

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 18th to request the link.

DATE: January 18, 2023 (City Council Chamber 30 West 100 South)
5:30 p.m. Work Session

1. Storm Drain Master Plan
2. Transportation Master Plan
3. 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. Transportation Master Plan
 - b. Transportation Impact Fee Facilities Plan (IFFP) Transportation Impact Fee Analysis (IFA)
 - c. Selling of real property (portions of parcel 30:038:025- Approx. 300 East Salem Canal Road)
6. Decision: Transportation Master Plan
7. Decision: Transportation Impact Fee Facilities Plan (IFFP) Transportation Impact Fee Analysis (IFA)
8. Decision: Selling of real property (portions of parcel 30:038:025- Approx. 300 East Salem Canal Road)
9. Decision: Cross Connection Control Program
10. Decision: Dream View Restroom
11. Decision: Roll Back Taxes for Public Safety Property 750 N 250 E
12. Decision: Back Up Sewer Plant Gear Box for Orbal Ditch
13. Decision: Memorandum of Understanding (MOU) between Salem City and Utah Department of Workforce Services (DWS) for HEAT assistance program.
14. Decision: Minutes of January 4, 2022
15. Decision: Bills for Payment

DIRECTORS REPORTS

16. Chief Brad James, Public Safety Director
17. Steve Cox, Building Official Director
18. Attorney Walter Bird
19. Jeffrey Nielson, City Finance Director
20. Matt Marziale, Public Works/Recreation 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.

21. Adam Clements, Electrical Director
22. Bruce Ward, Manager/Engineering
23. John Bowcut, Fiber Director

COUNCIL REPORTS

24. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
25. Councilman Kelly Peterson
 - a. Power Report
 - b. SUVPS Report
 - c. Fiber Report
26. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Green Waste
 - c. Youth Council
27. Councilman Seth Sorensen
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
 - c. Chamber of Commerce
28. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Senior Lunch
 - c. Library
29. Councilman Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
30. 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 18, 2023, in the Salem City Council Chambers.

Work Session: 5:30 p.m.

1. STORM DRAIN MASTER PLAN

Kayson Shurtz and Steve Jones representing Hansen Allen & Luce Inc presented the proposed Salem City Storm Drain Master Plan. Kayson Shurtz talked about the existing storm drain system. The Salem City storm drain system is currently lacking conveyance. The current storm drain system has a lot of retention systems. Conveyance within a storm drain system is critical during large rain events. Councilperson De Graw wanted to know why the current storm drain infrastructure is insufficient. Kayson Shurtz stated that most of the reasons for insufficient storm drain infrastructure is legacy and/or growing pains. Councilperson De Graw asked if insufficient storm drain infrastructure is normal for a growing city. Kayson Shurtz mentioned that insufficient storm drain infrastructure is typical for a growing city. Kayson Shurtz stated that the proposed Storm Drain Master Plan will help the City plan for better storm drain infrastructure in the future. There was conversation about the future storm drain infrastructure improvements. The future storm drain infrastructure is designed to be interconnected. This interconnection is made by pipes, ditches, etc. throughout the system. Councilperson Snyder mentioned that the city has a lot of ditches that don't drain water. Kayson Shurtz stated that the ditches that don't drain water properly probably have "choke points" (impediment). The proposed Storm Drain Master Plan will help mitigate the "choke point" (impediment) problem throughout the system. Kayson Shurtz stated that the total cost for the infrastructure installs within the proposed Storm Drain Master Plan is 45 million dollars. Councilperson De Graw wanted to see the schedule for the priority projects. Kayson Shurtz showed the priority project list and explained the projects on the priority list. Kayson Shurtz stated that developers will build portions of the proposed Storm Drain Master Plan as they develop property. Kayson Shurtz talked to the City Council about the potential storm drain impact fee. The proposed storm drain impact fee would be determined by lot size. The lot size rate was determined by the amount of impervious and pervious surfaces that are on existing properties in Salem. Bruce Ward stated that a storm drain impact fee would be charged for the purpose of maintenance of the storm drain system. Jeff Nielson reminded that impact fees have to be used within six years of payment. Kayson Shurtz stated that the proposed storm drain IFFP (impact fee facilities plan) outlines the projects that need to be constructed within the next ten years. The city may need to front some of the money for the storm drain infrastructure projects that need to be constructed within the next ten years. Councilperson De Graw wanted to know if there was any government funding mechanism for storm drain infrastructure. Bruce Ward mentioned that city staff has not investigated government funding for the storm drain infrastructure improvements. The city staff will research potential funding mechanisms for the storm drain infrastructure improvements. Councilperson Snyder wanted to know where the storm drain water will go once it is conveyed through town. Steve Jones mentioned that the storm drain water will be conveyed through town into Beer Creek. Councilperson Snyder asked if impervious surfaces affect the aquifer. Steve Jones stated that research is being conducted currently to figure out how impervious surfaces affect the aquifer. There was discussion about the potential storm drain impact fee. It was mentioned that the larger lots

