

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, January 19th to request the link.**

DATE: January 19, 2022 (City Council Chamber 30 West 100 South)

6:00 p.m.

WORK SESSION

1. Sunrise Engineering Report

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. New Salem Area Plan
 - b. Construction Standards-Road Cross Section (R-5 Zone)
 - c. Gus Farley Zone Change on 16 acres of property from A1-R5 located at 874 North SR-198
6. Decision: New Salem Area Plan
7. Decision: Construction Standards-Road Cross Section (R-5 Zone)
8. Decision: Farley Zone Change (A-1 to R-5)
9. Decision: Cole Park Fence Bids
10. Decision: Resolution for financing of new dump truck
16. Decision: Minutes of January 5, 2022
17. Decision: Bills for Payment

DIRECTORS REPORTS

18. Chief Brad James, Public Safety Director
19. Steve Cox, Building Official Director
20. Attorney Vaughn Pickell
21. Jeffrey Nielson, City Finance Director
22. Matt Marziale, Public Works/Recreation Director
23. Ted Barnett, Electrical Director
24. Bruce Ward, Manager/Engineering
25. John Bowcut, Fiber Director

COUNCIL REPORTS

26. Mayor Kurt L Christensen
 - a. Finances/Budget/Employees
 - b. Public Safety
 - c. Miss Salem
 - d. UMPA Report

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.

27. Councilman Kelly Peterson
 - a. Power Report
 - b. Fiber Report
28. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Youth Council
29. Councilman Seth Sorensen
 - a. Water (Culinary & Secondary)
 - b. Chamber of Commerce
30. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Library
31. Councilman Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
32. 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 January, 19 2022 in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. Sunrise Engineering Report

Bruce Ward mentioned that the draft New Salem future land use plan is for future planning of the North West portion of Salem City boundaries. Bruce Ward mentioned that the draft New Salem future land use plan was presented at Planning and Zoning Commission last week. Brad Robbins, Rebecca Bennet and Robert Worley from Sunrise Engineering presented the draft New Salem future land use plan to the City Council. Brad Robbins shared the recommendations that Planning and Zoning Commission made last week. Brad Robbins stated that the maximum density in area four was decreased from twenty to eighteen units per acre. Brad Robbins mentioned that the list of uses in area seven were adjusted to be less restrictive. Brad Robbins explained area 8a and 8b to the City Council. Area 8a and 8b are a flex use zone. The zoning in 8a and 8b can be commercial, residential or a mix of both. Brad Robbins stated that areas 8a and 8b give flexibility in zoning for the area. Brad Robbins also mentioned that a trails exhibit was added to the New Salem future land use plan packet. Brad Robbins shared the final recommendations from Sunrise Engineering to the City Council. Develop a comprehensive community facilities plan to address specific infrastructure needs. Assess comprehensive zone change with properties in the Area Plan. Explore all types of possible financing of the Area Plan like fair share property-based financing mechanisms, Tax Increment financing, private/public partnerships, state and federal programs. Brad Robbins feels that the New Salem future land use plan is concise and focused on the community. Brad Robbins stated that a landowner in the New Salem area emailed Sunrise Engineering a revision of the New Salem future land use plan. Brad Robbins stated that the land owner's proposal would essentially add roughly 350 units to the development. Councilperson Snyder had questions about the recommendation concerning financing. Brad Robbins said that having financing plans for development will help when financing for utility upgrades. Councilperson Snyder stated that developers usually build infrastructure when areas are developed. Councilperson Sorensen mentioned that there may be unique situations where Salem City could upgrade infrastructure to draw commercial to the area. Bruce Ward asked Brad Robbins if he could go over the permitted uses in area 5 and 6. Bruce Ward stated that in Planning and Zoning Commission last week there was talk about making sure that area 5 and 6 had flexible permitted uses for commercial development. Brad Robbins went through the suggested permitted uses in area 5 and 6. Brad Robbins stated that the suggested permitted uses in all areas of the New Salem future land use plan are suggestions. The city can get more specific with permitted uses in these areas as zoning code is revised and created in the future. Bruce Ward asked the City Council if there was any permitted uses that were left out of area 5 and 6. The City Council didn't have any suggestions at this time for the permitted uses in area 5 and 6. Mayor Christensen stated that Spanish Fork is planning on building high density (18-20 units per acre) residential on the north side of SR-164. Councilperson DeGraw mentioned that Salem City will not be competing with Spanish Fork for commercial development until development gets closer to the interchange of SR-164 and I-15. Brad Robbins stated that having a general plan like the New Salem future land use plan will help the city's development process go smoother. Councilperson DeGraw asked if there was a UTA tracks

