

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, February 7th to request the link.

DATE: February 7, 2024 (City Council Chamber 30 West 100 South)

5:30 p.m. Work Session

1. UMPA Shared Solar Discussion
2. Three Bridges Public Infrastructure District (PID)
2. New Salem Tax Increment Financing (TIF's)
2. Agenda Items 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. Three Bridges Public Infrastructure District
6. Decision: Resolution – Three Bridges Public Infrastructure District
7. Decision: Secondary Meter Grant Agreement Between Salem City & Board of Water Resources
8. Decision: Forensic Nursing Service Agreement January 2024
9. Decision: Meeting Minutes of January 17, 2024
10. Decision: Bills for Payment

DIRECTORS REPORTS

11. Chief Brad James, Public Safety Director
12. Steve Cox, Building Official Director
13. Attorney Walter Bird
14. Jeffrey Nielson, City Finance Director
15. Matt Marziale, Public Works/Recreation Director
16. Adam Clements, Electrical Director
17. Bruce Ward, Manager/Engineering
18. John Bowcut, Fiber 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.

COUNCIL REPORTS

19. Mayor Kurt L Christensen
 - a. Finances/Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
20. Councilperson Kelly Peterson
 - a. Power
 - b. Fiber
 - c. SUVPS Report
21. Councilperson Cristy Simons
 - a. Parks & Recreation
 - b. Chamber of Commerce
 - c. Youth Council
22. Councilperson Cynthia Deveraux Rees
 - a. Library
 - b. Solid Waste/Recycling
23. Councilperson Paul Taylor
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
24. Councilperson Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
25. 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 February 7, 2024, in the Salem City Council Chambers.

Work Session: 5:30 p.m.

1. UMPA SHARED SOLAR DISCUSSION

Katlyn Linford from UMPA gave a presentation about the UMPA shared solar program. Salem City is not currently enrolled in the UMPA shared solar program. The UMPA shared solar program is a way for residents to generate reusable solar without having the solar infrastructure at their residence. The resident could see cost savings from using the UMPA shared solar program. From the example Katlyn Linford showed the homeowner would save \$327.00 annually if they were apart of the program. The City Council believes that the UMPA shared solar program would be a great thing for the residents of Salem.

2. THREE BRIDGES PUBLIC INFRASTRUCTURE DISTRICT (PID)

Bruce Ward stated that they are going to discuss the proposed Three Bridges Public Infrastructure District (PID). Larry Myler stated that they have been working towards getting a PID approved for a while. Larry Myler stated that PID financing is a tool to get money from investors to construct public infrastructure. The money from the investors would be paid back from the property owners through an additional property tax. Larry Myler stated that they have had a lot of people reach out to them about buying a lot in the Three Bridges MPD. Councilperson Rees wanted to know how much more money the homebuyer would have to pay inside of a PID. Larry Myler stated that he doesn't have any exact number because the amount is based off property value. Councilperson De Graw stated that Councilperson Peterson could not make it to today's meeting. Councilperson De Graw stated that Councilperson Peterson is concerned about the savings from using a PID is not passed to the homeowner. The City Council is concerned about board members of the PID being paid. Randy Larsen stated that the board members will not be paid. Randy Larsen stated that the administration fee would go to somebody for providing accounting services to the PID. Johnathan Ward stated that board members for the PID will be landowners within the PID. Randy Larsen stated that a separate board is create for PID's to remove the city from taking liability for the PID. Randy Larsen stated that the City Council should not rely on the cost of homes to decrease because they are constructed in a PID. The governing document for the proposed PID has a max mil levy rate for residential at 6 and 10 for commercial. The governing document allows special assessment and PID payments. Mayor Christensen is worried about the PID funding not being used for public infrastructure. Randy Larson stated that a third-party engineer will need to review all infrastructure improvement bids before PID money is released to the developer. The City Staff thinks that infrastructure improvements over \$200,000 should be subject to competitive bidding to make sure that the money is being spent correctly. Bruce Ward had questions about the cost breakdown for the infrastructure being constructed under the PID. Bruce Ward believes that the developer fee should be removed from the breakdown. The developer is going to polish the cost breakdown to only show the items eligible for PID funding.

3. NEW SALEM TAX INCREMENT FINANCING (TIF'S)

Johnathan Ward talked about TIF (tax increment funding) financing. The TIF doesn't generate revenues, it takes future taxes and distributes them somewhere else. When A TIF is created, future taxes will be reallocated. The City, County, and School District would negotiate the terms of the TIF. Johnthan Ward stated that the TIF doesn't need to be in a rehab area. If the revenues don't come to repay the bond from a TIF, the city would have to repay the bond. Councilperson De Graw wanted to know if there was an example of a TIF being successful in Utah. Johnathan Ward stated that Vineyard City was built using a TIF. Spanish Fork is using a TIF for the north end of Spanish Fork for their industrial area. Each government entity would have to agree to create a TIF.