(acre and more) are hard to determine how much impervious/pervious is on the property. Bruce Ward stated that the storm drain impact fee will be tricky to get fair for everybody because of the variables within the impervious/pervious surfaces. Councilperson De Graw asked if insurance companies come back to the city after a home is flooded to fix the damage. Walter Bird stated that insurance companies would come after the city (sue) if the city was negligent. Bruce Ward mentioned that city staff is keeping an eye on making sure storm drain infrastructure is built correctly. There was conversation about the current Salem City impact fees. The potential storm drain impact fee would increase the building permit fees. The City Council is concerned that people will be scared away from building if the impact fees are too expensive. Bruce Ward mentioned that he met with a developer recently and discussed impact fees. The developer told Bruce Ward that the building permit fee cost is not on their radar when they build a home. Bruce Ward stated that developers will not sell homes at a decreased rate if the City's impact fee is decreased. It was mentioned that schools and commercial buildings will have a higher impact fee. Mayor Christensen wants to talk with surrounding cities to see what they do for their impact fee calculations and rate.

2. TRANSPORTATION MASTER PLAN

Jeremy Searle from WCG Engineering presented the proposed transportation master plan. The proposed transportation master plan is based on the general plan. The level of service map was presented. SR-198 through Salem will be widened to a five-lane highway by 2040. 100 East will experience less traffic as future roads are constructed. Councilperson Snyder stated that there will be a lot of east to west connections through Salem when the future roads are constructed. Jeremy Searle stated that the goal of the transportation master plan is to create a grid network of roads throughout Salem. Jeremy Searle presented the proposed transportation impact fee. Transportation impact fees can only be charged for the developments impact on the infrastructure. Jeremy Searle went through the projects that are outlined in the IFFP (impact fee facilities plan). It was mentioned that 750 N and other roads will be a high priority in the future. Aaron with Zions Bank talked about the transportation impact fee calculation.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Delys Snyder
Councilperson Tim De Graw
Councilperson Cristy Simons
Councilperson Kelly Peterson

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Walter Bird, City Attorney
Adam Clements, Power
Matt Marziale, PW/Recreation
Bruce Ward, Manager/City Engineer
Steve Cox, Building Dept.
Cody Young

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen asked if anyone would like to give a motivational or inspirational message. Councilperson Simons stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Kate Mangum 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

The youth council had a great time giving two children Christmas gifts last month. The youth council will be planning the Valentines Day dinner and invited the City Council to join them at the dinner.

4. SF/SALEM CHAMBER OF COMMERCE

Kathleen Leavitt addressed the City Council. Kathleen Leavitt wants the chamber of commerce to be more involved with Salem businesses. Kathleen Leavitt asked the City Council to help her find opportunities to help Salem businesses through the chamber of commerce.

5. PUBLIC HEARING

Mayor Christensen asked for a motion to enter public hearing.

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

SECONDED BY: Councilperson Simons seconded the motion.

