



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 16th to request the link.

DATE: August 16, 2023 (City Council Chamber 30 West 100 South)

5:30 p.m.

Work Session

1. Chamber of Commerce Discussion
2. Fire/EMS Building Interior Design
3. Drinking Water/PI IFFP & IFA Discussion
4. 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. Ordinance - Drinking Water IFFP and IFA
 - b. Ordinance - Pressurized Irrigation IFFP and IFA
 - c. Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North)
6. Decision: Ordinance - Drinking Water IFFP and IFA
7. Decision: Ordinance - Pressurized Irrigation IFFP and IFA
8. Decision: Zone Change – Fieldstone Homes (Approx Woodland Hills Dr. 750 North)
9. Decision: Preliminary Plat – Sinks Development (Approx. SR-198 1100 N)
10. Decision: Preliminary Plat – Viridian Farm Plat A (Approx. 700 N 1500 E)
11. Discussion (No Motion): Viridian Farm MPD Pressurized Irrigation Pond
12. Decision: Resolution – Fee Schedule Update (Master Planned Development)
13. Decision: MAG (MPO) Transportation Funding
14. Decision: Minutes of July 19, 2023
15. Decision: Minutes of August 2, 2023
16. Decision: Bills for Payment

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.

DIRECTORS REPORTS

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

COUNCIL REPORTS

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

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.

Minutes of the Salem City Council Meeting held on August 16, 2023, in the Salem City Council Chambers.

Work Session: 5:30 p.m.

1. CHAMBER OF COMMERCE DISCUSSION

Kathleen Leavitt, Candice Young, and Mike Rasmussen from the Spanish Fork/Salem Chamber of Commerce addressed the City Council. Kathleen Leavitt stated that the Chamber of Commerce wants to be more involved with Salem City businesses. Councilperson Simons believes that businesses in Salem City haven't joined the Chamber of Commerce in the past because they felt it wasn't worth their time. Kathleen Leavitt believes that a person representing Salem City on the Chamber of Commerce Board would help Chamber of Commerce involvement from Salem City. Kathleen Leavitt believes that Jen Wright would be a good person to have on the Chamber of Commerce Board for Salem City. Kathleen Leavitt wanted to know how much money Salem City could participate to the Chamber of Commerce. Mayor Christensen wanted to know how the participation money was calculated. Kathleen Leavitt stated that Spanish Fork bases their participation money by how many businesses are apart of the Chamber of Commerce in Spanish Fork. Mayor Christensen wants Kathleen Leavitt to propose a participation fee based off the way Spanish Fork City calculated their participation fee. Councilperson De Graw believes that economic development is important for Salem City. Councilperson De Graw believes that an economic plan should be established for Salem City. Mayor Christensen believes that growing the presence of the Chamber of Commerce in Salem City is important.

2. FIRE/EMS BUILDING INTERIOR DESIGN

Heber Slabbert presented the new concept for the Fire/EMS Building. Heber Slabbert believes that the building has a timeless look. The interior of the building has been designed to provide a calm space for the first responders. Councilperson Simons likes the wood accents and art that will be constructed inside of the proposed building. Heber Slabbert stated that the proposed building will require little to no maintenance. Councilperson Snyder is impressed with the proposed building. Councilperson De Graw asked why the west windows for the bays were removed. Heber Slabbert stated that the west windows were removed because it was most cost effective. Heber Slabbert stated that sufficient natural light will be brought into the bays without the west windows. Councilperson De Graw likes the idea of the high speed roll up doors for the bays. Fire Chief Ealey likes the design of the Fire/EMS Building. Karen Boothe stated that the proposed Fire/EMS Building contains everything they need. Chief Brad James wanted to get the opinion of the City Council for the interior of the proposed Fire/EMS Building. The City Council likes the interior design colors that were presented at tonight's meeting.

