

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, September 20th to request the link.

DATE: September 20, 2023 (City Council Chamber 30 West 100 South)

6:00 p.m. WORK SESSION

1. Viridian Farm PID
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. Viridian Farm PID
6. Decision: Resolution Viridian Farms PID
7. Decision: Bangerter Right of Way Purchase (Viridian Farm MPD Sewer)
8. Decision: Preliminary Plat – Moonlight Village A (Approx. 1500 N 200 E)
9. Decision: Preliminary Plat – Moonlight Village B (Approx. 1500 N 200 E)
10. GMP (Guaranteed Maximum Price) Amendment 1 to Warner's Contract for the Salem Fire & EMS Building
11. Decision: Minutes of August 16, 2023
12. Decision: Minutes of September 6, 2023
13. Decision: Bills for Payment

DIRECTORS REPORTS

14. Chief Brad James, Public Safety Director
15. Steve Cox, Building Official Director
16. Attorney Walter Bird
17. Jeffrey Nielson, City Finance Director
18. Matt Marziale, Public Works/Recreation Director
19. Adam Clements, Electrical Director
20. Bruce Ward, Manager/Engineering
21. 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

22. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
23. Councilman Kelly Peterson
 - a. Power Report
 - b. SUVPS Report
 - c. Fiber Report
 - d. SUVPS True Up Discussion
24. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Green Waste
 - c. Youth Council
25. Councilman Seth Sorensen
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
 - c. Chamber of Commerce
26. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Senior Lunch
 - c. Library
27. Councilman Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
28. 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 September 20, 2023, in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. Viridian Farm PID

Bruce Ward turned the time over to Viridian Farms

Jeff Stephensen with Dr Horton stated there was one change that was proposed this week. It was a written disclosure that has been requested to be posted in their sales office and DR Horton thinks is a good idea. Jeff spoke about the font size of the disclosure, and it is a 32 font, which is bigger than their other disclosures. Jeff asked it was ok to make the fonts to be equal in size. Jeff Stephensen stated the Resolution, boundaries, and plats have been reviewed by the city and county. Jeff Stephensen asked for clarification about the advisory fee if it is for all three PID phases or individual PID phases. Bruce Ward asked Jeff Stephensen to go over improvements to be paid by the PID and how the capital improvements will be funded. Jeff Stephensen stated we have a number of items we will build and in general it will be the PID handling the infrastructure. Bruce Ward asked what do you want to spend the money on? Jeff Stephensen stated water lines, power, tanks, sewer, and a potential well. Bruce Ward said it was his understanding that it would build roads, sewer, laterals, curb gutter & sidewalk and there was no use for tanks, wells, and PI stations. Bruce Ward thought it wasn't used for capital improvement projects. Jonathan Ward commented what he remembered from previous work sessions was the improvements were everything in front of the individual houses and that was the intent. Jeff Stephensen stated he could be the one miss remembering and if we want to say improvements in front of each lot, we are ok with that. Mayor Christensen asked can it be used for a tank or well? Bruce Ward said it can be used for any of the items previously mentioned. Matt Ence with the Law Firm Snow Jensen & Reese commented we have been working with your advisors on putting together the governing document for the PID's. In the governing document it does define public improvements that the PID funds can be used for. There are some limitations of state law that define what the funds can be used for. In general, it is any kind of improvement that is going to be dedicated to a public entity for public use. Matt Ence mentioned the lift for the developer to put in all the infrastructure, so much of it is up front and it exceeds the amount we are going to be able to finance with the PID, so there is the PID funding plus the money that the developers are bringing money to the table. Matt Ence said at this moment there is not a specific list of improvements rather we are going with categories that are allowed under the applicable law. Councilperson Snyder asked what are the categories? Matt Ence stated it is any infrastructure that is dedicated to a public entity, so any infrastructure that would be dedicated the City of Salem such as roads, sewer, water lines and could potentially be used for parks, but it is fairly broad. The idea behind it is to use it for all the infrastructure that is required, and we have left some flexibility but the infrastructure that it is used for must be owned by a public entity. Jonathan Ward mentioned the governing document of improvements is defined in the development agreement that has already been approved by the city council and those improvements are going to be on the list of what could potentially be funded.