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

a. TRANSPORTATION MASTER PLAN

Jeremy Searle representing WCG Engineering presented the proposed transportation master plan. The level of service map was shown. Jeremy Searle stated that there would be a lot of traffic congestion in the future if the transportation infrastructure was not upgraded. The intersection improvements map was presented. Councilperson Snyder mentioned that a grid system of roads needs to be constructed to avoid grid lock in the future. There will be a cross section designed for each road. Jeremy Searle presented the cross sections outlined in the transportation master plan. The transportation master plan also includes improvements along the highways for public transit. The transportation master plan will help the city plan for the future.

Mayor Christensen asked for public comment, there was no public comment.

**b. TRANSPORTATION IMPACT FEE FACILITIES PLAN (IFFP)
TRANSPORTATION IMPACT FEE ANALYSIS (IFA)**

Jeremy Searle talked about the proposed transportation impact fee. Jeremy Searle mentioned that impact fees can only be charged towards new growth. The transportation impact fee can only be charged based off the percentage of impact a development has on the infrastructure. Jeremy Searle went through the list of road projects within the IFFP (impact fee facilities plan) that needs to be constructed in the next ten years. Councilperson Snyder explained that impact fees are charged when a new home is built. These impact fees help maintain and build needed infrastructure. The transportation IFFP is given to Zions Bank to calculate the impact fee. Aaron representing Zions Bank explained how the impact fee would be calculated. The idea of the impact fee calculation is to have new development pay for itself.

Mayor Christensen asked for public comment, there was no public comment.

**c. SELLING OF REAL PROPERTY (PORTIONS OF PARCEL 30:038:025 –
APPROX. 300 EAST SALEM CANAL ROAD)**

Matt Marziale stated that the property owners on the north side of parcel 30:038:025 desire to extend their yards to the south when Salem Canal Road is realigned. Matt Marziale presented the selling cost for the property. The City Council requested that the closing document includes language to not allow the residents to make improvements on the sold land until the Salem Canal Road project is completed.

Mayor Christensen asked for public comment, there was no public comment.

Mayor Christensen asked for a motion to close public hearing.

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

SECONDED BY: Councilperson Simons seconded the motion.

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

6. DECISION: TRANSPORTATION MASTER PLAN

Councilperson De Graw thanked everybody who was involved in the creation of the transportation master plan.

Mayor Christensen asked for a motion for the transportation master plan.

MOTION BY: Councilperson De Graw made a motion to adopt the transportation master plan.

SECONDED BY: Councilperson Snyder seconded the motion.

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

7. DECISION: TRANSPORTATION IMPACT FEE FACILITIES PLAN (IFFP) TRANSPORTATION IMPACT FEE ANALYSIS (IFA)

Bruce Ward stated that the city staff will need direction from the City Council on how they want to charge the transportation impact fee. When the city staff has direction, Walter Bird will draft an ordinance for the City Council to approve. The transportation impact fee can be a flat fee or a fee with escalation factors. The City Council agreed that the maximum transportation impact fee should be charged. Mayor Christensen stated that transportation is an important part of Salem. The transportation impact fee will help Salem City build/maintain essential transportation infrastructure.

Mayor Christensen asked for a motion for the transportation impact fee facilities plan (IFFP) transportation impact fee analysis (IFA)

MOTION BY: Councilperson Simons made a motion to table the transportation impact fee facilities plan (IFFP) transportation impact fee analysis (IFA) pending the preparation of the ordinance with the following conditions. The ordinance to become active July 1, 2024. The ordinance to show the escalation of impact fee amounts as shown in City Council today.

SECONDED BY: Councilperson Snyder seconded the motion.