3. DRINKING WATER/PI IFFP & IFA DISCUSSION

Ridley Griggs representing Hansen Allen and Luce presented the proposed updated Drinking Water and Pressurized Irrigation IFFP (Impact Fee Facilities Plan) and IFA (Impact Fee Analysis). Ridley Griggs stated the impact fees are a mechanism for development to pay for itself. Ridley Griggs showed the City Council what portions of the

Drinking Water and Pressurized Irrigation system needs to be upgraded to handle future development. Ridley Griggs showed the proposed amounts for the updated impact fees. The impact fees for Drinking Water and Pressurized Irrigation have not been updated for three years. It was mentioned that the proposed impact fees double the current impact fees. The City Council and City Staff is concerned about the proposed impact fees doubling. Ridley Griggs showed a comparison chart of how surrounding city's Drinking Water/Pressurized Irrigation Impact Fees lined up against the proposed impact fees for Salem City. The chart showed Salem City near the top of the list for most expensive drinking water/pressurized irrigation impact fees. Councilperson Snyder believes that the city's that have lower impact fees probably haven't updated their impact fee recently. Ridley Griggs stated that the impact fees will be more expensive for cities that need to construct major portions of their infrastructure systems. Eileen Miller representing the Home Builders Association believes that Ridley Griggs has done a great analysis for the Drinking Water/Pressurized Irrigation IFFP and IFA. Eileen Miller mentioned that building infrastructure for development is a major cost issue right now. Eileen Miller believes that the current development situation is unsustainable.

4. AGENDA ITEMS DISCUSSION

There was no discussion about this item during work session.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Seth Sorensen
Councilperson Delys Snyder
Councilperson Tim De Graw
Councilperson Cristy Simons

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 Dept.
John Bowcut, Fiber Director
Cody Young

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Steve Cox 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

Kathleen Leavitt mentioned that the Chamber of Commerce helped setup a meeting for the inland port with Burgess Owens recently. There will be a networking business meeting held tomorrow. There will also be a summit meeting held on October 26, 2023. Brandon Fugal will be speaking at the meeting in October.

5. PUBLIC HEARING

Mayor Christensen asked for a motion to enter public hearing.

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

SECONDED BY: Councilperson Simons seconded the motion.

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

a. ORDINANCE – DRINKING WATER IFFP AND IFA

Ridley Griggs presented the proposed Drinking Water/Pressurized Irrigation IFFP and IFA. Impact fees are charged to new development to offset the expenses of infrastructure improvements. Ridley Griggs showed the improvements that will need to happen to the drinking water and pressurized irrigation systems when future development occurs. Ridley Griggs showed the proposed impact fees for the drinking water and pressurized irrigation systems. Ridley Griggs also showed a comparison chart showing surrounding city's impact fees for drinking water and pressurized irrigation.

Eileen Miller reminded the City Council that it is very hard to compare impact fees between cities because every city's situation is different. Eileen Miller believes that there should be more smaller lots and ADU's (Accessory Dwelling Units) constructed to help drive down the cost of impact fees.

b. ORDINANCE – PRESSURIZED IRRIGATION IFFP AND IFA

Please refer to item 5a.(above) for information about this agenda item.

c. ZONE CHANGE – FIELDSTONE HOMES (APPROX. WOODLAND HILLS DR. 750 NORTH)

Bruce Ward stated that the DRC gave a negative recommendation for the proposed Fieldstone Homes zone change. The Planning and Zoning Commission tabled the proposed Fieldstone Homes zone change. The applicant for the zone change is working to address the concerns of the DRC and Planning and Zoning Commission.

There was no public comment for the proposed Fieldstone Homes zone change.

Mayor Christensen asked for a motion to close public hearing.

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

SECONDED BY: Councilperson Snyder seconded the motion.

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

6. DECISION: ORDINANCE – DRINKING WATER IFFP AND IFA

Councilperson Snyder stated that the City Council is aware of the drinking water and pressurized irrigation impact fees doubling from the current cost. Councilperson Snyder stated that the city cannot change the cost for construction of infrastructure. Councilperson Snyder mentioned that without impact fees the existing residents would pay for the infrastructure upgrade. The City Council does not want existing residents to pay for new development.

Mayor Christensen asked for a motion for the Drinking Water IFFP and IFA ordinance.

MOTION BY: Councilperson Sorensen made a motion to approve the Drinking Water IFFP and IFA ordinance.