Jonathan Ward said once a bond is issued it the money is ready to be spent. Jonathan Ward stated the trustee will be holding the money and with an authorized signature saying from the board members these are verified improvements and here is the requisition form. The trustee pays based of the requisition form. This would basically be an authorization that the improvements are compliant with what the legal documents says it should be spent on. Mayor Christensen asked who governs this? Matt Ence said one of the advantages of having a PID is it is a separate entity from the city and the city only has the oversight it wants to have. The PID will have a board and the board will be in charge of governing this, but the money is held by a third-party trustee who is bound to only release the funds for the purposes that are set forth in the legal documents. Mayor Christensen asked who will be on the PID board? Matt Ence said general speaking under state law where there are no registered voters in the PID boundaries there is only certain people that can serve on the PID board. It has to be either property owners or officers of a property owner if it is a business entity or agents of the property owners. Matt Ence stated there is a transition period provide at a certain point the position will be filled by the governing document and at a certain point the board seats will be transition to an elected seat, so they would be directly voted by the registered voters inside the PID. Councilperson De Graw asked how many projects does DR Horton have in Utah right now? Jeff Stephensen said 15 projects. Councilperson De Graw asked how many are using a PID. Jeff Stephensen said this is our first in Utah. Councilperson De Graw asked why are you doing a PID here in Salem? Jeff Stephensen said because of the size of the project and the overall lift of the initial improvements. Councilperson Peterson said he was concerned because when DR Horton looked at this property, they knew what was there and lack of utilities and what it would take to get utilities there. Councilperson Peterson said before a PID was available Dr Horton knew it was going to be a big financial step. Jeff Stephensen said yes. Councilperson Peterson said that he is not a big fan of PID's. Councilperson De Graw stated he wasn't sure how he felt and was concerned about how many developers will come ask for a PID. Councilperson Sorensen said this is a new thing and is being used throughout the state and he is a fan of PID's. Councilperson Sorensen said the infrastructure needs to be put in and it needs to be paid either with impact fees or a PID and the homeowner is paying for it one way or another. Councilperson Sorensen said doing a PID puts this upfront, and it eventually falls away. Councilperson Sorensen doesn't believe there is a lot of risk, but the risk isn't on the homeowner because it won't be tied into their 30-year mortgage and hopefully this will be paid off long before the 30 years is up, and they are not paying the compounded interest. Councilperson Sorensen said in the long run a homeowner can benefit more from this model versus impact fees. Councilperson De Graw asked for some clarification from staff and council because he felt that the discussion had gone back and forth. Bruce Ward asked Randy Larsen with Gillmore Bell why did the legislature put in PID's? Randy Larsen said the PID was done to create another tool for financing public infrastructure. Randy mentioned there is a cousin financing tool that has been around for a long time and that is called assessments, and this is where you split up cost of similar improvements and then assess property over time. It hasn't been a bad tool but the downside to that tool is the debt can roll up to city or county when they create those types of bonds. The PID was created to allow for a generally applicable property tax or an assessment, but most importantly a separate entity, so the PID doesn't have an attachment to the city or any liability on the city's side. Randy Larsen said this is