station planned for the New Salem area. Bruce Ward mentioned that the UTA tracks are currently planned to be built on the west side of I-15 (outside of Salem City boundaries). Councilperson Simons wanted to see the roads plan for the New Salem area. Brad Robbins presented the roads exhibit for the New Salem area. Brad Robbins stated that the traffic engineers have found the best way to allow traffic to flow in the New Salem area. Bruce Ward stated that UDOT is proposing a stoplight at SR-164 where the following roads intersect Mt. Loafer Parkway, 770 west and 460 west. Councilperson DeGraw wanted to know the time frame for the construction of Mt. Loafer Parkway. Bruce Ward stated that the County recently signed an agreement for an easement through a major property owner's property for Mt. Loafer Parkway. Bruce Ward stated that the County hopes that this signed agreement will have a domino effect with other land owners to agree to easements for Mt. Loafer Parkway. Bruce Ward stated that the County hopes to begin construction on Mt. Loafer Parkway at the end of 2022 or the beginning of 2023. Councilperson DeGraw wanted to know what existing roads will intersect with Mt. Loafer Parkway. Bruce Ward stated that SR-198, 400 north and Arrowhead Trail will intersect with Mt. Loafer Parkway. Bruce Ward also mentioned that there has been discussion about 1100 north also intersecting with Mt. Loafer Parkway. Councilperson DeGraw asked what the improvement plans were for SR-164 and Arrowhead Trail. Bruce Ward mentioned that SR-164 is planned to be widened to a five lane road. Arrowhead Trail will be improved to a two lane road. Councilperson DeGraw asked if there was a concept for the I-15 interchange on SR-164. Bruce Ward mentioned that the last concept he saw for the I-15 interchange was eight years ago. Bruce Ward mentioned that UDOT is planning on building an interchange that flows traffic well. Bruce Ward asked the City Council how they feel about the density in the New Salem future land use plan. Councilperson Snyder stated that she is not excited about the 8a and 8b areas. Councilperson Snyder is worried that developers will try to develop the 8a and 8b areas with the highest residential density allowed in the area. Councilperson Sorensen stated that developers will only ask to develop residential in the 8a and 8b areas. Councilperson Sorensen also mentioned that the commercial zoning should be placed along Mt. Loafer Parkway. Councilperson Simons likes the Planning and Zoning Commissions recommendation to shift the maximum density in area four from twenty to eighteen units per acre. Councilperson Simons asked if the density numbers can change once the plan is approved. Brad Robbins stated that the density cannot be changed after the plan is approved without an amendment to the plan. Councilperson Snyder is concerned that a ladder truck will need to be purchased because of the higher density. Vaughn Pickell stated that the purchasing of a ladder truck can be incorporated into the impact fee schedule. Councilperson DeGraw wanted to know when the building code requires fire sprinklers. Steve Cox stated that fire sprinkler requirements in a dwelling is based off of square footage and not height. Mayor Christensen stated that it is tough to swallow the proposed growth in this area. Mayor Christensen is undecided on how he feels about the density in the New Salem future land use plan. Councilperson DeGraw asked what type of product would be produced with the presented densities. Bruce Ward stated that nine units per acre is townhome product. Fourteen units per acre is two story product. Eighteen units per acre is a three story product. Councilperson DeGraw feels that if the housing product is built to high the identity of Salem will be lost. Councilperson DeGraw asked if switching area four to a maximum density of fourteen units per acre is a detriment to the city. Mayor Christensen has concerns about parking in the high density areas. Mayor Christensen asked if there was any eighteen unit per acre developments close that they could go and see. Councilperson

