Ronald Beddoes. Dale Carter explained that FEMA noticed that Ronald had filled dirt into a flood plain (181 E 300 S). Dale Carter has told Ronald multiple times in the past that he needed to remove the dirt from the flood plain. The letter states that Ronald will have a month to remove the dirt from the flood plain. If Ronald does not remove the dirt, Salem City will remove the dirt from the flood plain at the cost of Ronald.

1. TREE HOUSE PARK DEVELOPMENT – LARRY MYLER

Kevin Miller, Ryan Miller, and Larry Myler presented a new concept for the Treehouse Park Development to the City Council. Larry Myler believes that the revised plan will accomplish the City Council's goals for the property. Ryan Miller has experience in developing luxury golf courses around the world. Kevin Miller has experience in developing luxury residential areas. Kevin Miller wants the Treehouse Park Development to have a community feel. Kevin Miller believes that it is difficult to create a community feel for a development with 1 to 5 acre lots. The revised layout for the Treehouse Park Development was shown. The layout showed a luxury golf course with residential development intertwined with the course. The developers stated that a golf course will create an open feel to the property and bring lower density. The layout shown has an average of 1.72 units per acre. Larry Myler mentioned that Utah County wants the development to be accessible from the Woodland Hills Drive roundabout. The properties within the development will be deeded properties. The golf course will be private. The developers plan to construct amenities that the entire community can enjoy (mountain bike/hiking trails, sports clubs, sledding, surf lake, etc.). Kevin Miller stated that they are looking into creating a multigenerational membership for the private golf course. The developers want to investigate the possibility of constructing casitas. The casitas would be available to book for a night or two. Casita development would bring tax revenue to the city (overnight tax). Councilperson Snyder believes that the presented layout for the Treehouse Park Development is beautiful for the property. Councilperson De Graw believes that the developers need to show how they are going to be responsible stewards of water for the golf course. Councilperson De Graw believes that there is great opportunity for getting sales tax to Salem. Councilperson De Graw believes that the casita idea is a great idea. Councilperson De Graw would like the developers to show the City Council how the golf course is going to receive proper management for years to come. Councilperson Snyder believes that the shown layout for the Treehouse Park Development matches the property.

2. AJC – NEW FIRE/SEMA BUILDING EXTERIOR DESIGN OPTIONS AND DISCUSSION

Chad Jones and Heber Slabbert representing AJC Architecture address the City Council about the architecture for the new Fire/EMS Station. Chad Jones showed the City Council three building concepts; Grounded (heavy, old style), Grafted (old & modern style),

Pioneering (modern style). Councilperson Simons likes the grounded concept the best. Councilperson Simons believes that the grounded concept gives a feeling that it will always around. Councilperson De Graw likes the grounded concept. Councilperson De Graw believes that the grounded concept allows the most natural light into the building. Councilperson Snyder believes that the pioneering and grounded concepts look good. Chad Jones mentioned that cost for the renderings to be built are yet to be determined. Chad Jones stated that the project will be on budget no matter what rendering is chosen for the building.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Delys Snyder
Councilperson Tim De Graw
Councilperson Cristy Simons

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Walter Bird, City Attorney
Chief Brad James, Police Chief
Adam Clements, Power
Matt Marziale, PW/Recreation
Bruce Ward, Manager/City Engineer
John Bowcut, Fiber Director
Cody Young

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen asked if anyone would like to give a motivational or inspirational message. Councilperson De Graw stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Christensen invited those who wish to participate, to stand and say the pledge of allegiance with him. He then led the pledge of allegiance for those who wanted to participate.

3. YOUTH COUNCIL

There was nobody from Youth Council at tonight's meeting.

4. SF/SALEM CHAMBER OF COMMERCE

There was nobody from the SF/Salem Chamber of Commerce at tonight's meeting.