a financing mechanism and it provides the lowest cost of debt for the infrastructure financing because it can be tax exempt. A commercial loan done by a bank cannot access that tax exempt market. Bruce Ward asked was a PID put in place in hopes that it would lower cost financing and that would mean lower cost housing and the savings would be passed onto the homeowners. Jonathan Ward said the legislature wanted to reduce public infrastructure cost to help with the housing affordability. Councilperson De Graw stated we are already in a time where there is a burden on homeowners and asked how can this be abused or bad for the consumer. Matt Ence said his law firm has been dealing with 50 PID's and the PID's have only been around for a few years. Matt said with the experience he has had over the past few years he has not seen abuse. Matt said he has examples of PID's that are flowing good, and others dealing with issues and haven't moved forward as quickly and that is due to real estate issues. Matt Ence said once these PID's are created he expects his law firm will be the counsel for the district. Matt Ence said his job is to make sure they watch for fraud and put systems in place to deter abuse. PID's have been popular, and the bonds have been sold in the market and investors have come up with the funds and one of the greatest advantages to the city is that it doesn't affect the bottom line and the city gets the infrastructure. Councilperson De Graw asked what is the recourse for a resident in the district if they have issues with the districts administration? Matt Ence stated when the board converts to an elected board, they have the same recourse as like the city council does. Matt Ence stated this is similar to the council or elected positions and it depends on how the PID is financed. The homeowner will have an extra line on their taxes and similar to that if they don't pay their taxes the county will have to go through their process to enforce those taxes. Bruce Ward asked how many of the 50 PID's have been funded and Matt Ence said about a dozen. Councilperson De Graw asked if the PID's have been just residential or a mix of residential and commercial? Matt Ence stated it has been mixed. Councilperson Snyder asked to talk about this for a moment based on the homeowner's point of view and asked what are the impact fees. Bruce Ward said \$28,000 range. Councilperson Snyder wanted clarification if a person pays an impact fee and that is included in their 30-year mortgage, do they have to pay an impact fee if they do a PID? Matt Ence said they would pay impact fees for building permits and there may be improvements that the city has planned to build with impact fees already, so that portion would normally be paid is potential reimbursable to the PID because they would use PID money to build those improvements. Matt Ence mentioned those reimbursements don't go to the developer it goes to the PID and we have proposed that it goes directly to the bond trustee. Councilperson Snyder asked do they pay as long as the bonds is open? Matt Ence stated yes, they will pay along as the bond is still outstanding. Councilperson Snyder asked what is the typical length of the bond? Matt Ence said a property tax bond is 30 years. Councilperson Snyder commented if you are the first one to move in you could be paying for a while versus someone who moves in the later phases. Councilperson Snyder asked if someone didn't build their house until later would they pay? Matt Ence responded as soon as the property taxes are assessed the property owner will have to pay the tax based on if the property is undeveloped or built on. Matt Ence added with the primary residence in the state of Utah there is a discount that is applied on a primary single-family residence. Mayor Christensen asked will the PID board manage who gets paid? Matt Ence said that is correct. Mayor Christensen asked for clarification on who will be on the board and asked it will be property owners which is DR Horton. Matt

Ence said the PID Act really doesn't give any other options. The state legislature said your board members will be either property owners, officers of property owners or agents of property owners. Mayor Christensen asked is Salem City a property owner because they own some of the streets. Matt Ence asked do you currently own within the PID? Bruce Ward said we will. Randy Larsen said the advice he gives his clients such as the city, when you are creating a PID and a governing document the only reason the PID has a board is to create a separation of entities. Randy Larsen said the way to limit the power of the board is, state all you can do is finance this and assess this amount of a property tax and you can finance these types of improvements. Randy Larsen commented he hasn't seen the PID's abused in Utah. In other states there has been on a rare occasion he is aware of situations that some may consider abuse. Randy Larsen stated the weak spot in PID's is the disclosures and the disclosure requirements are far more robust in a PID than they would be for an HOA. The PID is a capital financing tool to obtain the best rates for financing. Randy Larsen stated there is a relationship between PID's and Impact fees financed improvements to the extent the homeowner pays a property tax for an improvement that justifies an impact fee, and we need to account for that. We don't want a property owner to pay both an impact fee and a PID. Bruce Ward said we are spending taxpayer money on infrastructure, generally from a procurement process the city has a process of getting three bids. In the development world we say hire whoever you want. Bruce Ward asked is there a concern that bidders and companies might be helped out by friends? Randy Larsen said the state addresses that. PID funds cannot be disbursed unless one of two things happens for procurement. First is a full-blown bid procurement process that districts are subject to which cities are not and it is a far more challenging procurement process. Second is a third-party engineer verifies the cost for what is being expended from PID funds and states this is fair market value for the improvements that have been financed. Bruce Ward asked what is the state legislators process for selected the third party? Matt Ence said the third-party engineer would be retained by the PID which is important because they are not the developers engineer it is the PID's engineer. Councilperson Snyder asked is this a requirement? Matt Ence commented yes that is a requirement of the requisition process that the PID goes through with the bond trust. Bruce Ward clarified that is a requirement by law not necessarily the discovering document. Matt Ence stated that is correct. Councilperson Peterson said this is supposed to help reduce the cost of the home but everything we've heard is that they will still sell at market value, and this is not a guarantee to lower the cost and that is concerning to him. Mayor Christensen stated they will be made aware of what their costs are going to be, and they will only qualify for a certain amount and that will be included in what they qualify for. Matt Ence mentioned the PID budget is simply all the time because the PID budget is the funds that come from the bond issuance and how those funds are going to be applied towards two things. One is the infrastructure cost and a small portion for administration cost. PID's are required to have an annual audit. Councilperson De Graw wants to know how it will be beneficial to the consumer. Councilperson Sorensen commented that he doesn't believe it was made to help the consumer and this is a different mechanism to help pay for the infrastructure and it really comes down to how do you want to fund it. Councilperson De Graw asked does this get done better with a PID or Impact Fees? Bruce said in his estimation better means we don't have to raise rates for the residents. He doesn't believe quality is an issue because we have standards, and we can monitor

that. Bruce Ward said the PID offers a better cheaper financing tool to get infrastructure without having to raise the rates to the citizens. Randy Larsen said if you look at a PID on a Home-to-Home basis, I wouldn't want to go into approving a PID thinking it creates a cheaper home.