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

8. DECISION: SELLING OF REAL PROPERTY (PORTIONS OF PARCEL 30:038:025-APPROX. 300 EAST SALEM CANAL ROAD)

Mayor Christensen asked for a motion for the selling of real property (portions of parcel 30:038:025 – approx. 300 East Salem Canal Road)

MOTION BY: Councilperson Snyder made a motion to approve the selling of real property (portions of parcel 30:038:025 – approx. 300 East Salem Canal Road) in the following amounts and portions. Spencer's purchase, 0.5544 acres in the amount of \$47,984. Stones purchase, 0.3523 acres in the amount of \$30,535. Clare purchase, 1.0255 acres in the amount of \$88,988.

SECONDED BY: Councilperson Snyder seconded the motion.

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

9. DECISION: CROSS CONNECTION CONTROL PROGRAM

This agreement shows guidelines for how to keep drinking water safe. James Thomas has read the document and is comfortable with its language.

Mayor Christensen asked for a motion for the cross-connection control program.

MOTION BY: Councilperson Snyder made a motion to approve the cross-connection control program.

SECONDED BY: Councilperson Peterson seconded the motion.

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

10. DECISION: DREAM VIEW RESTROOM

Matt Marziale stated that the Dream View Park needs a permanent restroom. Last year the city budgeted to stub the utilities into the Dream View Park where the restroom will be located. The city has budgeted for the restroom building this year. The restroom is a prefabricated concrete building. Matt Marziale suggested that the City Council approve the bid from CXT restroom in the amount of \$52,655.00. Matt Marziale is hoping to remove \$9,000.00 from the cost by removing the drinking fountain from the side of the building. The restroom will also have a programable locking system. Matt Marziale mentioned that a family in the city donated \$10,000.00 towards this project.

Mayor Christensen asked for a motion for the Dream View Park restroom.

MOTION BY: Councilperson Simons made a motion to approve the bid from CXT Restroom in the amount of \$52,655.00 for the construction of the Dream View Park restroom.

SECONDED BY: Councilperson De Graw seconded the motion.

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

11. DECISION: ROLL BACK TAXES FOR PUBLIC SAFETY PROPERTY 750 N 250 E

Jeff Nielson stated that the property for the new fire/EMS building needs to be taken out of green belt. Five years of back taxes will need to be paid in order to take the property out of green belt. The public safety impact fees will be paying the back taxes for the property. The amount due is \$36,996.00.

Mayor Christensen asked for a motion for roll back taxes for the public safety property located at 750 N 250 E

MOTION BY: Councilperson Snyder made a motion to approve the roll back taxes payment for the public safety property located at 750 N 250 E in the amount of \$36,996.00.

SECONDED BY: Councilperson Simons seconded the motion.

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

12. DECISION: BACK UP SEWER PLANT GEAR BOX FOR ORBAL DITCH

Matt Marziale stated that the sewer plant is in need of a back up gear box for the orbal ditch. It will take six months for the gear box to come to the sewer plant once ordered. Matt Marziale went through the bids for the gear box.

Mayor Christensen asked for a motion for the back up sewer plant gear box for the orbal ditch.

MOTION BY: Councilperson De Graw made a motion to approve the purchase of the back up sewer plan gear box for the orbal ditch in the amount of \$17,929.25 from Kaman.

SECONDED BY: Councilperson Simons seconded the motion.

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

13. DECISION: MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SALEM CITY AND UTAH DEPARTMENT OF WORKFORCE SERVICES (DWS) FOR HEAT ASSISTANCE PROGRAM

Jeff Nielson stated that this program allows the DWS to pay for struggling family's utility bills. Jeff Nielson believes that the program helps a lot of residents. The agreement needs to be electronically signed. Jeff Nielson requested that the City Council gives staff authorization to sign the agreement electronically.

Mayor Christensen asked for a motion for the memorandum of understanding (MOU) between Salem city and Utah department of workforce services (DWS) for heat assistance program.

MOTION BY: Councilperson Snyder made a motion to approve the memorandum of understanding (MOU) between Salem city and Utah department of workforce services (DWS) for heat assistance program. Allowing city staff to sign the agreement.

SECONDED BY: Councilperson Simons seconded the motion.