5. DECISION: EMERGENCY SERVICE/OFF-LINE MEDICAL DIRECTOR SERVICE AGREEMENT FOR AGENCY AMBULANCE DEPARTMENT WITH DR. CAMERON MEYER

Karen Bothe mentioned that Dr. Bair is moving on from providing medical assistance for the city. Dr. Meyer is the new doctor that will be providing medical assistance to the city. Karen Bothe believes that Dr. Meyer will do a great job.

Mayor Christensen asked for a motion for the emergency service/off-line medical director service agreement for agency ambulance department with Dr. Cameron Meyer.

MOTION BY: Councilperson Snyder made a motion to accept the emergency service/off-line medical director service agreement for agency ambulance department with Dr. Cameron Meyer.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

6. DECISION: A RESOLUTION OF THE CITY COUNCIL OF SALEM CITY, UTAH AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A FIRST AMENDMENT TO MASTER LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF SALEM CITY, UTAH (THE “AUTHORITY”), A GROUND LEASE AGREEMENT, OR AMENDMENT, OR AMENDMENT THERETO AND A BOND PURCHASE AGREEMENT; AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE BONDS, SERIES 2023, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN \$16,000,000

Johnathan Ward representing Zions Bank explained the resolutions to the City Council. There are two resolutions needing approval. The City Council needs to approve one of the resolutions and the MBA (Municipal Building Authority) needs to approve the other resolution. Johnathan Ward recommended that the City Council approve the proposed resolution.

Mayor Christensen asked for a motion for the resolution of the city council of Salem city, Utah authorizing and approving the execution and delivery of a first amendment to master lease agreement by and between the city and the municipal building authority of Salem city, Utah (the “authority”), a ground lease agreement, or amendment, or amendment thereto and a bond purchase agreement; authorizing the issuance and sale by the authority of its lease revenue bonds, series 2023, in an aggregate principal amount of not more than \$16,000,000

MOTION BY: Councilperson Simons made a motion to approve the resolution of the city council of Salem city, Utah authorizing and approving the execution and delivery of a first amendment to master lease agreement by and between the city and the municipal building authority of Salem city, Utah (the “authority”), a ground lease agreement, or amendment, or amendment thereto and a bond purchase agreement; authorizing the issuance and sale by the authority of its lease revenue bonds, series 2023, in an aggregate principal amount of not more than \$16,000,000

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

7. ADJOURN TO MBA MEETING

Mayor Christensen asked for a motion to adjourn to MBA meeting.

MOTION BY: Councilperson De Graw made a motion to adjourn to MBA meeting.
SECONDED BY: Councilperson Simons seconded the motion.
VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

8. RESUME REGULAR COUNCIL MEETING

Mayor Christensen asked for a motion to resume regular council meeting.

MOTION BY: Councilperson Snyder made a motion to resume regular council meeting.
SECONDED BY: Councilperson De Graw seconded the motion.
VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

9. DECISION: MASS NOTIFICATION INTERLOCAL COOPERATION AGREEMENT WITH UTAH COUNTY

Jeff Nielson mentioned that the agreement allows the city to send mass notifications to residents. Jeff Nielson stated that the city uses the mass notification function regularly.

Mayor Christensen asked for a motion for the mass notification interlocal cooperation agreement with Utah County.

MOTION BY: Councilperson Snyder made a motion to approve the mass notification interlocal cooperation agreement with Utah County.
SECONDED BY: Councilperson De Graw seconded the motion.
VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

10. DECISION: LOAFER ADDITION MUSCO LIGHT POLE BASES

Matt Marziale stated that the light pole bases are for the baseball field lights that will be installed at the future Loafer Ballpark addition. Matt Marziale stated that the Loafer Ballpark addition is not expected to be built anytime soon. The light pole bases are being purchased because pricing for light pole bases will increase in the future.

Mayor Christensen asked for a motion for the loafer addition musco light pole bases.