2. Agenda Items Discussion

There was not time to go over additional agenda items.

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 Kelly Peterson

STAFF PRESENT:

Chief Brad James, Police Chief
Adam Clements, Power
Matt Marziale, PW/Recreation
Bruce Ward, Manager/City Engineer
John Bowcut, Fiber Director
Bradey Wilde, Asst City Engineer
Robyn Mortensen

Staff and Consultants Via Zoom

Randy Larsen (Gilmore & Bell, P.C), Jonathan Ward (Zions Public Finance)
Jeff Nielson (City Finance Director/Recorder)

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Sydney Losser invited those who wish to participate, to stand and say the pledge of allegiance with her. She then led the pledge of allegiance for those who wanted to participate.

3. YOUTH COUNCIL

Kennedy Posey and Andy McKee stated the Youth Council is preparing for the Goosebump Gala. Kennedy said the Goosebump Gala will be on Saturday October 28th. Andy McKee mentioned the Youth Council will be meeting tomorrow to plan for the upcoming months. Andy McKee and Kennedy Posey thanked the Council for everything they do.

4. SF/SALEM CHAMBER OF COMMERCE

Kathleen Leavitt stated she is happy to be partnering with Salem. Kathleen mentioned an upcoming networking meeting at Intermountain Hospital on September 21st at noon.

5. PUBLIC HEARING

Mayor Christensen asked for a motion to open public hearing.

MOTION BY: Councilperson Sorensen motion to open public hearing.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

a. Viridian Farms PID

Jeff Stephenson with Dr Horton stated we had a great discussion during work session. Councilperson Snyder asked Jeff Stephensen to explain a PID. Jeff Stephensen said a PID is a Public Infrastructure District that allows a certain geographic area to get bonds and issue debt that is paid back over a certain period of time. It can help bring more housing to the market. Homeowner will pay a higher rate on property taxes.

Mayor Christensen asked if there was any public comment.

Public comment:

Lillian Gibbons asked is this the best way to finance the infrastructure. Councilperson Snyder asked best way for who? Lillian was referring to the homeowner and then asked are there other options. Councilperson Sorensen responded it could be paid through impact fees. Lillian Gibbons asked who is benefiting from this? Councilperson Peterson stated the developer is getting access to cheaper loans to borrow the money for the infrastructure. Councilperson Peterson stated the intent of the state legislators that approved this was the PID would hopefully lower the cost of the homes by making cheaper funds available. Lillian Gibbons asked what are the benefits of doing the PID? Mayor Christensen said the developer can get better rates through bonds. Mayor Christensen said either way the homeowners will have to pay through impact fees or be a part of PID. It can be either paid through property taxes or in a mortgage. Councilperson Snyder said in theory it should be close but depends on the rate from the loan or bond. Councilperson De Graw explained the reasoning behind choosing the PID and doing right by the homeowners and stated the homeowners will be notified of what they are buying into. Mayor Christensen stated the property owners are paying for the infrastructure whether that is through PID or property taxes to build the infrastructure.

No other comments. Mayor Christensen asked for a motion to close the public hearing.

MOTION BY: Councilperson Snyder motion to close the public hearing.

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

Councilperson Snyder asked if the PID money comes in phases. Jeff Stephensen said it will be in three phases. Councilperson De Graw is worried this could potential get out of hand, and we will have more developers asking for PID's. Matt Ence stated the phases allows us to not bond for all the cost upfront and doing it in phases is a positive for all involved. Councilperson Snyder said she is worried about the gap with the first owner paying more. Councilperson Snyder said if the gap is only a couple of years not a big deal, but a big gap she is worried. Matt Ence stated each bond will have a life span. Councilperson De Graw said for Viridian Farms the PID sounds good but for other developments it may be a bad decision.

