



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, November 3rd to request the link.**

DATE:
6:00 p.m.

November 3, 2021 (City Council Chamber 30 West 100 South)

WORK SESSION

1. Power Department building/shop/equipment options
2. Agenda Item 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. City Council Applicants Interview-Fill Vacancy
 - a. Vote for New Council Member
 - b. Appoint New Council Member
6. Citizen Request-Jon Cope-Davis Water Rights
7. Decision: Acousti Blok for Cole Park Pickle Ball Courts
8. Decision: Cole Park Restrooms
9. Decision: Arrowhead Trail Sewer Pioneering Agreement with Spanish Fork City
10. Decision: Power Department building enclosing structure cost
11. Decision: Minutes of October 20, 2021
12. Decision: Bills for Payment

DIRECTORS REPORTS

13. Chief Brad James, Public Safety Director
14. Steve Cox, Building Official Director
15. Attorney Vaughn Pickell
16. Jeffrey Nielson, City Finance Director
17. Matt Marziale, Public Works/Recreation Director
18. Ted Barnett, Electrical Director
19. Bruce Ward, Manager/Engineering
20. John Bowcut, Fiber Director

In compliance with the A.D.A., individuals needing special accommodations during this meeting should notify the Salem City Office at 30 W. 100 S. or call (801)423-2770 at least three working days prior to meeting.

COUNCIL REPORTS

21. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
22. Councilman Sterling Rees
 - a. UMPA Report
 - b. SUVPS Report
 - c. Mayor / Council Advisory Board
23. Councilman Seth Sorensen
 - a. Recreation
 - b. Green Waste
 - c. Chamber of Commerce
24. Councilwoman Delys Snyder
 - a. Solid Waste
 - b. Senior Dinners
 - c. Library
25. Councilman Tim De Graw
 - a. Sewer
 - b. Youth Council
26. 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 November 3, 2021 in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1.

Ted Barnett stated as you are aware, we have been working on our new electrical shop and have made good progress on the building. So far to date, we have the footings and foundation complete, and the building shell is erected. Our next step is to get the building enclosed with garage doors and windows. We also need to install the downspouts on the rain gutter in order to handle the drainage from the roof. With winter approaching Ted Barnett feels this is needed right away. Estimated cost for doors & openers is \$43,627.00 with Epic a few months ago and Ted believes it will be higher and estimated a cost not to exceed \$65,000.00. Mayor Christensen asked how many doors and Ted responded 9. Ted said there is 17 windows, and he is waiting on responses from a couple glass companies but estimated cost for windows \$16,264.00 not to exceed \$25,000.00. Gutter Downspouts estimated cost at \$4,701.00 not to exceed \$10,000.00. Ted Barnett said we are seeking approval to proceed with getting bids for the garage doors, windows and gutter downspouts and accepting the lowest most qualified bid for each item if the costs are within the not to exceed amounts. Ted Barnett stated we have \$200,000 in capital improvements for the building. Ted mentioned we have been working on this building for a few years. Councilperson De Graw asked what needs to be done to complete the building? Ted Barnett said we still have more things in order to get it completed. Councilperson Rees asked about what they will be doing with the building during the winter. Ted Barnett responded we can start with the interior items, underground utilities, plumbing, footings, etc. Ted Barnett said we can park equipment in the building to get out of the weather. Jeff Nielson said we have been piecing this along for 3 years and Joe with Epic has a plan and said let's get this job finished and he will present what is needed to get the building done. Councilperson Snyder asked if impact fees will be used, and Ted Barnett said no.

Joe Santos with Epic Engineering stated he we have been able to help Ted and Public Works with this project. Joe mentioned we can piece mill this to death, but let's come up with a plan with what it will look like at the end of the day. Looking at options to get it done. Joe Santos said the difficult part is as you piece mill it together it cost more for someone to come in and if you have a problem, it's hard to figure out who needs to fix the issue. Bruce Ward, Matt Marziale, Ted Barnett, and Joe Santos started out with a concept plan. Joe presented a slide on the turn radius for vehicles and showed a slide for what needs to be graded and what it will take to do the grading and a future road in front. Joe Santos said the next thing was planning for the building. Joe Santos presented a 3D model of what the building would look like. The footing and foundation plan was done to make sure it was built correctly. Joe presented the image of the conference room, three offices and break room, copy room. With the detailed plan we wanted to make sure we put a cost estimate together. Some earth work and foundation have already been done. Joe Santos said we tried to estimate as best we could. Joe Santos showed a slide of what has been finished and anticipated cost to complete. Completed to today is \$502,743.58 and what needs to be completed is 1.8 million and with contingency up to 2 million. With added contractor's overhead & profit brings to 2.4 million. The added design & surveying, construction

administration, construction surveying, construction quality assurance. Total construction would be at 2.6 million for a total estimate cost of 3 million. Joe Santos said if we would have brought this to you in the beginning the total cost would have been a 3-million-dollar project verses piecing it together. Joe Santos recommended working together and coming up with a budget for entire concept.

