

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, July 6th to request the link.**

DATE: July 6, 2022 (City Council Chamber 30 West 100 South)

6:30 p.m. Work Session

1. Agenda Item's Discussion

7:00 p.m. AGENDA – REGULAR COUNCIL MEETING

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. Youth Council Report
4. SF / Salem Chamber Report
5. Decision: Proposed Amendment to Development Agreement for the Summer Springs Development
6. Decision: RHDC Reimbursement Agreement for Northfield Crossing Sewer Line
7. Decision: Nebo Philharmonic Orchestra Agreement for Use of Civic Center
8. Decision: Lawn Mower for Recreation/Parks Department
9. Decision: Minutes of June 22, 2022
10. Decision: Bills for Payment

DIRECTORS REPORTS

11. Chief Brad James, Public Safety Director
12. Steve Cox, Building Official Director
13. Attorney Walter Bird
14. Jeffrey Nielson, City Finance Director
15. Matt Marziale, Public Works/Recreation Director
16. Adam Clements, Electrical Director
17. Bruce Ward, Manager/Engineering
18. John Bowcut, Fiber Director

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

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

25. CLOSED SESSION -The Salem City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

Please Note: If you have an item that you would like to have discussed before the City Council, please fill out a request form, which is available online at salemcity.org or at the City Office, and return it to the City Office by 5:00 p.m. the Thursday prior to the meeting you would like to attend.

Minutes of the Salem City Council Meeting held on July 6, 2022 in the Salem City Council Chambers.

Work Session: 6:30 p.m.

1. Agenda Items Discussion

Shaun Athey from Bach Homes is proposing amendments to the Summer Springs Subdivision Development Agreement. The proposed amendments are as follows.

2.1: "Developer will provide no more than 120 residential units, in the form of 100 townhomes and 20 single family homes, as shown on the concept plan, attached hereto as Exhibit B and incorporated herein by this reference. The residential units shall have the architectural design, with a theme, as shown on Exhibit C. Each unit shall consist of a minimum of 1,200 square feet finished living space. All non-street areas outside the townhome building footprint and designated yard shall be common open space owned and maintained by the HOA. Prior to the units in a townhome building receiving a Certificate of Occupancy, All common areas full landscaping and automatic sprinkler installation for that building shall be completed shall be fully landscaped, including automatic sprinkler systems, by the Developer prior to occupancy. A landscape plan must be submitted and approved by City with each final plat, which plan must be followed as far as types and numbers of shrubs and trees.

2.3: Developer negotiated with City that with each final plat amenities shall be included in that plat, including a swimming pool and other amenities and pavilion (see Amended Exhibit D, attached) and a tot lot (see Exhibit E). Location of the tot lot to be approved by Salem City. The amenities must meet City standards and be approved by City. The value of the amenities provided will have an equivalent value of \$3,000.00 per residential unit in that phase the Subdivision. If the amenities do not total the equivalent value, Developer will pay to City the difference in cash as allowed in Salem City Municipal Code § 14-11-040(K)(2). Payment of any deficiency is due prior to recording each final plat.

3.2.1.5.1. Amenity Scheduling.

3.2.1.5.1.1. Phase 1 Amenities. Developer agrees to provide City with a bond (cash or letter of credit, at Developer's discretion) prior to receiving any Certificates of Occupancy. The bond will be based upon a cost estimate related to all Phase 1 amenities, as described in the Amended Exhibit D (attached), including but not limited to the pool ("Phase 1 Amenities"). The cost estimate will be provided by a reputable engineer selected by the Developer. The Parties agree that the bond will be released upon completion of Phase 1 Amenities, and that no more than 50% of the units (31 homes) can receive Certificates of Occupancy before the Phase 1 Amenities are completed.

3.2.1.5.1.2. Phase 2 Amenities. Developer agrees to provide City with a bond (cash or letter of credit, at Developer's discretion) prior to receiving any Certificates of Occupancy. The bond will be based upon a cost estimate related to all Phase 2 amenities, as described in the original Exhibit E, including but not limited to the tot lot area ("Phase 2 Amenities"). The cost estimate will be provided by a reputable engineer selected by the Developer. The Parties

agree that the bond will be released upon completion of Phase 2 Amenities, and that no more than 50% of the units (29 homes) can receive Certificates of Occupancy before the Phase 2 Amenities are completed.

Bruce Ward stated that the original development agreement design showed a big pavilion next to the swimming pool. The DRC recommended that the pavilion is built with the swimming pool. The DRC also suggested that the materials that the pavilion is constructed with can be adjusted (the original proposal has the pavilion being constructed with expensive material). Shaun Athey is going to go back to Bach Homes, and create an official proposal for the swimming pool area.

Walter Bird talked about the RHDC reimbursement agreement that is on tonight's agenda. Walter Bird stated that the purpose of the agreement is to reimburse Self-Help Homes for the construction of the offsite sewer for the Northfield Crossing Subdivision.

Jeff Nielson stated that the orchestra agreement is on tonight's agenda for renewal.

Matt Marziale stated that the lawn mower purchase on tonight's agenda is a budgeted item. The lawn mower will be able to bag a large amount of grass. This bagging of the grass will help the grass not die. The lawn mower has a fifty two inch blade.

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
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

Cody Young invited those who wish to participate, to stand and say the pledge of allegiance with him. He then led the pledge of allegiance for those who wanted to participate.

3. YOUTH COUNCIL

There was nobody from Youth Council at tonight's meeting.