6. DECISION: RESOLUTION VIRIDIAN FARMS PID

Mayor Christensen asked for a motion for decision to accept or decline the Resolution for the Viridian Farms PID

MOTION BY: Councilperson Sorensen motion to approve the Resolution for the Viridian Farms PID.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Nay, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (3 Ayes & 1 Nay)

7. DECISION: BANGERTER RIGHT OF WAY PURCHASE (Viridian Farm MPD Sewer)

Bruce Ward stated there is off sight improvements that need to be done and this is a right of way agreement for six tenths of an acre that needs to be purchased. Bruce Ward said they are selling the property to the city and the funds will be provided by Dr Horton. Councilperson Snyder asked for clarification on the location and Bruce Ward stated this property is the first property next to Woodland Hills Dr and continues East towards BYU farms.

Mayor Christensen asked for a motion to purchase right of way.

MOTION BY: Councilperson Snyder motion to purchase Bangerter Right of Way

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

**8. DECISION: PRELIMINARY PLAT -MOONLIGHT VILLAGE A
(Approx.. 1500 N 200 E)**

Bradey Wilde presented the Moonlight Village Plats. Bradey stated there is two preliminary plats and both plats are part of the Moonlight Village Master plan. Bradey Wilde presented a map of the entire development and explained each of the plat areas. Bradey stated the plats have been reviewed by staff and found to meet criteria, development agreements and city standards. Plat A is 68.51 acres with 222 lots, 50 Single family homes, 57 garden homes and 115 townhomes. It is a total of 3.24 lots per acre. Beet road is on the westside and SR 198 on eastside. DRC and Planning & Zoning have approved. Dean Ingram addressed a couple of changes for road access where it needed two access for emergencies and Dean showed the temporary road along the trail. Dean mentioned the comments they received when they were preparing the preliminary plats was, they wanted a safe way to go to the schools. Dean Ingram said their goal is to quickly connect to main street. Brady Wilde mentioned there is a wetland preservation clause in the development agreement. Councilperson Snyder stated she is concerned about water in lower parts of development because they tested during dry years. Dean Ingram said they will be doing more testing and working around wetlands. Bradey Wilde mentioned DRC recommends slab on grade as much as possible.

Mayor Christensen asked for a motion for a decision on Moonlight Village Preliminary Plat A

MOTION BY: Councilperson Peterson motion to approve the Moonlight Village Preliminary Plat A

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

**9. DECISION: PRELIMINARY PLAT- MOONLIGHT VILLAGE B
(Approx.. 1500 N 200 E)**

Brady Wilde stated Plat B is 36 acres with 113 lots, 28 Garden Homes, 28 Townhomes and 58 Single Family Homes. This is 3.1 lots per acre. Approved by DRC and Planning & Zoning. Meets city codes and standards. Mayor Christensen asked if Plat B had more than one exit. Bradey presented a map of Plat B and showed where the exits were.

Mayor Christensen asked for a motion for decision on Moonlight Village Preliminary Plat B

MOTION BY: Councilperson Sorensen motion to approve Moonlight Village Preliminary Plat B

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

10. GMP (GUARANTEED MAXIMUM PRICE) AMENDMENT 1 TO WARNER'S CONTRACT FOR THE SALEM FIRE & EMS BUILDING

Chief James stated we selected Warner Construction through an RFQ/RFP procurement process and contracted with them where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price (GMP). The GMP is determined after the architectural plans have been completed and the project has been sent out to bid to subcontractors for the work. In an effort to break ground before the winter, we broke the design up into 2 parts: the site work and the building. GMP Amendment 1 is the cost of the work plus Warner's fee for the site work. Warner Construction sent the site plans out to bid and received 3 responses in each category. Based on reputation and costs, Warner selected the subcontractors that they will contract the work to. We will have a second amendment to the GMP once the Construction Documents have been completed which will be the remaining full cost of the work for the project. The geo-pier bid came back approximately \$60k less than expected in this GMP Amendment so we are optimistic for the remaining bid set. Chief James recommended doing the guaranteed max price.

Mayor Christensen asked for a motion for a decision on GMP Amendment 1 to Warner's Contract for Salem Fire & EMS Building.

MOTION BY: Councilperson De Graw motion to approve the Guaranteed Maximum Price for Amendment 1.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

11. DECISION: MINUTES OF AUGUST 16, 2023

Mayor Christensen asked for a motion for the minutes of August 16, 2023.