SECONDED BY: Councilperson Snyder seconded the motion.

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

7. DECISION: ORDINANCE – PRESSURIZED IRRIGATION IFFP AND IFA

Mayor Christensen asked for a motion for the Pressurized Irrigation IFFP and IFA ordinance.

MOTION BY: Councilperson Sorensen made a motion to approve the Pressurized Irrigation IFFP and IFA ordinance.

SECONDED BY: Councilperson Snyder seconded the motion.

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

8. DECISION: ZONE CHANGE – FIELDSTONE HOMES (APPROX WOODLAND HILLS DR. 750 NORTH)

There was nobody present to represent the Fieldstone Homes zone change. This item was removed from the agenda because it was tabled at Planning and Zoning Commission.

9. DECISION: PRELIMINARY PLAT – SINKS DEVELOPMENT (APPROX SR-198 1100 N)

Bradey Wilde stated that the Sinks Development Preliminary Plat is in the C-1 zone. The proposed preliminary plat will be a commercial subdivision. The city does not know what is planned to be constructed on the subdivision. This preliminary plat will connect 1100 North to the Northfield Crossing Subdivision. Approval from UDOT is required for the proposed preliminary plat. Bradey Wilde stated that DRC and Planning and Zoning Commission recommended approval of the proposed preliminary plat.

Mayor Christensen asked for a motion for the Sinks Development Preliminary Plat.

MOTION BY: Councilperson Sorensen made a motion to approve the Sinks Development Preliminary Plat subject to the recommended conditions by the DRC and Planning and Zoning Commission.

SECONDED BY: Councilperson De Graw seconded the motion.

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

10. DECISION: PRELIMINARY PLAT – VIRIDIAN FARM PLAT A (APPROX. 700 N 1500 E)

Bradey Wilde stated that the Viridian Farm Plat A Preliminary Plat is the first preliminary plat for the Viridian Farm MPD (Master Planned Development). The proposed preliminary plat contains a mixture of single family and townhome products. The proposed preliminary plat meets the requirements of the Viridian Farm MPD development agreement.

Mayor Christensen asked for a motion for the Viridian Farm Plat A Preliminary Plat.

MOTION BY: Councilperson Snyder made a motion to approve the Viridian Farm Plat A Preliminary Plat subject to the recommended conditions by the DRC and Planning and Zoning Commission.

SECONDED BY: Councilperson Simons seconded the motion.

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

11. DISCUSSION (NO MOTION): VIRIDIAN FARM MPD PRESSURIZED IRRIGATION POND

Scott Bishop representing D.R. Horton presented a pressurized irrigation pond concept for the Viridian Farm MPD (Master Planned Development). The pressurized irrigation pond for the Viridian Farm MPD was planned to be constructed next to the water tank. After further analysis they are looking at constructing the pressurized irrigation pond in a new location within the Viridian Farm MPD. The new location of the pressurized irrigation pond would allow Salem City to draw from all of its irrigation companies. The proposed location would also allow the pressurized irrigation pond to service portions of Salem City outside of the Viridian Farm MPD. Scott Bishop stated that the new pond would be three times larger than what would be required for the Viridian Farm MPD. The new pond location will create a loss of lots for D.R. Horton. Scott Bishop showed a concept of the adjustment of lots with the new location of the pressurized irrigation pond. D.R. Horton is proposing to add 16 more units to the Viridian Farm MPD to make up for the loss of revenue from the new location of the pressurized irrigation pond. The development agreement will need to be amended to allow the increase of 16 lots in the Viridian Farm MPD. City Staff and D.R. Horton believe that the pond should have amenities. The cost to construct a park around the pressurized irrigation pond would be 1.5 million. The city would need to pay for the park. Mayor Christensen believes that the pond would benefit Salem City because they can draw from all irrigation companies at the proposed location. The City Council directed the City Staff and developer to come back with a final proposal for the proposed Viridian Farm MPD pressurized irrigation pond.

12. DECISION: RESOLUTION – FEE SCHEDULE UPDATE (MASTER PLANNED DEVELOPMENT)

This item was not ready for City Council tonight.