DeGraw stated that he wants continuity in the New Salem area. Boyd Brown stated that he owns seventy seven acres in the New Salem area. Boyd Brown also mentioned that he has submitted a MPD application and has been waiting for this New Salem future land use plan to be approved by the City Council. Boyd Brown stated that if there is a lack of residential development in the area then there will not be sufficient infrastructure for commercial development. Boyd Brown mentioned that commercial inquires will not develop in the area if residential development is not pushed in the area. Boyd Brown stated that the residential density closest to commercial zoning should be eighteen to twenty units per acre. Boyd Brown also stated that there is not difference in look from fourteen to eighteen units per acre. Boyd Brown mentioned that a developer can build a three story apartment building keep the density at twenty to twenty five units per acre. Boyd Brown mentioned that he doesn't like building any residential development over three stories. Councilperson Snyder asked Boyd Brown if there was a way to encourage residential growth in the New Salem area. Boyd Brown stated that Salem City will need to compete with Spanish Fork's density on the north side of SR-164 if they want to encourage residential growth. Councilperson DeGraw asked Boyd Brown if there was an eighteen to twenty unit per acre development that he could go look at to get a visual of what the density would look like. Councilperson DeGraw stated that Salem City has one shot with developing this area and he wants it to be right. Councilperson Sorensen stated that design standards for development will make the New Salem nice and unique. Boyd Brown stated that they have been working on a design guideline ordinance for the New Salem area. Boyd Brown mentioned that the three largest property owners are working together to develop. Boyd Brown stated that continuity in the area will be accomplished with the major property owners working with each other. Councilperson Snyder asked if there was a development that they could go see. Boyd Brown stated that he would send an email out containing information on product type and high density developments in the area. Brad Robbins stated that the New Salem future land use plan is the first step to development in the New Salem area. Brad Robbins suggested that putting a cap on the number of stories in a product could be problematic.

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

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Vaughn Pickell, City Attorney
Chief Brad James, Police Chief
Ted Barnett, Power
Matt Marziale, PW/Recreation
Bruce Ward, Manager/City Engineer
Steve Cox, Building Dept.
John Bowcut, Fiber Director
Cody Young

OTHERS PRESENT

See attached document at the bottom.

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Kurt Christensen asked if anyone would like to give a motivational or inspirational message. Emily Webber stated she would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Sid Carden 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

Nobody from the youth council was present tonight.

4. SF/SALEM CHAMBER OF COMMERCE

Nobody from the SF/Salem Chamber of Commerce was present tonight.

5. PUBLIC HEARING

MOTION BY: Councilperson Seth Sorensen motioned to enter public hearing.

SECONDED BY: Councilperson Cristy Simons seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

a. New Salem Area Plan

Mayor Christensen stated that the public hearing is a chance for the public to speak to the City Council. Mayor Christensen stated that Sunrise Engineering is going to give a presentation about the New Salem future land use plan. After the presentation, the public will have an opportunity to express their opinions. Brad Robbins, Rebecca Bennet and Robert Worley presented a presentation about the New Salem future land use plan. Bruce Ward stated that Planning and Zoning Commission recommended to adjust the maximum density in area four from twenty to eighteen units per acre. Bruce Ward reiterated the conditions of the residential areas in the New Salem future land use plan.

Craig Smith stated that he is an attorney and is representing Mark Wright (major land owner in the New Salem area). Craig Smith stated that they have brought a proposal to present to the City Council. The proposal creates an area four on both sides of Mt. Loafer Parkway and replaces an area six with an area eight. The changes that have been made are zoning changes to Mark Wright's property. Craig Smith stated that they want to work with Salem City to build the best development. Craig Smith ensured that the current property owners of the property are not interested in flipping the property. Craig Smith stated that they believe there needs to be higher residential density next to the commercial zoned areas. Craig Smith reiterated that they are willing to work with the city with whatever zoning is assigned to the property. Craig Smith stated that Mt. Loafer Parkway cuts right through their property. Craig Smith stated that they want to have an opportunity to put an area four next to a commercial zone because that is what is generally done. Craig Smith stated that medium density is usually not zoned next to a commercial zoned area. Craig Smith mentioned that building a commercial development may be more difficult than expected because of the change of commercial use in the last few years. Craig Smith stated that there is not sufficient infrastructure in the area currently for a commercial development. This lack of infrastructure may force commercial developers to shy away from the area.

Gene Mecham stated that he heard that the city was going to release a bond to the developer of the Skyview offsite project. He wanted to inform the City Council that the developer has not completed all of the work. Gene Mecham wants to make sure that the improvement bond is not released to the developer until the work is completed.

Damion Fink stated that commercial development is big deal for Salem City. Damion Fink mentioned that he is concerned there is too much focus on residential development and not enough focus on commercial development in the New Salem future land use plan. Damion Fink stated that the New Salem area will be on commercial developer's radars. Damion Fink is concerned that Salem City will be competing with Spanish Fork City to develop commercial in the area. Damion Fink mentioned that he has seen adjoining cities in the past team up and build commercial development in areas where boundaries adjoin. This joint effort to build a commercial development with Spanish Fork City could help the development have continuity. Damion Fink finished by stating that Mt. Loafer Parkway's location will be a huge benefit for Mark Wright's property.