4. AGENDA ITEMS DISCUSSION

There was no comment about this item during work session.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Paul Taylor
Councilperson Cynthia Deveraux Rees
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
Steve Cox, Building Dept.
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. Mayor Christensen stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson Rees 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

Asher Valgardson and Chvkwvemeke Chukwuran addressed the City Council. The senior citizen valentines day dinner will be held this week. The easter egg hunt will be held on March 31st this year.

4. SF/SALEM CHAMBER OF COMMERCE

Kathleen Leavitt stated that they have a ribbon cutting for spray net soon. The noon networking meeting is coming up soon.

5. PUBLIC HEARING

Mayor Christensen asked for a motion to enter public hearing.

MOTION BY: Councilperson De Graw made a motion to enter public hearing.

SECONDED BY: Councilperson Simons seconded the motion.

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

a. THREE BRIDGES PUBLIC INFRASTRUCTURE DISTRICT

Johnathan Ward from Zions Bank (Salem City Bond Council) presented the proposed Three Bridges Public Infrastructure District (PID). The proposed PID has a max of 50 million dollars with a max mill levy rate of 6 for residential and 10 for commercial. The PID would have the ability to create 4 areas. A third party engineer will review the bids for infrastructure improvements for money from the PID to be expended. The City would like the developer to use the City's bid process for their infrastructure improvements.

A.J. Davis asked where the Three Bridges Development is located. Mayor Christensen stated that the Three Bridges Development is located on the Harry Davis Ranch.

Mayor Christensen asked for a motion to close public hearing.

MOTION BY: Councilperson Simons made a motion to close public hearing.

SECONDED BY: Councilperson Rees seconded the motion.

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

6. DECISION: RESOLUTION – THREE BRIDGES PUBLIC INFRASTRUCTURE DISTRICT

Matt Marziale wanted to know if the City Council is in agreeance for a decision tonight for the Three Bridges Public Infrastructure District. Matt Marziale stated that he would prefer if the PID proposal was more polished before it is approved. Matt Marziale stated Councilperson Taylor and Peterson would like to see the PID tabled a tonight's meeting. Councilperson Taylor stated that he would like to see a clearer breakdown of public and private improvements for the development before the PID is approved.

Mayor Christensen asked for a motion for the Three Bridges Public Infrastructure District resolution.

MOTION BY: Councilperson Simons made a motion to table the Three Bridges Public Infrastructure District resolution to fine tune the proposal.

SECONDED BY: Councilperson Rees seconded the motion.

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

7. DECISION: SECONDARY METER GRANT AGREEMENT BETWEEN SALEM CITY & BOARD OF WATER RESOURCES

Jeff Nielson stated that the grant is from the State for the pressurized irrigation meter installs. Jeff Nielson stated that the city staff recommends approval of the proposed grant.

Mayor Christensen asked for a motion for the secondary meter grant agreement between Salem City & Board of Water Resources

MOTION BY: Councilperson De Graw made a motion to approve the secondary meter grant agreement between Salem City & Board of Water Resources

SECONDED BY: Councilperson Simons seconded the motion.

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

8. DECISION: FORENSIC NURSING SERVICE AGREEMENT JANUARY 2024

Chief Brad James stated the following. Salem City Police have been using a business called, "Forensic Nursing Services LLC" for blood and urine specimen collection purposes. A representative of the business will respond to a predetermined location such as the jail, police department, city office etc. and collect the requested specimens. This could be for DUI offenders, drug offenders, or city employees needing to submit to random drug testing reasons. Forensic Nursing Services arranges to have the specimen taken to the appropriate laboratory for forensic testing. A representative will also appear in court as need to testify. This has been a good arrangement.

Mayor Christensen asked for a motion for the forensic nursing service agreement January 2024.

MOTION BY: Councilperson Rees made a motion to approve the forensic nursing service agreement January 2024.

SECONDED BY: Councilperson De Graw seconded the motion.

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

9. DECISION: MINUTES OF JANUARY 17, 2024

Mayor Christensen asked for a motion for the minutes of January 17, 2024.

MOTION BY: Councilperson Simons made a motion to approve the minutes of January 17, 2024.

SECONDED BY: Councilperson Rees seconded the motion.

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

10. DECISION: BILL FOR PAYMENT

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

AMOUNT: \$3,087,305.31

MOTION BY: Councilperson De Graw made a motion to approve the bills for payment in the amount of \$3,087,305.31.

SECONDED BY: Councilperson Simons seconded the motion.

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

STAFF REPORTS

11. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

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

12. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox stated that the annual building conference will be in a few weeks.