Mayor Christensen asked for a motion for the master planned development fee schedule update resolution.

MOTION BY: Councilperson De Graw made a motion to table the master planned development fee schedule update resolution.

SECONDED BY: Councilperson Simons seconded the motion.

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

13. DECISION: MAG (MPO) TRANSPORTATION FUNDING

This is a proposal for Consore Engineering to provide a concept report for the future MAG funding for 750 North and 1100 North. The cost to construct this report will come from transportation impact fees.

Mayor Christensen asked for a motion for the MAG (MPO) transportation funding.

MOTION BY: Councilperson De Graw made a motion to approve the MAG (MPO) transportation funding in the amount of \$11,000.

SECONDED BY: Councilperson Simons seconded the motion.

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

14. DECISION: MINUTES OF JULY 19, 2023

Mayor Christensen asked for a motion for the minutes of July 19, 2023.

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

SECONDED BY: Councilperson Snyder seconded the motion.

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

15. DECISION: MINUTES OF AUGUST 2, 2023

Mayor Christensen asked for a motion for the minutes of August 2, 2023.

MOTION BY: Councilperson Sorensen made a motion to approve the minutes of August 2, 2023.

SECONDED BY: Councilperson Snyder seconded the motion.

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

16. DECISION: BILL FOR PAYMENT

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

AMOUNT: \$1,808,194.78

MOTION BY: Councilperson Sorensen made a motion to approve the bills for payment in the amount of \$1,808,194.78.

SECONDED BY: Councilperson Simons seconded the motion.

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

STAFF REPORTS

17. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James stated that it was the first day of school today. Chief Brad James pleaded to the residents to slow down while driving. Corporal Lloyd is retiring at the end of the month. The Police Department was able to hire another police officer. They are excited to have the new officer join the Police Department.

18. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox had nothing to add to tonight's meeting.

19. ATTORNEY WALTER BIRD

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

20. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson mentioned that the auditors came to the city this last week. The ULCT meetings will be held soon.

21. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale stated that they are getting everything cleaned up from Salem Days. Reflections Park was hydroseeded recently. Matt Marziale gave an update on the Salem Canal Road project.

22. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements stated that they have been working on switching the Davis Ranch property from SESD to Salem City Power.

23. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward is working on getting proposals to update the sewer impact fee to upgrade the sewer treatment plant.

24. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut gave an update to the City Council on where the Fiber Department has been working. They are planning to have 1500 customers by next July.

COUNCIL REPORTS

25. MAYOR KURT L. CHRISTENSEN

Mayor Christensen thanked the employees for their hard work.

26. COUNCILPERSON KELLY PETERSON

Councilperson Peterson was not present at tonight's meeting.

27. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated that McDonalds grand opening went well.

28. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen stated that the city has done a great job to conserve water this year.

29. COUNCILPERSON DELYS SNYDER

Councilperson Snyder stated that \$17,750 was raised at the library auction.

30. COUNCILPERSON TIM DE GRAW

Councilperson De Graw stated that the sewer plant is running well.

31. CLOSED SESSION

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

MOTION BY: Councilperson Snyder made a motion to enter closed session for the purpose of potential litigation.

SECONDED BY: Councilperson De Graw seconded the motion.

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

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

MOTION BY: Councilperson Sorensen made a motion to close closed session for the purpose of potential litigation.

SECONDED BY: Councilperson Snyder seconded the motion.

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

ADJOURN CITY COUNCIL MEETING

Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Simons made a motion to adjourn.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Simons; Aye, Councilperson Sorensen; 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 August 16, 2023

	Please Print Name	Please Sign Name
1	Eileen H. Miller	Eileen H. Miller WVHBA
2	Karen Boothe	Karen Boothe
3	Howard Chuntz	H. Chuntz
4	Paul Taylor	Paul Taylor
5	STEPHEN GLAIN	Stephen Glain
6	Cynthia Rees	Cynthia Rees
7	Scott Bishop	Scott Bishop
8	Lisa Webster	Lisa Webster
9	Candice Young	Candice Young
10	Kathleen Leavitt	Kathleen Leavitt
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