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

14. DECISION: MINUTES OF JANUARY 4, 2023

Mayor Christensen asked for a motion for the minutes of January 4, 2023.

MOTION BY: Councilperson Simons made a motion to approve the minutes of January 4, 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)

15. Decision: Bill for Payment

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

AMOUNT: \$1,640,118.47

MOTION BY: Councilperson Simons made a motion to approve the bills for payment in the amount of \$1,640,118.47.

SECONDED BY: Councilperson Snyder seconded the motion.

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

STAFF REPORTS

16. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James was not present at tonight's meeting.

17. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox mentioned that he has been receiving a lot of phone calls about ground water flooding houses recently. The city staff has been telling the residents that the city cannot control the water elevation. Phone calls from residents about ground water flooding should be directed to the contractors. City staff is looking at creating an ordinance to mitigate the ground water problem within homes. Steve Cox stated that Springville City has created an ordinance for the west side of town allowing slab on grade houses and crawl space floors must be at the elevation of the road. Mayor Christensen stated that the City needs to be careful of what they are in charge of. Steve Cox gave a report of building permits. Visionary Homes has submitted two buildings of townhomes for the Summer Springs Subdivision. Steve Cox stated that a few permits have been turned in.

18. ATTORNEY WALTER BIRD

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

19. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson sent out the budget to the City Council.

20. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale mentioned that there will be an employee training meeting next Thursday. Matt Marziale mentioned that the staff is looking into creating an ordinance to penalize contractors for doing construction without a permit.

21. ADAM CLEMENTS, ELECTRICAL DIRECTOR

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

22. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward had nothing to add to tonight's meeting.

23. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut was not present at tonight's meeting.

COUNCIL REPORTS

24. MAYOR KURT L. CHRISTENSEN

Mayor Christensen stated that the city was awarded 2.5 million dollar grant for the pressurized irrigation meters.

25. COUNCILPERSON KELLY PETERSON

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

26. COUNCILPERSON CRISTY SIMONS

Councilperson Simons went to the frontrunner planning meeting in Payson last week. Councilperson Simons stated that the public was excited for the front runner to be built in Payson. They are planning on building the front runner to Payson in five years. Councilperson Simons wanted to know if the city is watching for the legislative bills. The city is watching for legislative bills. Councilperson Snyder believes that the legislators are developers. Councilperson Snyder believes that the legislators are taking away the rights of the local City's. Councilperson Simons received a request from a residents about chicken use. Councilperson Simons believes that the fowl ordinance should be adjusted to allow more chickens on property because of current egg prices. The City Council believes that there needs to be common curtesy with the fowls if the ordinance is changed.

27. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen was not present at tonight's meeting.

28. COUNCILPERSON DELYS SNYDER

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

29. COUNCILPERSON TIM DE GRAW

Councilperson De Graw gave a report for the sewer plant plans this month. The sewer plant passed the quarterly bacteria test. Councilperson De Graw stated that the snow plowing has been doing exceptional.

30. CLOSED SESSION

ADJOURN CITY COUNCIL MEETING

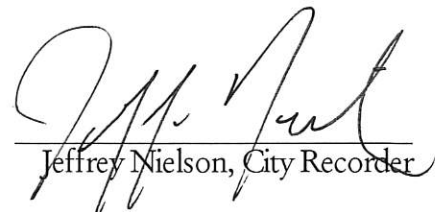
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Snyder made a motion to adjourn

SECONDED BY: Councilperson De Graw seconded the motion.

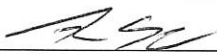



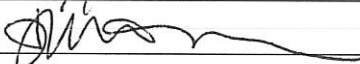
VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

MEETING ADJOURNED AT: 8:30 p.m.



Jeffrey Nielson, City Recorder

Salem City Council Attendance Record
For City Council Meeting held on January 18, 2023

	Please Print Name	Please Sign Name
1	Aaron Seaborn	
2	Craig Sacco	
3	Steve Jones	
4	Karen Boothe	
5	Kathleen Leavitt	
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