

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, July 20th to request the link.

DATE: July 20, 2022 (City Council Chamber 30 West 100 South)

6:00 p.m. Work Session

1. PID Discussion (Arrowhead Springs Development)
2. Agenda Item's 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 Hear
 - a. Arrowhead Springs Public Infrastructure District
6. Decision: Arrowhead Springs Public Infrastructure District
7. Decision: Contract for Public Defender Services
8. Decision: Minutes of July 6, 2022 & June 22, 2022
9. Decision: Bills for Payment

DIRECTORS REPORTS

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

18. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
19. Councilman Kelly Peterson
 - a. Power Report
 - b. SUVPS Report
 - c. Fiber Report
20. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Green Waste
 - c. Youth Council
21. Councilman Seth Sorensen
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
 - c. Chamber of Commerce
22. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Senior Lunch
 - c. Library
23. Councilman Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
 - d. Transportation Master Plan – Consultant Selection
24. 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 July 20, 2022 in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. PID Discussion (Arrowhead Springs Development)

Bruce Ward mentioned that Johnathan Ward and Randy Larson were here tonight to discuss the proposed public infrastructure district (PID) for the Arrowhead Springs development. Johnathan Ward stated that the Arrowhead Springs Development Agreement requires the Arrowhead Park to be constructed. The proposed PID would fund the construction for the Arrowhead Park. The PID allows for the creation of a taxing district. The land owners within this taxing district will have additional taxes to pay for the infrastructure construction. It was mentioned that the governing document for the PID is up for decision on tonight's City Council agenda. Johnathan Ward stated that the governing document does not allow a tax rate higher than eight mill. Johnathan Ward stated that the City Council had concerns about future residents in the taxing district not being informed about the additional tax. Johnathan Ward stated that the governing document requires notices to potential land buyers. Johnathan Ward stated that the governing document for the PID requires the developer to have approved construction plans for Arrowhead Park and make sure the impact fee reimbursement situation is figured out. If these two items are not complete, the PID for Arrowhead Park cannot be created. It was mentioned that the PID can only be intact for forty years. Johnathan Ward believes that the PID is a great way to fund the construction for Arrowhead Park. Johnathan Ward stated that the governing document allows the infrastructure to be owned by the City after the infrastructure is constructed. Mayor Christensen wanted to know the area of the PID for the Arrowhead Park. The developer and City determine the area of the PID. It was mentioned that the land owners of the area have to agree to be in the PID. Randy Larson explained the legal process of approval for the PID. Randy Larson stated that the City Council will not be pledging any impact fees to the Arrowhead Park in the governing document. Randy Larson stated that the governing document has a few exit strategies. The governing document states that the City will not allow the PID to be created without an exact construction cost of Arrowhead Park known. Randy Larson stated that the governing document does not decide the impact fee reimbursement or the design of the park. These items will be decided at a later date. Councilperson De Graw is concerned about the eight mill tax rate. Councilperson De Graw believes that the tax rate cap should be lower than eight mill. Randy Larson stated that there is possibility that the tax rate will be lower than eight mill. Councilperson De Graw believes that there needs to be more research into the appropriate tax rate. The City Council believes that the proposed PID will be hard a hard sell to investors. Johnathan Ward stated that the investors will decide if the PID is reachable. Councilperson De Graw stated that he wants to make sure that the City is protected if the PID fails. Councilperson De Graw believes that the escape routes in the governing document are a good idea. It was mentioned that the final cost and design of Arrowhead Park will need to be approved by the developers and the city. If both parties cannot agree, the PID will not be created. Bruce Ward wanted to know what happened to the construction of the park if the economy crashed. If the economy crashes, the construction of the park will continue. Bruce Ward stated that the City would like to see Arrowhead Park constructed in three years after the PID is approved. Matt Marziale stated that the design can manipulate the cost of Arrowhead Park. It was mentioned that the

impact fee reimbursement situation will need to be figured out for the investors. Randy Larson assumes that the impact fee pledge will be an amount and not a percentage. It was mentioned that the governing document talked about annexation of new areas for the PID. Randy Larson stated that the annexing of new areas needed to be added to the governing document because of small sliver of the Arrowhead Springs development is not annexed into Salem City. Randy Larson stated that the property cannot be annexed into the PID area without landowner consent. Councilperson De Graw is in favor of the PID mechanism. Councilperson De Graw believes that the PID mechanism is a great way for growth to pay for itself.

2. Agenda Items Discussion

There was no discussion about this topic during work session.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Seth Sorensen
Councilperson Delys Snyder
Councilperson Tim De Graw
Councilperson Cristy Simons
Councilperson Kelly Peterson – excused

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. 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 Simons 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. Public Hearing

Mayor Christensen asked for a motion for public hearing.

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

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

5a. Arrowhead Springs Public Infrastructure District

Jeff Nielson stated that the public hearing is for property owners within the proposed PID. Ryan Poleman is the only property owner within the district. Jeff Nielson stated that the sliver of land outside of the City will need to be addressed. Ryan Poleman stated that the sliver of land is a part of a building lot. Ryan Poleman stated that the sliver of land will be corrected once the PID is created.

Ryan Poleman requested that the City Council approves the governing document for the PID.

Mayor Christensen asked for a motion for public hearing.

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

SECONDED BY: Councilperson Cristy Simons seconded the motion.

VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

6. Decision: Arrowhead Springs Public Infrastructure District

Mayor Christensen believes that the PID could be beneficial to Salem City. Councilperson Snyder asked if impact fee pledging was being determined tonight. Councilperson Sorensen stated that impact fee pledging will not be decided in the document being voted on tonight.

Mayor Christensen asked for a motion for Arrowhead Springs public infrastructure district.

MOTION BY: Councilperson Tim De Graw made a motion to approve a resolution of the city council (the "council") of the city of salem, utah (the "city"), providing for the creation of arrowhead springs public infrastructure district (the "district") as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; delegating to certain officers of the city the authority to execute and approve the final terms and provisions of the governing document, the interlocal agreement, the notice of boundary action and any other documents related thereto; approving of an annexation area; authorizing the district to provide services relating to the financing and construction of public infrastructure within the annexation area; authorizing the district to provide services relating to the financing and construction of public infrastructure within the district area; appointing a board of trustees of the district; authorizing other documents in connection therewith; and related matters.

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

7. Decision: Contract for Public Defender Services

Walter Bird stated that this contract allows Salem City to utilize public defender services.

Mayor Christensen asked for a motion for contract for public defender services.

MOTION BY: Councilperson Cristy Simons made a motion to approve the contract for public defender services.

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

8. Decision: Minutes of July 6, 2022 & June 22, 2022

Mayor Christensen asked for a motion for the minutes of July 6, 2022 & June 22, 2022.

MOTION BY: Councilperson Seth Sorensen made a motion to approve the minutes of July 6, 2022 & June 22, 2022.

SECONDED BY: Councilperson Cristy Simons seconded the motion.

VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

9. Decision: Bill for Payment

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

AMOUNT: \$492,027.89

MOTION BY: Councilperson Seth Sorensen made a motion to approve the bills for payment in the amount of \$492,027.89.

SECONDED BY: Councilperson Tim De Graw seconded the motion.

VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

STAFF REPORTS

10. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

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

11. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox was excused from tonight's meeting.

12. ATTORNEY WALTER BIRD

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

13. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated that the budget for June was emailed to the City Council. Jeff Nielson stated that auditors are coming next week. Jeff Nielson that the public hearing for the truth in taxation will be held at the August 3, 2022 City Council.

14. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale talked about the bid that will need to be awarded at the next City Council. The bid is pertaining to the demolition of the Miller property on Salem Canal Road.

15. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements had a few items for closed session this evening.

16. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward stated that the City Council and Planning and Zoning Commission is invited to the traffic master plan open house next week. The open house will be held at the recreation office on July 28, 2022 from 5 p.m. to 7 p.m.

17. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated that the fiber department has 574 customers.

COUNCIL REPORTS

18. MAYOR KURT L. CHRISTENSEN

Mayor Christensen stated that they finished up giving raises to employees. Mayor Christensen thanked the employees for their hard work.

19. COUNCILPERSON KELLY PETERSON

Councilperson Peterson was excused from tonight's meeting.

20. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated that the playground for Cole Park was delivered. The hydro seed for Cole Park will happen next week. Crews will be planting trees tomorrow at Cole Park.

21. COUNCILPERSON SETH SORENSEN

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

22. COUNCILPERSON DELYS SNYDER

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

23. COUNCILPERSON TIM DE GRAW

Councilperson De Graw gave an update on the July projects for the sewer system.

Glenda Lyman reminded the City Council about the library auction before Salem Days.

24. Closed Session

Mayor Christensen stated that a closed session is needed for potential imminent litigation.

Mayor Christensen asked for a motion for closed session.

MOTION BY: Councilperson Seth Sorensen made a motion to enter closed session.

SECONDED BY: Councilperson Cristy Simons seconded the motion.

VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

Mayor Christensen asked for a motion for closed session.

MOTION BY: Councilperson Seth Sorensen made a motion to close closed session.

SECONDED BY: Councilperson Tim De Graw seconded the motion.

VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

ADJOURN CITY COUNCIL MEETING

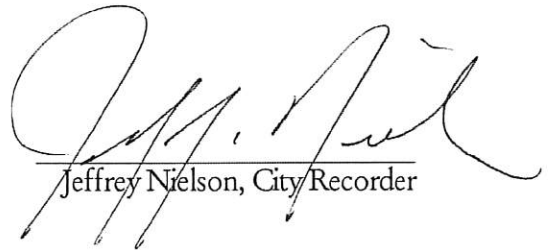
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Cristy Simons made a motion to adjourn

SECONDED BY: Councilperson Tim De Graw seconded the motion.

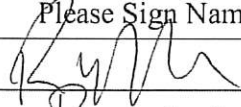
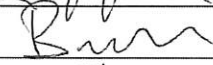
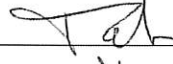







VOTE: Councilperson Tim De Graw; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

MEETING ADJOURNED AT: 8:00 p.m.



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record
For Council Meeting held on July 20, 2022

	Please Print Name	Please Sign Name
1	Ryan Poelman	
2	Brian Bird	
3	Tate Murphy	
4	Jonathan Wagon	
5	RANDALL LARSEN	
6	Dean Rostrom	
7	Craig Sacco	
8	Glenda Lyman	
9	Maria Muni	
10	Beng Becker	
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