Israel Patterson stated that he owns property in the New Salem area. Israel Patterson asked if the City Council would allow a zone that allows flex warehouse on his property. Councilperson Snyder advised Israel Patterson to submit a written proposal to the City Council with his proposed changes.

Mark Wright is attending the meeting through zoom. Mark Wright stated that he has a vested interest in the New Salem area. Mark Wright stated that he chose to annex his property into Salem because he believes Salem is a great place. Mark Wright stated that he would like to have an area four zone on his property. Mark Wright believes that there needs to be enough rooftops developed in order to support the commercial development. Mark Wright thinks that an area four on his property would help support the future commercial development. Mark Wright stated that he appreciates the City Council for their hard work on the New Salem future land use plan. Mark Wright finished up by stating that Bruce Ward is a great City Manager and has been great to work with.

Jen Watson wanted to know how the zones in the New Salem future land use plan were determined.

Brad Robbins stated that the zones in the New Salem future land use plan were determined through planners, property owners, city officials and city staff input. Brad Robbins stated that the thought process behind the layout of the zoning of the area was to allow the area to flow. Brad Robbins stated that the final decision for the area zoning designations are determined by the City Council. Brad Robbins stated that the area would flow better if area eight remains were it is currently proposed. Mayor Christensen asked for the maximum density numbers for the high density and ultra-high density areas. Brad Robbins stated that the high density area is a maximum density of fourteen units per acre and the ultra-high density area is a maximum density of eighteen units per acre. Bruce Ward recommend to the City Council that the public has an opportunity to speak during this time.

Boyd Brown stated that he appreciates the City Council for their hard work with deciding the best plan for the New Salem area. Boyd Brown wanted to reiterate what was said by Craig Smith and Mark Wright. Boyd Brown agrees that higher residential density in the area will attract commercial developers. Boyd Brown likes the direction of the New Salem future land use plan. Boyd Brown believes that the New Salem future land use plan can help the city control growth.

Sandy Hill wanted to know what developments have been approved for the New Salem area already. Sandy Hill is also wanting to know if there were any church or school sites established in the New Salem area. Sandy Hill believes that Salem City should not try to compete with Spanish Fork City for residential density. Sandy Hill does not want the New Salem area to go overboard with residential density.

Amanda England stated that she is super excited about the future regional park in the area. Amanda England wants to know what amenities will be in the future regional park. Matt Marziale shared the following amenities that are proposed to be built in the future regional park; sixteen acres of soccer fields, designed hill for sledding and chutes and ladders slides, dog park, pickle ball courts, pump track, playgrounds, walking trails and abundant parking. Amanda England finished up by stating that she wants to see a target built in the New Salem area.

Councilperson DeGraw stated that the City Council needs to discuss the future of the economic committee. Councilperson DeGraw stated that the economic committee could be used to reach out to commercial businesses that we want to see in the New Salem area.

The public asked what developments were already approved in the New Salem area. Bruce Ward stated that the Arrowhead Springs, Summer Springs, Salem Village and Rooftops subdivisions area are all at some point of approval or construction.

Councilperson Snyder reminded the public that they can email the City Council with any suggestions or concerns about the New Salem future area use plan.

Gene Mecham stated that the recent subdivisions built in Spanish Fork have small roads. Gene Mecham advised the City Council to keep the future subdivision roads wide. Mayor Christensen stated that the City Council in Salem makes their best efforts to keep the driveways longer and the roads wider.

Kelly Swenson appreciates that the City Council does their part in making sure that roads are wider and driveways are longer than normal. Kelly Swenson believes that the New Salem area is the area in Salem City that needs to have high residential density. Kelly Swenson believes that there needs to be architectural standards in place by Salem City for the New Salem area. Kelly Swenson finished up by stating that developers need to know that a quality development is expected in the New Salem area.

b. Construction Standards-Road Cross Section (R-5 Zone)

Bruce Ward presented the proposed R-5 road cross section. Bruce Ward stated that the state legislator passed a law that restricts widths of asphalt to be thirty two feet on roads that are projected to have less than one thousand car trips per day. One thousand car trips per day is roughly one hundred single family homes. Bruce Ward stated note number two on the standard. "If this cross section is utilized then the rear setback is increased from fifteen to twenty three feet". Bruce Ward finished up by stating that DRC and the Planning & Zoning Commission recommended approval of the proposed R-5 road cross section.