MOTION BY: Councilperson Snyder made a motion to accept the purchase of the loafer addition musco light pole bases in the amount of \$52,000.
SECONDED BY: Councilperson Simons seconded the motion.
VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

11. DECISION: MINUTES OF MARCH 15, 2023

Mayor Christensen asked for a motion for the minutes of March 15, 2023.

MOTION BY: Councilperson De Graw made a motion to approve the minutes of March 15, 2023.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

12. DECISION: BILLS FOR PAYMENT

Mayor Christensen asked for a motion for the bills for payment.

AMOUNT: \$1,067,766.34

MOTION BY: Councilperson Simons made a motion to approve the bills for payment in the amount of \$1,067,766.34.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

STAFF REPORTS

13. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James had nothing to add to tonight's meeting.

14. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox was not present at tonight's meeting.

15. ATTORNEY WALTER BIRD

Walter Bird had nothing to add to tonight's meeting.

16. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated that he is working on the budget for the next fiscal year.

17. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale stated that the easter egg hunt scheduled for April 8, 2023, will be moved to Veterans Park if the snow at Loafer Park is not melted by Friday April 7, 2023. Matt Marziale mentioned that Provo Land Title has gathered all of the information to sell portions of the Hess property to the residents along Salem Canal. The residents being sold the properties cannot do anything with the property until after the construction along Salem Canal Road is complete. Matt Marziale mentioned that the developers of the New Salem MPD would like to have a special work session with the City Council. The developers want to go over possible negational items for the New Salem MPD. The developers are going to

send an agenda of items they would like to discuss before the meeting. The City Council asked the staff to gather information about what items they can negotiate for with developers. It was determined that the special City Council work session will be tentatively scheduled for May 9, 2023, 5:30 p.m. to 7 p.m. Matt Marziale mentioned that the department heads met this afternoon to discuss potential flood mitigation. The city will be pre filling about 200 sand bags for potential flood mitigation from the spring runoff. The city is going to make sure that storm drain culverts are open in essential drainage areas before the spring runoff. Matt Marziale mentioned that the green waste opens Fridays and Saturdays during the month of April. Matt Marziale stated that the City may need to resort to an alternative method of removal of green waste (currently burning the green waste). Matt Marziale stated that the homes are getting to close to the green waste burning area. Councilperson Snyder did some research on how much it will cost the city to have the transfer station set out dumpsters and haul off the filled dumpsters for green waste. The rate will be about \$15,000 for a 10-day service from the transfer station.

18. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements thanked the City Council who went to the UMPA meeting recently. Adam Clements mentioned that the green exchange will be beginning soon. Adam Clements is hoping to use revenue from the green exchange to replace a few light bulbs around town. Adam Clements mentioned that they have secured an easement through the Treehouse Park LLC. This easement will allow the power department to construct a power line to the maple canyon well (well is currently being served by SESD).

19. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward stated that a lot of residents in the old blocks of town have planted grass in the right of way. These residents may want the city to give a discount (or something similar) on their bill because they are watering the city's property. Bruce Ward suggested that if any complaints are made then the city could offer to fill in the right of way portion around the resident's property with road mill, gravel, etc. This would eliminate the concern of watering grass in the right of way. The City Council believes that this would be a great option for the city to offer to residents. Bruce Ward mentioned that the city has found a location for a future PI pond. This PI Pond would have the ability to draw water from every water source and service the entire north end of Salem. The construction of the PI pond would eliminate the need for three future PI ponds. The proposed location of the PI pond is in the Viridian Farms Master Planned Development. DR Horton is okay with having the PI pond in their project. DR Horton wants to be treated fairly for the loss of property. DR Horton is proposing to cut some of the 1 acre lots to 1/2 acre lots in lieu of the PI pond property. Bruce Ward believes that the PI pond will be very beneficial to the city. The City Council agrees that the construction of the new PI pond in the Viridian Farms Master Planned Development should be pursued.

20. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated that the fiber department reached 1000 customers today. John Bowcut expects to have 1500 customers by July 2024. John Bowcut is going to start advertising Salem Fiber more prominently.