Councilperson De Graw asked how we can put a best practice in place by not doing piece rate. Piece milling will always result in a higher cost. Can we do a bond verse piecing together. Jeff Nielson stated we just have to determine that based on the project. Councilperson Rees said we have been talking about this for years and we need to get it done. Jeff Nielson stated we can contact Zion and they will come up with bonding. Attorney Pickell said it could be a lower bond rate doing a revenue bond. Attorney Pickell said Zion's will shop rates. Councilperson De Graw asked if we can look for grants and Attorney Pickell said Zion's can help with that. Councilperson Snyder asked about what other building are coming up. Matt Marziale stated the roads building is coming together and it won't cost as much as the power building. Matt Marziale said James Thomas is waiting for doors and they are planning to do the concrete floor and it is a good side project on bad weather days. Matt Marziale said the roads building is a working building and the power building is a working and office space building. Jeff Nielson commented they are looking for approval tonight to get the electrical building enclosed and to possible bond to finish project. Mayor Christensen asked about issue with water and Ted Barnett said he has talked with plumbers to get it fix. John Bowcut stated the fiber building will be coming soon and Jeff Nielson mentioned the Public Safety building will be coming up as well.

2.

Acousti Blok

Matt Marziale said Cole Park has been opened to use as they are currently. Matt Marziale mentioned in the bid the courts will be textured. Matt Marziale stated we need a few days of 72 degree or higher temperature in order for them to put the texture on so it will bond to the cement. Matt Marziale said we need to control the sound at the park. Matt has looked for ways to control sound. Acousti Blok is a solid block to help control sound. Matt Marziale said we will wrap the westside on both courts at Cole Park. Matt Marziale stated he wants to see how well the product works before purchasing them for the Loafer pickle ball courts. Matt stated multiple cities have given their recommendation to use this product. Matt stated this is an impact fee expenditure and we have budgeted for this. The Acousti Blok handles the temperature well, no color fade. Councilperson De Graw asked if the courts would be completely enclosed, and Matt said no. Councilperson De Graw asked about the Police safety. Matt Marziale said that is why we want it on the west side so police can drive up and see directly into the courts on the eastside. Matt Marziale stated they are supposed to reduce the sound by 12-18% and he didn't feel that was a great number, but neighboring cities have stated it is extremely effective.

Cole Park Restroom

Matt Marziale stated this building is a restroom and storage building for Cole Park. Matt stated he has brought in Epic Engineering for bidding process. Wright masonry gave a bid at \$187,000 which was the lowest bid, and the second bid was extremely high and the 3rd bidder back out of bidding process. Matt Marziale recommends accepting the bid from Wright Masonry and it will be paid with impact fees. May 30th is the completion day and the approx. date to open park is April 1st. Our crew will install sprinklers. Matt Marziale has put a request for bid out for playground. The goal is May 30 to be mostly complete. John Bowcut stated Wright Masonry has done quality work for his fiber huts. Matt Marziale stated contractors are picking and choosing jobs.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Sterling Rees
Councilperson Seth Sorensen
Councilperson Delys Snyder
Councilperson/Tim De Graw

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-excused
Steve Cox, Building Dept.
John Bowcut, Fiber Director
Robyn Mortensen

OTHERS PRESENT

Jen Watson, Craig Sacco, Cristy Simons, Kelly Peterson, William Burk, Janie Christensen,
Andrew Ottesen

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

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

3. YOUTH COUNCIL

There was not a member from the Youth Council present tonight.

4. SF/SALEM CHAMBER OF COMMERCE

Heather Youd with the Chamber stated Spanish Fork has wrapped up the farmer's market. They can accept snap benefits at the farmer's market and received \$6000 in snap benefits this year.

The Business Continuity and Preparedness workshop was canceled, and they will reschedule for some time in February.

Blain Hone Excavating is business of month, and we will celebrate next Thursday at noon.

November 18th they will host the networking luncheon and it will be held at the ponderosa building at the fairgrounds.