MOTION BY: Councilperson Sorensen motion to approve the minutes of August 16, 2023

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

12. DECISION: MINUTES OF SEPTEMBER 6, 2023

Mayor Christensen asked for a motion for the minutes of September 6, 2023.

MOTION BY: Councilperson Peterson motion to approve the minutes of September 6, 2023

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

13. DECISION: BILLS FOR PAYMENT

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

AMOUNT: \$518,963.50

MOTION BY: Councilperson Sorensen made a motion to approve the bills for payment in the amount of \$518,963.50.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

STAFF REPORTS

14. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James stated we ordered the chassis for the new ambulance about a year ago, it has now arrived, which has moved the process up one month on getting the new ambulance, but we are still looking at approximately a year before we get the ambulance.

15. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox's was excused from tonight's meeting.

16. ATTORNEY WALTER BIRD

Attorney Walter Bird was excused from tonight's meeting.

17. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson was excused from tonight's meeting.

18. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale stated he has received notice from the High Line Canal Company that they will be shutting the canal off on Sept 28th. Matt stated in years past we have tried extending the water season to October 15th and we would like to extend to October 15th this year. Matt said that is roughly 17 more days and that would be dependent on residence conserving water. Councilperson Peterson has asked about the water conservation for the season. Bruce Ward stated as a whole the city has done good. Councilperson Snyder asked how do we extend the watering season after the canal turns the water off? Matt Marziale commented we hope to have the ponds full at that time and then use culinary water. Matt

Marziale said over the last two years the city has lost trees because the water was turned off early or not turned on sooner in the spring. Matt Marziale suggested we extend to the 15th of October and the Council agreed.

Matt Marziale commented Ames Construction has completed the trail and road from 500 East to Woodland Hills Drive. Ames has increased their pace because of winter setting in. Ames is still trying to complete the paving part of the project by mid to the end of October. Matt stated there is doubts in getting this completed before winter. Matt commented as staff we let Ames know we will not be driving in mud this winter and Ames is aware of that. Ames believes they can get to Elk Ridge Drive. Matt Marziale stated this week 100 East is back open but 450 East to 100 East is closed. The 450 East intersection is closed to work on completing the upper end. They are currently prepping 100 East to 70 West to be paved. They are hoping by October 15th to be paved from 70 West to 300 West. Councilperson Snyder asked if Raspberry fields is going to be in gravel and muddy roads again? Matt stated they are negotiating to have at least 1–2-inch asphalt through winter and then Ames will have to tear out in the spring and put it back in right. Matt stated they have one crew working on the trail. Councilperson Snyder asked about the trail through DR Horton. Matt gave an overview of the trail plans from Spanish Fork to Payson.

19. ADAM CLEMENTS, ELECTRICAL DIRECTOR

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

20. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward presented a water conservation map and stated we are sitting at the best conservation we've seen in a while. Bruce mentioned we did have a wet spring, but residents have been good at conserving and residents have been using the customer portal to help watch their usage. The customer portal has been a helpful with finding leaks. Bruce Ward thanked the citizens for their conservation efforts.

Bruce Ward showed the council progress pictures of the new water tank.

Bruce Ward stated that Councilperson Simons asked him to present information on the subdivisions in town. Bruce presented a graph of the subdivision and stated there is 80 active projects. Bruce Ward said some are in construction and others are in the planning process. Bruce Ward talked about affordable housing, and we are doing our part to help with the affordable housing.

21. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated we have 1264 customers, and we continue to grow. John mentioned the fiber team has opened up the South Strawberry Node.

COUNCIL REPORTS

22. MAYOR KURT L. CHRISTENSEN

Mayor Christensen stated we had a great week with the Salem Fire Station groundbreaking and the library addition groundbreaking.

23. COUNCILPERSON KELLY PETERSON

Councilperson Peterson mentioned SUVPS has started ordering materials to work on major projects that affect the overall system and they have been spending money in reserves and looking to bond to finish remainder of the projects. SUVPS will be going around to each of the cites and making them aware of what they will be doing.

24. COUNCILPERSON CRISTY SIMONS

Councilperson Simons was excused from tonight's meeting.

25. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen didn't have anything to add to tonight's meeting.