COUNCIL REPORTS

21. MAYOR KURT L. CHRISTENSEN

Mayor Christensen had nothing to add to tonight's meeting.

22. COUNCILPERSON KELLY PETERSON

Councilperson Peterson was not present at tonight's meeting.

23. COUNCILPERSON CRISTY SIMONS

Councilperson Simons mentioned that the Salem business network luncheon went well.

24. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen was not present at tonight's meeting.

25. COUNCILPERSON DELYS SNYDER

Councilperson Snyder mentioned that the new transfer station construction is going well. Councilperson Snyder mentioned that residents along Salem Canal cannot drive anywhere without getting mud on their cars. Matt Marziale stated that he is meeting with Ames Construction tomorrow. He'll be discussing paving that needs to be done around the Salem Canal Road project.

26. COUNCILPERSON TIM DE GRAW

Councilperson De Graw mentioned that he met with the IT consultants for Salem City. They will be installing a server that will make the city office's network system better. Councilperson De Graw mentioned that a resident reached out to him about safety along Elk Ridge Drive by American Preparatory Academy. Matt Marziale mentioned that the construction along Salem Canal Road has moved the school traffic to Elk Ridge Drive. Matt Marziale believes that the safety issue will diminish once the construction is gone from Salem Canal Road. Elk Ridge Drive is a county owned road. The resident will need to contact the county to determine a solution for the school safety along Elk Ridge Drive.

27. CLOSED SESSION

There was no closed session at tonight's meeting.

ADJOURN CITY COUNCIL MEETING

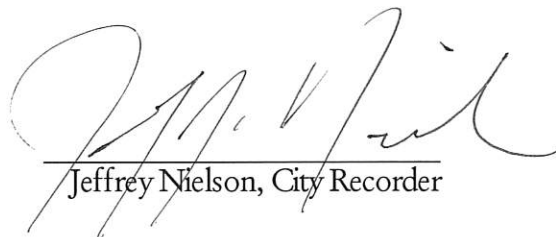
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Simons made a motion to adjourn.

SECONDED BY: Councilperson Snyder seconded the motion.

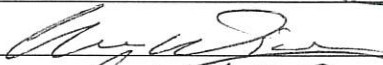
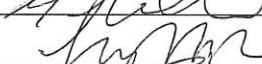
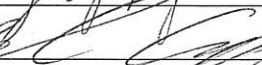
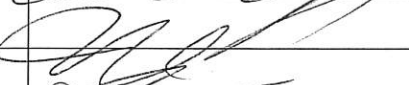
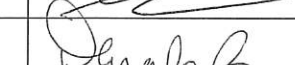
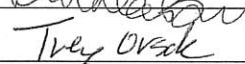
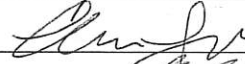
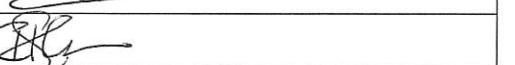
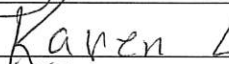
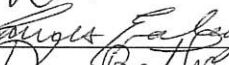
VOTE: Councilperson De Graw; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (3 Ayes)

MEETING ADJOURNED AT: 8:30 p.m.



Jeffrey Nielson, City Recorder

Salem City Council Attendance Record
For City Council Meeting held on April 5, 2023

	Please Print Name	Please Sign Name
1	Cameron Spotten	
2	Evan Wilde	
3	RYAN MILLER	
4	KEVIN MILLER	
5	LARRY MYLER	
6	Adam Campbell	
7	Julie Smith	
8	Greg Brockbank	
9	Daralee Brockbank	
10	Trey Orsick	
11	CHARLES SPURLOCK	
12	Chad Lyman	
13	Marnae Luth	
14	Scott Laws	
15	John Jones	
16	HEBER SLABBERT	
17	Karen Larsen	
18	JAMES EALEY	
19	Karen Bothe	
20	Christian Lord	
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