4. SF/SALEM CHAMBER OF COMMERCE

There was nobody from the SF/Salem Chamber of Commerce at tonight's meeting.

5. Decision: Proposed Amendment to Development Agreement for the Summer Springs Development

Shaun Athey is proposing changes to the Summer Springs Subdivision Development Agreement (review work session minutes for more information about the amendments).

Mayor Christensen asked for a motion for the proposed amendments to the Development Agreement for the Summer Springs Development.

MOTION BY: Councilperson Kelly Peterson made a motion to table the proposed amendments to the Development Agreement for the Summer Springs Development.

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

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

6. Decision: RHDC Reimbursement Agreement for Northfield Crossing Sewer Line

Refer to the work session minutes for information about this agreement.

Mayor Christensen asked for a motion for the RHDC Reimbursement Agreement for the Northfield Crossing Sewer Line.

MOTION BY: Councilperson Seth Sorensen made a motion to approve the RHDC Reimbursement Agreement for the Northfield Crossing Sewer Line.

SECONDED BY: Councilperson Cristy Simons seconded the motion.

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

7. Decision: Nebo Philharmonic Orchestra Agreement for use of Civic Center

Refer to the work session minutes for information about this agreement.

Mayor Christensen asked for a motion for the Nebo Philharmonic Orchestra Agreement for use of Civic Center.

MOTION BY: Councilperson Tim De Graw made a motion to approve the Nebo Philharmonic Orchestra Agreement for use of Civic Center.

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

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

8. Decision: Recreation Parks Mower

Refer to work session minutes for information about the lawn mower.

Mayor Christensen asked for a motion for the recreation parks mower.

MOTION BY: Councilperson Seth Sorensen made a motion to approve the recreation parks mower in the amount of \$20,718.00

SECONDED BY: Councilperson Cristy Simons seconded the motion.

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

9. Decision: Minutes of June 22, 2022

The minutes for June 22, 2022 were not ready for approval tonight.

10. Decision: Bill for Payment

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

AMOUNT: \$1,918,731.16

MOTION BY: Councilperson Cristy Simons made a motion to approve the bills for payment in the amount of \$1,918,731.16.

SECONDED BY: Councilperson Seth Sorensen seconded the motion.

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

STAFF REPORTS

11. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James had nothing to add to tonight's meeting.

12. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox stated that 222 single family permits were issued in the 2022 fiscal year. The current fiscal year, 6 single family permits have been issued and 17 single family permits are awaiting payment to be issued.

13. ATTORNEY WALTER BIRD

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

14. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson had nothing to add to tonight's meeting.

15. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale stated that the lantern festival is approaching. The lantern festival crews will begin setup at 9 A.M. and the event will be from 1 P.M. to 9 P.M. There will be no fee to enter the event. There will be a fee to buy a lantern to send off.

16. ADAM CLEMENTS, ELECTRICAL DIRECTOR

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

17. BRUCE WARD, MANAGER/ENGINEERING

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

18. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated that they currently have 534 customers.

COUNCIL REPORTS

19. MAYOR KURT L. CHRISTENSEN

Mayor Christensen mentioned that the employees are doing good.

20. COUNCILPERSON KELLY PETERSON

Councilperson Peterson has appreciated the power department's work during the SESD takeover.

21. COUNCILPERSON CRISTY SIMONS

Councilperson Simons asked Matt Marziale about the timing of Cole Park. Matt Marziale stated that the grand opening for Cole Park is August 3rd.

22. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen stated that the Pressurized Irrigation use is down 30% from last year.

23. COUNCILPERSON DELYS SNYDER

Councilperson Snyder stated that the construction of the new transfer station is going well. The library is running great. Councilperson Snyder talked about a request she received from residents. Residents requested that the future pickle ball courts should be placed north to south. This placement allows the sun to not be in the eyes of the pickle ball players during the morning and night.

24. COUNCILPERSON TIM DE GRAW

Councilperson De Graw gave a report on the transportation master plan meeting from last week. Councilperson De Graw believes that they have hired a great consultant for the transportation master plan. Councilperson De Graw went on a ride along with one of the Police Officers. Councilperson De Graw was impressed by the level of professionalism the officer carried. Councilperson De Graw encouraged the City Council to go on ride alongs with the Police Department.

ADJOURN CITY COUNCIL MEETING

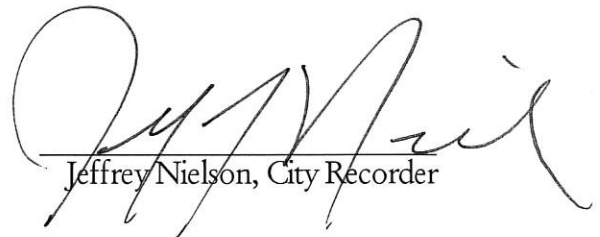
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Tim De Graw made a motion to adjourn

SECONDED BY: Councilperson Kelly Peterson seconded the motion.




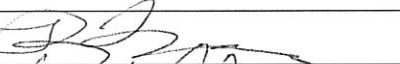
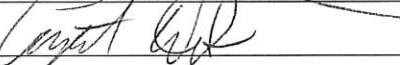
VOTE: Councilperson Tim De Graw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

MEETING ADJOURNED AT: 7:30 p.m.



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record
For Council Meeting held on July 6, 2022

	Please Print Name	Please Sign Name
1	BRET BLUTH	
2	Shawn Athey	
3	LEE EVANS	
4	LINDA EVANS	
5	RITA TISCHNER	
6	Crystal DeGraw	
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