26. COUNCILPERSON DELYS SNYDER

Councilperson Snyder thanked all those who showed up to the library addition groundbreaking. Councilperson Snyder stated the staff and residents are excited. Councilperson Snyder mentioned she will be attending a Solid Waste Conference in Boston and also stated the New Waste transfer station is coming along nicely.

27. COUNCILPERSON TIM DE GRAW

Councilperson De Graw stated the Waste Treatment plant is running well. The Waste Treatment Plant projects for September will be maintenance. Councilperson De Graw said the canal project updates are great and helpful for residents. Councilperson De Graw like how they show a safe walking path for the school areas on those updates. Councilperson De Graw mentioned he attended a Planning & Zoning work Session and was pleased with Planning & Zoning Committee and thanked them for their efforts.

28. CLOSED SESSION

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

MOTION BY: Councilperson Sorensen motion to enter into closed session for the purpose of Litigation.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder; Aye (4 Ayes)

ADJOURN CITY COUNCIL MEETING

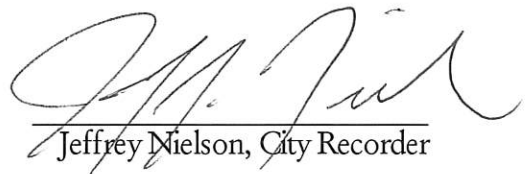
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Sorensen motion to adjourn the meeting.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Sorensen; Aye, Councilperson Snyder (4 Ayes)

MEETING ADJOURNED AT: 9:00pm



Jeffrey Nielson, City Recorder

Salem City Council Attendance Record
For City Council Meeting held on September 20, 2023

	Please Print Name	Please Sign Name
31	Lillian Gibbons	Lillian Gibbons
32	Maura Cox	Maura Cox
33	Naken Stokes	Naken Stokes
34	Natalie Nelson	Natalie Nelson
35	Kathleen Leavitt	Kathleen Leavitt
36	Rylee Westenskow	Rylee Westenskow
37	tiffany Wilde	tiffany Wilde
38	andy mckee	andy mckee
39	Hannah Beecher	Hannah Beecher
40	Kennedy Posey	Kennedy Posey
41	Jacob Moeller	Jacob Moeller
42	Trevor Lamb	Trevor Lamb
43	Rhylene Keck	Rhylene Keck
44	Emma Higginson	Emma Higginson
45	Haylie Holt	Haylie Holt
46	Madal King	Madal King
47	Vienna Simonson	Vienna Simonson
48	Hattie Parkinson	Hattie Parkinson
49	NATALIE WILLIAMS	Natalie Williams
50	Jasen Hutchinson	Jasen Hutchinson
51	Natalie Hutchinson	Natalie Hutchinson
52	Janet Wozner	Janet Wozner
53	Maia Garner	Maia Garner
54	Bryton Ross	Bryton Ross
55	Braxton Billy	Braxton Billy
56	Braxton Horrocks	Braxton Horrocks
57	Chelsea Mowbr.	Chelsea Mowbr.
58		
59		
60		

Salem City Council Attendance Record
For City Council Meeting held on September 20, 2023

	Please Print Name	Please Sign Name
1	Paul Taylor	Paul T L
2	Matt Ence	Ence
3	Jeff Stephenson	DR Horton
4	TROY Williams	Troy Williams
5	JACOB KENNEY	Jacob Kenney
6	JACKIE LARSON	Jackie Larson
7	Sydney Lossier	Sydney Lossier
8	Brett Parker	Brett Parker
9	Zach Sanchez	Zach Sanchez
10	Keira Johnson	Keira Johnson
11	Lewi Murbach	Lewi Murbach
12	Kevin Mayo	Kevin Mayo
13	Kade Holman	Kade Holman
14	Lily Umpleby	Lily Umpleby
15	Sarah Ball	Sarah Ball
16	Alison Umpleby	Alison Umpleby
17	William Burk	William Burk
18	Lisa Webster	Lisa Webster
19	Brooke Skinner	Brooke Skinner
20	Kate Richards	Kate Richards
21	Nikolas Larson	Nikolas Larson
22	Dean Ingram	Dean Ingram
23	Tanner Jones	Tanner Jones
24	Karen Booth	Karen Booth
25	Karen Booth	Karen Booth
26	Rinnlie Whiting	Rinnlie Whiting
27	Alison Vahlstrom	Alison Vahlstrom
28	Alli McBride	Alli McBride
29	Emily Ball	Emily Ball
30	Heather Gibbons	Heather Gibbons