

Salem City Council Meeting will also be held electronically, using the Zoom program.

If you would like to participate, please call the city offices (801-423-2770) or email (salemcity@salemcity.org) before 5:00 p.m. on Wednesday, August 2nd to request the link.

DATE: August 2, 2023, (City Council Chamber 30 West 100 South)

5:30 p.m. Combined City Council/Planning and Zoning Commission Work Session

1. New Salem MPD Discussion
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. Decision: Final Plat – Carson Ridge Plat B (Approx. 1550 S 130 W) Extension
6. Decision: Roads Department Trailer
7. Decision: Budgeted Vehicles Purchase
8. Decision: Minutes of July 5, 2023
9. Decision: Minutes of July 19, 2023
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

COUNCIL REPORTS

19. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
20. Councilman Kelly Peterson
 - a. Power Report
 - b. SUVPS Report
 - c. Fiber Report
21. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Green Waste
 - c. Youth Council
22. Councilman Seth Sorensen
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
 - c. Chamber of Commerce
23. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Senior Lunch
 - c. Library
24. Councilman 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 August 2, 2023, in the Salem City Council Chambers.

**COMBINED CITY COUNCIL/PLANNING AND ZONING COMMISSION
WORK SESSION: 5:30 p.m.**

MOTION BY: Councilperson De Graw made a motion to nominate Councilperson Simons as pro temp for tonight's meeting.

SECONDED BY: Councilperson Peterson seconded the motion.

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

1. NEW SALEM MPD DISCUSSION

Matt Loveland representing Woodside Homes addressed the City Council and Planning and Zoning Commission. Matt Loveland proceeded to present the changes that occurred to the New Salem MPD (Master Planned Development). The New Salem MPD only contains the property that the developers have control of. The map showing the property controlled by the developers was shown. Councilperson De Graw asked why the other property owners didn't want to be a part of the New Salem MPD. Matt Loveland stated that the landowners did not join the New Salem MPD because the timing did not meet their personal/family goals for their property. Matt Loveland stated that all of the parks proposed for the New Salem MPD that were presented to the City Council in the past were located on property the developer's control. Matt Loveland assured that the development will still see trail connectivity despite the removal of property from the New Salem MPD. Councilperson De Graw believes that the connectivity of the development has been disrupted because of the removal of property from the New Salem MPD. Matt Loveland presented the road cross sections for the New Salem MPD. Matt Loveland proceeded to present the trails map. Matt Loveland explained the connectivity of the trail system within the New Salem MPD. Matt Loveland mentioned that the trails and infrastructure will be stubbed to the properties not a part of the New Salem MPD for the purpose of connectivity for future development. The proposed frontage road along the west side of the development will not connect because of the removal of a property. Councilperson Peterson is concerned about the frontage road not being connected for the development. Bruce Ward stated that the traffic impact study suggests that the frontage road would not be used for residential use. Matt Loveland stated that the density of the New Salem MPD was not affected by the removal of property. It was noted that the property owners that are not a part of the New Salem MPD could annex into the New Salem MPD in the future. The City Council is concerned about the Smart property not being included in the New Salem MPD. Bruce Ward stated that there is possibility for utilities and a ribbon road to be constructed across the property to maintain development connectivity. Matt Loveland stated that there will be 44.49 acres of open space provided in the development. Matt Loveland stated that there will be no longer than a two-minute walk to an amenity at any point in the development. The commercial plan was presented to the group. Jackie Larson believes that Rex Larson's property is not under contract for the development. Boyd Brown believes that Rex Larson is planning to be a part of the New Salem MPD. Boyd Brown stated that a lot of commercial developers have been calling him since the construction of Mt. Loafer Parkway has commenced. Boyd Brown stated that they are trying to find big box tenants for the commercial area. Boyd Brown mentioned that there