Heather Youd stated Spanish Fork has decided to move the Winter Light Parade to Saturday after Thanksgiving. The Pond Town Lighting is on Friday, and they want to be able to support both events.

Councilperson Snyder commented the Growth and Prosperity conference was good. Mayor Christensen asked where they held the farmer's market. Heather Youd stated they hold it at an empty field just north of the Justice Center.

5. CITY COUNCIL APPLICANTS INTERVIEW-FILL VACANCY

Kelly Peterson said he appreciates the opportunity to apply to fill the vacancy on the council. Kelly Peterson stated he would like to withdraw his application to fill the city council vacancy. Kelly Peterson said Cristy Simons received the most votes and recommended to the council to have Cristy Simons fill the vacant position.

Jason Stewart was not present for an interview, which disqualified Jason.

Cristy Simons stated she is pleased to be back in the council room. Cristy Simons said she is grateful for the Mayor and Council. Cristy Simons congratulated Kelly Peterson on the election. Cristy stated she loves Salem and looks forward to serving the community. Councilperson Rees asked Christy how many kids she has. Christy stated she has 3 kids and 2 grandkids. Mayor and Council thanked Cristy Simons.

APPOINT NEW COUNCIL MEMBER

MOTION BY: Councilperson Rees motion to approve the resolution 110321 to appoint Cristy Simons as the councilmember to fill the vacated spot by Howard Chuntz.

SECONDED BY: Councilperson Sorensen

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

Jeff Nielsen swore in Cristy Simons as the Councilperson to fill the vacancy on the council. Jeff Nielsen stated the oath and Cristy Simons recited the oath of office.

6. CITIZEN REQUEST-JON COPE-DAVIS WATER RIGHTS

Attorney Pickell stated Jon Cope has requested to dedicate water rights to the city for the Davis Ranch/Treehouse development now. Attorney Pickell stated they will be able to bank the water rights and hold them for the development of their property. Attorney Pickell stated he got the draft today and will go over it with Bruce. Attorney Pickell is looking for direction tonight and will bring this back to council later for approval. Councilperson De Graw asked why they want to dedicate the rights now. Attorney Pickell said the main thing is once you convert the rights to municipal use they are better protected from nonuse.

7. DECISION: ACOUSTI BLOK FOR COLE PARK PICKLE BALL COURTS

Discussion on this item was done in work session.

MOTION BY: Councilperson Snyder motion to accept the decision to purchase the Acousti Blok for Cole Park in the sum of \$13892.23

SECONDED BY: Councilperson Sorensen

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, Councilperson Cristy Simons; Aye, (5 Ayes)

8. DECISION: COLE PARK RESTROOMS

Matt Marziale said the restrooms were a part of the design of the park. The building includes a storage garage for maintenance of park. Matt Marziale stated bids went out. Wright masonry was the lowest bid. The second bid was high, and the third bid withdrew. Matt Marziale recommended Wright Masonry for \$187,200. Completion is set for May 30th.

MOTION BY: Councilperson Sorensen motion to approve the Cole Park Restrooms with Wright Masonry for \$187,200.

SECONDED BY: Councilperson Rees

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, Councilperson Cristy Simons; Aye, (5 Ayes)

9. DECISION: ARROWHEAD TRAIL SEWER PIONEERING AGREEMENT WITH SPANISH FORK CITY

Attorney Pickell said this is regarding a sewer trunk line that was put into arrowhead trail to sewer a portion of Spanish Fork that would come down to the Salem sewer plant. Since

then, the cities have adjusted their boundaries and Spanish Fork has installed a sewer line that runs along 8000 South, and they can handle their own sewer in the future. This will be a benefit to the properties that front it, and this agreement will collect a sum from the parties that front the road for the amount of an 8-inch pipe. Salem would collect amount and remit it to Spanish Fork.

MOTION BY: Councilperson De Graw motion to accept the Arrowhead Trail Sewer Pioneering Agreement with Spanish Fork City

SECONDED BY: Councilperson Simons

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, Councilperson Cristy Simons; Aye, (5 Ayes)

10. DECISION: POWER DEPARTMENT BUILDING ENCLOSING STRUCTURE COST

This item was discussed in the work session

Mayor Christensen said we want to enclose the building for winter.

Councilperson De Graw mentioned the funds would come from the Capital Improvement budget.

MOTION BY: Councilperson Rees motion to approve \$100,000 to the power department building for the needs to enclose the structure. Not to exceed \$100,000.