Sid Carden stated that he is concerned about snow removal with the planter strip being removed from the cross section. Sid Carden stated that a possible solution for snow removal is plowing the snow to the center of the road.

Jen Watson asked how many roads this proposed cross section will affect. Bruce Ward stated that this proposed cross section will only affect future roads.

c. Gus Farley Zone Change on 16 Acres of property from A-1 to R-5 located at 874 North SR-198

Bruce Ward stated that the Farley zone change is located at 874 North SR-198. Bruce Ward stated that the applicant is requesting an A-1 to R-5 zone change. Bruce Ward finished up by stating that DRC and Planning and Zoning Commission recommended denial of the Farley zone change.

Gus Farley stated that he is requesting the zone change because of the proposed Salem Fields MPD. He is wanting to make sure that his property is zoned accordingly when development occurs in the area. Gus Farley stated that the Salem Fields MPD is proposing high density along his property line. Gus Farley believes that his property should have similar zoning to the Salem Fields MPD. Gus Farley stated that he requested the R-5 zone for these two parcels at the time of annexation. His requested was not granted by the city. Gus Farley requested that the zone change request is tabled until the Salem Fields MPD is approved. Councilperson Simons asked if there was a development concept with the zone change requested. Gus Farley stated that there is no development concept for the property that encompasses the zone change. Gus Farley is concerned about future storm drainage and road placement. He wants to make sure that his property has future roads placed according for development of his property. Gus Farley stated that he is interested in developing a retirement community on the property of the proposed Farley zone change. The City Council advised Gus Farley to wait and see what is approved in the Salem Fields MPD. While the Salem Fields MPD is in process of approval the City Council advised Gus Farley to coordinate accordingly with the developers of the Salem Fields MPD.

Riley Hiatt owns property in the same area as the proposed Farley zone change. Riley Hiatt is interested in the strip of land Salem City owns on the west side of his property. Riley Hiatt asked if Salem City plans to build a road on the strip of property. Mayor Christensen stated that there are no future plans at this time for the strip of property. Gus Farley stated that the parcel was created when the city was trying to connect 1000 north to Woodland Hills Drive. Gus Farley stated that this effort to connect 1000 north and Woodland Hills Drive was to avoid taking land from property owners along 1100 north for a wider road. Riley Hiatt stated that he is interested in buying the sliver of land from Salem City if it is ever up for sale. Riley Hiatt finished up by stating that he believes the Farley zone change request is premature for the area.

Gus Farley requested that the proposed zone change is tabled until the Salem Fields MPD is approved. Bruce Ward recommended that the Farley zone change is not tabled at tonight's City Council. Bruce Ward stated that there is a lot of unknowns about the surrounding area's zoning. Vaughn Pickell stated that the revival of the zone change application is an easy process. Vaughn Pickell also recommends that the Farley zone change is not tabled at tonight's City Council meeting.

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

SECONDED BY: Councilperson Delys Snyder seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

6. Decision: New Salem Area Plan

Mayor Christensen stated that he is not comfortable with the New Salem future land use plan. Councilperson Sorensen stated that there are a few areas that need future discussion about appropriate zoning designation. Mayor Christensen stated that he would like to go a visit places that have the same density as the proposed area four. Councilperson Sorensen stated that he wants to see the frontage on Mt. Loafer Parkway remain open for commercial development. Councilperson DeGraw stated that Mt. Loafer Parkway needs to be a free flowing street. Bruce Ward stated that the traffic engineers that designed the road layout for New Salem are confident it will be a free flowing area. The City Council suggested that they were going to table the New Salem future land use plan to the next City Council meeting. Boyd Brown stated that he was going to send a list of developments in the area that are close to the same density as area four. Councilperson Snyder stated that she is undecided if eighteen units per acre is the appropriate density for area four. Councilperson Simons stated that her daughter lives in an apartment complex that has a density around eighteen units per acre. Councilperson Simons stated that the undercover parking at the apartment complex is paid parking, this results in all of the cars parking on the road. Bruce Ward stated that design guidelines can be set for development. Design guidelines will help the city control development.

MOTION BY: Councilperson Peterson made a motion to table the New Salem future land use plan to the February 2, 2022 City Council meeting.