is a 20 million dollar lift to bring utilities into the area for commercial development. Councilperson De Graw wanted to know what the next step for the New Salem MPD was. Bruce Ward stated that a development agreement will be created and processed if the City Council is comfortable with the direction that the New Salem MPD is going. Councilperson De Graw believes that the New Salem MPD was going in the right direction until the property removal was presented to the City Council tonight. Councilperson Simons agreed with Councilperson De Graw's previous statement. Councilperson Peterson believes that the developers have done everything the City Council has asked for regarding the design of the New Salem MPD. Councilperson Peterson believes that the Development Agreement should be processed. Councilperson Snyder wanted to know what the Planning and Zoning Commission thought about the proposed New Salem MPD. Kevin Lyman would like to see more commercial zoning along Mt. Loafer Parkway. Paul Taylor was concerned about the ultrahigh density building size. The City Council stated that there will be no more than three stories constructed for ultrahigh density.

2. AGENDA ITEMS DISCUSSION

Bruce Ward stated that Visionary Homes is seeking a six-month final plat extension for Carson Ridge Plat B.

Jeff Nielson talked about the budgeted vehicle purchases. The city is planning to purchase the following vehicles: Ford F150 Police Truck in the amount of \$48,228, Ford F150 Water Department Truck in the amount of \$56,285, Ford F150 Public Works Department Truck in the amount of \$59,005, Ford F150 Engineering Department Truck in the amount of \$60,005, Ford F150 Engineering Department Truck in the amount of \$60,005, Ford F150 Police Truck in the amount of \$51,435, and a Fire Truck from Provo City in the amount of \$20,000.

Matt Marziale stated that the roads department trailer was a budgeted item from last year. This trailer will help the roads department haul equipment.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Councilperson Simons

COUNCIL PRESENT:

Councilperson Delys Snyder
Councilperson Tim De Graw
Councilperson Cristy Simons
Councilperson Kelly Peterson

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 Dépt.
John Bowcut, Fiber Director
Cody Young

OTHERS PRESENT

Planning and Zoning Commission:
Rodger Critchfield, Lisa Webster, Craig Sacco, Kevin Lyman

Please See Attached Document at Bottom for Additional Attendance

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Councilperson Simons 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

Councilperson Peterson 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: FINAL PLAT – CARSON RIDGE PLAT B (APPROX. 1550 S 130 W) EXTENSION

Councilperson Simons asked for a motion for the Carson Ridge Plat B Final Plat extension.

MOTION BY: Councilperson Peterson made a motion to approve a six month extension for the Carson Ridge Plat B Final Plat.

SECONDED BY: Councilperson De Graw seconded the motion.

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

6. DECISION: ROADS DEPARTMENT TRAILER

Councilperson Simons asked for a motion for the roads department trailer.

MOTION BY: Councilperson De Graw made a motion to approve the purchase of the roads department trailer in the amount of \$28,300.00.

SECONDED BY: Councilperson Peterson seconded the motion.

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

7. DECISION: BUDGETED VEHICLES PURCHASE

Jeff Nielson explained the budgeted vehicles being purchased during work session.

Councilperson Simons asked for a motion for the budgeted vehicles purchase.

MOTION BY: Councilperson Peterson made a motion to approve the purchase of the budgeted vehicles in the amount of \$354,964.00.

SECONDED BY: Councilperson De Graw seconded the motion.

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

8. DECISION: MINUTES OF JULY 5, 2023

Councilperson Simons asked for a motion for the minutes of July 5, 2023.

MOTION BY: Councilperson Peterson made a motion to approve the minutes of July 5, 2023.

SECONDED BY: Councilperson De Graw seconded the motion.

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

9. DECISION: MINUTES OF JULY 19, 2023

Councilperson Simons asked for a motion for the minutes of July 19, 2023.

MOTION BY: Councilperson Peterson made a motion to table the minutes of July 19, 2023.

SECONDED BY: Councilperson De Graw seconded the motion.

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

10. DECISION: BILL FOR PAYMENT

Councilperson Simons asked for a motion for the bills for payment.

AMOUNT: \$1,700,819.34

MOTION BY: Councilperson De Graw made a motion to approve the bills for payment in the amount of \$1,700,819.34.