13. ATTORNEY WALTER BIRD

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

14. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson will be sending out 2025 budgets next week to the department heads. Jeff Nielson asked the City Council to be aware of proposed SB-91. Jeff Nielson stated that the city staff is not in favor of the proposed SB-91.

15. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale wanted to get feedback from the City Council about the proposed park on the old Hess Property (Approx. Salem Canal Rd. 500 E). The concept of the park was shown. Matt Marziale stated that Ames Construction is planning to shape the property for the park before they leave their staging area on the property. The park will have two parking lots and two restrooms. Matt Marziale stated that they are planning to have a dog park area in the proposed park. Matt Marziale wanted to know if the City Council would like to see sand volleyball pits or pickleball courts in the park. The City Council would like to see pickleball courts in the proposed park. Councilperson De Graw would like to see necessary lighting and netting for the soccer field portion of the park. Matt Marziale stated that they are needing to build the proposed park to replace the soccer fields they are going to lose due to expansion of the cemetery. Matt Marziale explained that Salem City Recreation programs will have a priority of club recreation. The clubs will be able to rent time on the soccer fields when they are available. Matt Marziale mentioned that a curfew will be placed on the park. Karl Debrine stated that he lives south of the proposed park area. Karl Debrine wants to make sure the playground will have an enclosure to keep the kids safe. Matt Marziale stated that the playground will have appropriate safety structures placed around the playground.

Matt Marziale stated that they are planning to construct the sprinkler system in June and hydroseed in September.

16. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements stated that the UMPA conference will be held next month.

17. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward stated that the secondary water efficiency ordinance will be presented at the next City Council meeting.

18. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated that the fiber department has 1,496 customers.

COUNCIL REPORTS

19. MAYOR KURT L. CHRISTENSEN

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

20. COUNCILPERSON KELLY PETERSON

Councilperson Peterson was not present at tonight's meeting.

21. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated that the senior citizen Valentine's Day dinner is being held tomorrow night. Councilperson Simons encourage the City Council and Mayor to attend the next bills and bagels.

22. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees stated that the library board meeting is tomorrow night. Councilperson Rees mentioned that the construction of the new solid waste transfer station is going well.

23. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor had nothing to add to tonight's meeting.

24. COUNCILPERSON TIM DE GRAW

Councilperson De Graw had nothing to add to tonight's meeting.

25. CLOSED SESSION

Mayor Christensen asked for a motion to enter closed session for the purpose of personal.

MOTION BY: Councilperson De Graw made a motion to enter closed session for the purpose of personal.

SECONDED BY: Councilperson Rees seconded the motion.

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

Mayor Christensen asked for a motion to close closed session for the purpose of personal.

MOTION BY: Councilperson De Graw made a motion to close closed session for the purpose of personal.

SECONDED BY: Councilperson Simons seconded the motion.

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

ADJOURN CITY COUNCIL MEETING

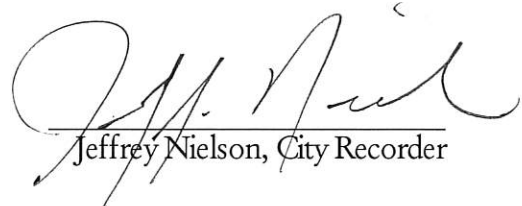
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson De Graw made a motion to adjourn

SECONDED BY: Councilperson Simons seconded the motion.

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

MEETING ADJOURNED AT: 8:40 p.m.



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on February 7, 2024

	Please Print Name	Please Sign Name
1	Larry Myler	Larry Myler
2	Brandon Woolf	Brandon Woolf
3	Boyd Brown	Boyd Brown
4	JAKE HONE	JH
5	LAYNE BURNINGHAM	Layne
6	Sam Hartman	Sam Hartman
7	Kira Kaur	Kira Kaur
8	Jonathan Wynn	Jonathan Wynn
9	RANDY LARSEN	Randy
10	Craig Secco	Craig
11	KAT LINFORD	KAT
12	Sadie Beal	Sadie Beal
13	Alexis Arakaki	Alexis Arakaki
14	Sheryl Winterton	Sheryl Winterton
15	Amelia Davis	Amelia Davis
16	JAMIE Beal	Jamie Beal
17	AJ Davis	AJ Davis
18	Craig Christensen	Craig Christensen
19	Karl DeBrue	Karl DeBrue
20	Joseph Richards	Joseph Richards
21	Charlotte Richards	Charlotte Richards
22	Kathleen Leavelle	Kathleen Leavelle
23	chukwemeka chukwura	chukwemeka chukwura
24	Asher Valgardson	Asher Valgardson
25	Karen Boothe	Karen Boothe
26		
27		
28		
29		
30		