SECONDED BY: Councilperson Sorensen

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, Councilperson Cristy Simons; Aye, (5 Ayes)

11. DECISION: MINUTES OF OCTOBER 20, 2021

MOTION BY: Councilperson Sorensen motion to approve the minutes of October 20, 2021

SECONDED BY: Councilperson Rees

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, Councilperson Cristy Simons; abstained, (4 Ayes)

12. DECISION: BILLS FOR PAYMENT

AMOUNT: \$1,004,241.36

MOTION BY: Councilperson Snyder motion to approve the bills for payment in the sum of \$1,004,241.36.

SECONDED BY: Councilperson Sorensen

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, Councilperson Cristy Simons; abstained, (4 Ayes)

13. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James did not have anything to add to tonight's meeting

14. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox reported on building permits. Steve stated we have 225 new single-family permits, 358 total permits. In October 24 permits were submitted. Steve mentioned we have roughly 5 more for review.

15. ATTORNEY VAUGHN PICKELL

Attorney Pickell did not have anything to add to tonight's meeting

16. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielsen commented on the Election and stated the county informed him that about 10,000 ballots were turned in county wide at the last minute in the ballot boxes. Salem had approx. 350 ballots that still needed to be counted. Jeff Nielsen stated he will get an update on Thursday and post the new totals. Jeff Nielsen stated we need to decide on the date and time to canvass the election results. The Mayor and Council decided to have a special council meeting to canvass the election on Tuesday, November 16th at 5:00 p.m.

17. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale stated the section of road on 300 east is complete and they are doing shoulder work and providing access to homes. Matt stated the sewer collections department is doing sewer manhole inspections. Matt Marziale said the city sent out a reverse text to the residents about the storm coming and we needed help cleaning up leaves and gutters. Matt stated we appreciate the help from the residents to get the gutters cleaned and leaves picked

up. Matt Marziale stated on a personal note, he wanted to thank the Mayor and Council for the job they do. Matt mentioned his son is getting married soon and he is worried about finding a place to live. Matt applauded the Mayor and Council for their efforts in making sure they are doing their duties as a council and bringing in more housing.

18. TED BARNETT, ELECTRICAL DIRECTOR

Ted Barnett did not have anything to add to tonight's meeting

19. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward was excused from tonight's meeting

20. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut mentioned we added a tester in Deer Creek node today. John stated next week we should be able to bring on the west cemetery node and the foothills node not too far after that. John Bowcut said we had about a 40 % take in 1st node and he is happy with that and knows it will take a little more time. Councilperson De Graw asked about marketing to increase the percentage of the take rate. John commented it is not necessary at this time.

COUNCIL REPORTS

21. MAYOR KURT L. CHRISTENSEN

Mayor Christensen stated we did interviews for water positions and have filled the positions. Mayor Christensen stated we are building things and the price keeps doubling and we need to finish our projects.

22. COUNCILPERSON STERLING REES

Councilperson Rees mentioned that all the Council members they will be receiving a notice to invite them to a dinner on December 16th for Nephi Clover Creek solar project banquet. Councilperson Rees invited the council to put on their calendars.

23. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen stated the green waste will be closing on Saturday November 6th. Matt Marziale stated space wise of the green waste is good and it is getting used all hours it is

opened. Matt Marziale stated once the green waste is closed, they will put a trailer at the recreation parking lot for leaves. Councilperson Sorensen stated the recreation department is in the process to start the early winter sports and late fall. Councilperson Sorensen commented the boys' volleyball is a big hit.

24. COUNCILPERSON DELYS SNYDER

Councilperson Snyder mentioned she went to a conference, and she asked UTA what they could do for Salem and UTA said we have van pools. Councilperson Snyder stated there is not a whole that UTA is offering Salem. Councilperson Snyder mentioned she would like to honor the school for winning the Fine Arts National award.

25. COUNCILPERSON TIM DE GRAW

Councilperson De Graw thanked the members of the youth council & city staff for helping with trunk or treat activity. Matt Marziale stated they were planning for 500 people and had over 1000. Matt Marziale stated they added a haunted house, and it was a big hit. Jeff Nielson stated we haven't reached out to anyone on the Pond Town Lighting celebration. Mayor Christensen stated they will work on planning the Pond Town Lighting.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Sorensen

SECONDED BY: Councilperson Snyder

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye, Councilperson Cristy Simons; Aye, (5 Ayes)

MEETING ADJOURNED AT: 7:48 p.m.

Jeffrey Nielson, City Recorder