SECONDED BY: Councilperson Cristy Simons seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

7. Decision: Construction Standards-Road Cross Section (R-5 Zone)

MOTION BY: Councilperson Cristy Simons made a motion to approve the road cross section for the R-5 zone.

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

8. Decision: Farley Zone Change (A-1 to R-5)

The City Council believes that the proposed zone change request is premature for the area. Councilperson Kelly Peterson suggest Gus Farley to coordinate accordingly with the developer of the Salem Fields MPD.

MOTION BY: Councilperson Tim DeGraw made a motion to deny the Farley zone change.

SECONDED BY: Councilperson Kelly Peterson seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

9. Decision: Cole Park Fence Bids

Matt Marziale stated that the Cole Park fencing is already in the budget for Cole Park. Matt Marziale stated that the bid is for three separate portions of the fence. He was able to get bids from Earls Fence Co, Rise Fencing and Stonehenge. The separate portions of the fence are; 647' – 6' galvanized, 325' – 6' and 102' – 6' simtek. Matt Marziale stated that the fence is on schedule to be installed in the end of March 2022.

MOTION BY: Councilperson Seth Sorensen made a motion to approve the Cole Park fencing bids. Awarding the bids to Earl's fence company for the work of the 647' – 6' galvanized in the amount of \$16,175 and the 325' – 6' black link in the amount of \$12,350. Awarding the bid to Rise Fencing for the construction of the 102' – 6' simtek in the amount of \$7,625.

SECONDED BY: Councilperson Kelly Peterson seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

10. Decision: Resolution for financing of new dump truck

Matt Marziale stated that the financing of the new truck is the same truck that was talked about at the last City Council meeting. Matt Marziale stated that Jeff Nielson is in the process of figuring out the appropriate financing option for the new truck. Jeff Nielson stated that the City Council talked about putting a new public works truck in the budget this year. Jeff Nielson stated that he recommends the six year financing option. The payment for the new truck would be roughly forty thousand dollars per year. Jeff Nielson mentioned that the resolution stated that the Mayor and Jeff Nielson would decide the appropriate financing option for the new truck. Jeff Nielson finished up by stating that the first payment for the new truck would be during the next budget year. The council felt that the five year option would be better option and going with Zions Bank. The cost of the truck is \$221,665.00

MOTION BY: Councilperson Tim DeGraw made a motion to approve the resolution for the financing of the new public works truck going with Zions Bank for Financing and do the five year financing and the truck amount of \$221,665.

SECONDED BY: Councilperson Kelly Peterson seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

11. Decision: Minutes of January 5, 2022

MOTION BY: Councilperson Seth Sorensen made a motion to approve the January 5, 2022 City Council minutes

SECONDED BY: Councilperson Delys Snyder seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

12. DECISION: BILLS FOR PAYMENT

AMOUNT: \$572,658.71

MOTION BY: Councilperson Delys Snyder made a motion to approve the bills for payment at the amount of \$572,658.71.

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

13. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James stated that the tour of surrounding public safety buildings went very well. Chief Brad James requested that the City Council write or email him about what

they liked in the public safety buildings on the tour. Chief Brad James is going to file this information for future reference.

14. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox didn't have anything to add to the meeting.

15. ATTORNEY VAUGHN PICKELL

Vaughn Pickell gave a report on the SESD litigation. The Supreme Court ruled that cities have the right to serve property's annexed into cities before and post of the 1998 agreement. Vaughn Pickell mentioned that the next step is to take inventory of the remaining SESD costumer's in Salem City and start buying the facilities from SESD. Mayor Christensen asked if there was any customer that Salem City doesn't have the right to serve. Vaughn Pickell stated that when a new annexation occurs, Salem City will need to buyout SESD facilities in order to serve the costumer. Mayor Christensen asked who determined the cost for the buyout of existing facilities. Vaughn Pickell stated that if parties disagree with the appropriate cost of facility buyouts, the dispute resolution will be followed. Councilperson Kelly Peterson stated that Ted Barnett is preparing a letter to SESD. The letter will contain information of what areas need to be taken over by Salem City. Councilperson Kelly Peterson stated that Ted Barnett and him are planning on preparing a cost estimate for infrastructure build to serve the existing SESD customers.

16. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated that he emailed the December 2021 budget reports to the mayor and council. He asked them to look them over and if they had any questions to let him know. Jeff Nielson stated that they are going to begin the process of budgeting for the 2023 fiscal year.

17. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale had nothing to add to tonight's meeting.

18. TED BARNETT, ELECTRICAL DIRECTOR

Ted Barnett had nothing to add to tonight's meeting.

19. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward stated the bid opens up for the CUWD Salem Canal Rd. pipeline project on January 25, 2022 at 10 a.m. Bruce Ward stated that the City Council has sixty days to decide if Salem City wants to improve sixty million dollars' worth of infrastructure on Salem Canal Rd. Bruce Ward stated that he will be bringing agreements for the CUWD Salem Canal Rd. pipeline project next City Council.

20. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated that there are seven nodes running for customers to hook onto. Councilperson Seth Sorensen stated that the Salem City fiber provides fast internet connection. John Bowcut stated that his goal is to have twelve hundred customers.

COUNCIL REPORTS

21. MAYOR KURT L. CHRISTENSEN

Mayor Christensen stated that he was grateful for Chief Brad James setting up the public safety tour for the City Council.

22. COUNCILPERSON KELLY PETERSON

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

23. COUNCILPERSON CRISTY SIMONS

Councilperson Cristy Simons stated that opening the green waste facility for a few days was a great idea. The green waste facility was heavily used by Salem City residents while it was open.

24. COUNCILPERSON SETH SORENSEN

Councilperson Seth Sorensen stated that the SF/Salem chamber of commerce has not hired a new executive director yet.

25. COUNCILPERSON DELYS SNYDER

Councilperson Delys Snyder stated that there will be a build out price for the improvement of the solid waste building next week. Councilperson Delys Snyder stated that it is looking like the solid waste building will not have to raise their prices to complete the improvements. Councilperson Delys Snyder finished up by stating that the city staff over senior lunches arrange the youth council to go to seniors homes and give them flowers.

26. COUNCILPERSON TIM DE GRAW

Councilperson Tim DeGraw didn't have anything to add to the meeting.

27. Closed Session

The City Council moved to closed session for potential litigation.

MOTION BY: Councilperson Delys Snyder made a motion to enter closed session.

SECONDED BY: Councilperson Cristy Simons seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

MOTION BY: Councilperson Kelly Peterson made a motion to close closed session.

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

28. ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Delys Snyder made a motion to adjourn.

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (5 Ayes)

MEETING ADJOURNED AT: 9:25 p.m.


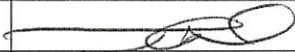

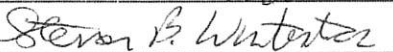

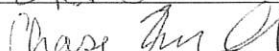

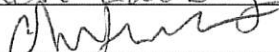
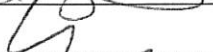



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record
For Council Meeting held on January 19, 2022

	Please Print Name	Please Sign Name
1	SIP CARDON	Sally K Cardon
2	PATRICIA BURK	Patricia Burk
3	Gene Mecham	Gene Mecham
4	Israel Patterson	Israel Patterson
5	ROBERT WORLEY	Robert Worley
6	BOYD BROWN	Boyd Brown
7	Brad Robbins	Brad Robbins
8	Becky Bennett	Becky Bennett
9	Craig Sacco	Craig Sacco
10	Kelly Swenson	Kelly Swenson
11	Paul Taylor	Paul Taylor
12	DAVE OVESEN	Dave Ovesen
13	Ken Watson	Ken Watson
14	MIKE WATSON	Mike Watson
15	DAMIAN FINE	Damian Fine
16	Derek Whitaker	Derek Whitaker
17	Craig Bishop	Craig Bishop
18	Sandy Hill	Sandy Hill
19	Donna Hill	Donna Hill
20	Shasta Parry	Shasta Parry
21	Riley Hiatt	Riley Hiatt
22	Craig Smith	Craig Smith
23	COLTON SIMONS	Colton Simons
24	James Summs	James Summs
25	Craig Sackett	Craig Sackett
26	MARK HAWKS	Mark Hawks
27	Jockey Christopher	
28	Clay Winder	
29	Gus Farley, Trudy	Gus Farley, Trudy Farley
30	MARK CORRIGAN	Mark Corrigan

Salem City Council Meeting Attendance Record
For Council Meeting held on January 19, 2022

	Please Print Name	Please Sign Name
31	Emily Weber	
32	Jon Ward	
33	Andrew Ottesen	
34	Steven Winton	
35	Amanda England Chase	
36	Chase England	
37	Keri Lackey	
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