SECONDED BY: Councilperson Peterson seconded the motion.

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

STAFF REPORTS

11. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James stated that Corporal Lloyd will be retiring at the end of the month. They are planning to hold a reception for Corporal Lloyd at the end of the month at the community center. The City Council is invited to attend the reception for Corporal Lloyd.

12. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox stated that McDonalds is open. McDonalds is holding its grand opening on Friday at noon.

13. ATTORNEY WALTER BIRD

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

14. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated that the auditors will be coming next week. Jeff Nielson reminded the City Council about the upcoming ULCT conference. Jeff Nielson stated that the City Staff is thinking about holding a dinner night for the City Council and Planning and Zoning Commission during the ULCT conference. The City Council would like to have a dinner night during the ULCT conference. Jeff Neilson stated that the employee Christmas banquet dinner will be held on November 30th.

15. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale gave the schedule for Salem Days to the City Council. Matt Marziale stated that an employee lunch will be held on August 16, 2023.

16. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements had nothing to add to tonight's meeting.

17. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward had nothing to add to the meeting.

18. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated that they have 1175 fiber customers.

COUNCIL REPORTS

19. MAYOR KURT L. CHRISTENSEN

Mayor Christensen was not present at tonight's meeting.

20. COUNCILPERSON KELLY PETERSON

Councilperson Peterson reminded the City Council about the invitation for the UMPA summer social event.

21. COUNCILPERSON CRISTY SIMONS

Councilperson Simons mentioned that the final amenities for Cole Park are almost complete. Councilperson Simons reminded the City Council about the events for Salem Days.

22. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen was not present at tonight's meeting.

23. COUNCILPERSON DELYS SNYDER

Councilperson Snyder mentioned that senior lunches are going well. The construction of the new transfer station is underway. Councilperson Snyder reminded the City Council that the Salem Days Library Auction will be held on Saturday August 12.

24. COUNCILPERSON TIM DE GRAW

Councilperson De Graw talked about the Salem Days fireside scheduled for the upcoming Sunday. Councilperson De Graw stated that Connor Pay will be the speaker at the fireside.

Councilperson De Graw mentioned that Ames Construction schedule for the Salem Canal project shows that Salem Canal Road will be open at the end of August. Matt Marizale gave an update on where Ames Construction is at on their timing schedule.

25. CLOSED SESSION

Councilperson Simons asked for a motion to enter closed session for the purpose of real property.

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

SECONDED BY: Councilperson Peterson seconded the motion.

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

Councilperson Simons asked for a motion to close closed session for the purpose of real property.

MOTION BY: Councilperson Peterson made a motion to close closed session for the purpose of real property.

SECONDED BY: Councilperson De Graw seconded the motion.

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

ADJOURN CITY COUNCIL MEETING

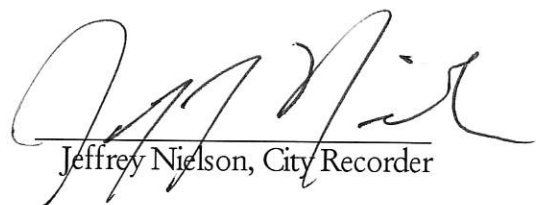
Councilperson Simons asked for a motion to adjourn.

MOTION BY: Councilperson Peterson made a motion to adjourn.

SECONDED BY: Councilperson De Graw seconded the motion.

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

MEETING ADJOURNED AT: 7:30 p.m.



Jeffrey Nielson, City Recorder

Salem City Council Attendance Record
For City Council Meeting held on August 2, 2023

	Please Print Name	Please Sign Name
1	Paul Taylor	Paul Taylor
2	Burke Staker	Burke Staker
3	Jackie Larson	Jackie Larson
4	Darlene McGarvey	Darlene McGarvey
5	Beta Tischner	Beta Tischner
6	Karen Boothe	Karen Boothe
7	Brooklyn Leifson	Brooklyn Leifson
8	Natalie Hutchinson	Natalie Hutchinson
9	Janice Carson	Janice Carson
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