

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](mailto:salemcity@salemcity.org)) **before 5:00 p.m. on Wednesday, April 6th to request the link.**

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

5:30 p.m. Work Session

1. Moonlight Village Development Discussion (Approximately 460 W/Main St. 900 N)
2. 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: Freedom Industrial Park Landscaping Plan
6. Decision: HAL-PEC Engineering Services Agreement for the Design & Construction Services for the Salem Canal Connector Trail
7. Decision: RHDC Reimbursement Agreement for Northfield Crossing Sewer Line
8. Decision: Agreement for Title Transfer and Buyout 46kV Line
9. Decision: Minutes of March 16, 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
  - a. P.I. Metering Discussion
  - b. SWUA Highline – Bonnaville Unit Partnership
  - c. Discussion for scheduling of Birghton Homes, Fieldstone Homes Zone Change and Avance Homes Zone Change
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
  - d. Transportation Master Plan – Consultant Selection
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](http://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 April 6, 2022 in the Salem City Council Chambers.

**Work Session: 5:30 p.m.**

**1. Moonlight Village Development Discussion (Approximately 460 W/Main St. 900 N)**

Dean Ingram from Arive Homes came to work session tonight to present the Moonlight Village Development. This project is located at approximately 460 W/Main St. 900 N. Dean Ingram talked about the removal of the Abildskov property from the project. Dean Ingram stated that the North and South portions of the project will now connect on the East side of the project (avoiding the Abildskov property). Dean Ingram talked about Arive Home's garden home product. Dean Ingram is wanting feedback from the City Council concerning the garden home product. Mayor Christensen is worried about a lack of access in and out of the development. Bruce Ward assured that there will be adequate access in and out of the project. Councilperson Snyder asked about the amount of open space throughout the development. Dean Ingram went through the numbers of open space in the current layout. There is 82 acres amounting to 32% of the project being open space. Dean Ingram stated that the open space calculation includes the parks and wetlands. Dean Ingram talked about the trail system that will be built in the project. There will be a total of 4 miles of trails throughout the project. Dean Ingram is planning on this trail system to connect with the Spanish Fork River Bottoms Trail. Councilperson Snyder asked if there was going to be any open space/parks along the trail to allow children to play. Dean Ingram mentioned that the regional park will be thirteen acres. The regional park will be a great place for children to play in. Dean Ingram believes that they have gone sufficiently above and beyond the requirement of open space and parks outlined in the M-P-D Zoning Code. There was conversation about the wetland area of the project. Dean Ingram stated that the wetland study has been completed for the area. Dean Ingram showed the City Council what areas were deemed wetlands. Mayor Christensen asked Dean Ingram if they were planning on excavating any of the wetlands. Dean Ingram stated that the wetlands will not be excavated. The areas of the subdivision will be raised. Dean Ingram stated that the raising of the subdivision will have the same affect to the wetlands as if they excavated them. Bruce Ward talked about the possibility of making great amenities through channeling the water into the wetlands. Dean Ingram proceeded to show a map of the trail system in the project. Councilperson Snyder is concerned that the trails will not connect throughout the project because of the removal of the Abildskov property from the project. Dean Ingram stated that the trails on the North side of the Abildskov property will connect to the Salem Park subdivision. Bruce Ward talked about potentially connecting the North and South trail systems on 460 West. The developer of the Abildskov property will be required to connect the North and South trail system stubs going into the property. Dean Ingram said that they will add the Abildskov property to the project if they have the opportunity. There was conversation about HOA and Public Parks. Bruce Ward reminded the developers that HOA parks don't go towards the open space calculation in the M-P-D Zoning Code. Dean Ingram talked about the garden home product. A virtual fly-thru video of the garden home product was shown. The garden home product will have no basements. The house plan is very spacious. The garden product will also have a lot of parking inside of the garage and outside of the homes. The landscaping will be maintained by the HOA. Dean Ingram talked about

the possibility of allowing people in the single family homes to “buy-in” to the HOA. This would allow the people living in the single family homes to access the HOA amenities. Dean Ingram is planning to construct a rear loaded townhome product on the collector roads in the project. The rear loaded townhome product will allow garages and driveways to not face the road. The City Council is worried about the allies in the back of the rear loaded townhomes creating a place for mischief. Dean Ingram stated that there was a rear loaded townhome product recently built in Spanish Fork. Dean Ingram suggested the City Council to go a see the product in Spanish Fork. Dean Ingram mentioned that the rear loaded townhome product has been very popular. Dean Ingram showed a virtual fly-thru video of the whole project. Bruce Ward mentioned that there will be a lot of open space throughout the project. Dean Ingram mentioned that the amenities in the development will be for everybody. Councilperson De Graw thinks the garden home product is great. Councilperson De Graw asked Dean Ingram how tall the garden home product will be. Dean Ingram stated that the garden home product will be about 35 feet tall. Councilperson De Graw believes that the layout of the development is great. Councilperson De Graw stated that the garden home product could be for all ages of people. Councilperson De Graw would like to see information plaques talking about wetlands on the trail around the wetland area. Councilperson De Graw would like to see holes dug in the wetland area. This would provide a place to hold standing water during dryer times of the year. Councilperson De Graw asked Dean Ingram if the HOA fee’s had been determined yet. Dean Ingram stated that the HOA fees had not been calculated yet. Dean Ingram is going to coordinate with Nebo School District about the information plaques around the wetlands. Dean Ingram thinks that the information plaques around the wetlands will be a great wetland education spot. Councilperson De Graw thinks that the density and product is great throughout the development. Councilperson Peterson would like to see standing water in the wetland area rear round. He would also like to see an amenity that allows people to interact with the water in the wetland. Councilperson Peterson asked if a traffic study had been performed for the development. The traffic study has been completed and the developer will be following the requirements mentioned in the study. Bruce Ward asked if the City Council had any suggestions about the garden home product. The City Council is comfortable with the current garden home product design. Councilperson De Graw stated that the garden home product is density done right.

## **2. Agenda Items Discussion**

There was no discussion about this topic during work session.

**MEETING CONVENED AT:** 7:00 p.m.

**CONDUCTING:** Mayor Kurt L Christensen

**COUNCIL PRESENT:**

Mayor Kurt L Christensen  
Councilperson Seth Sorensen – excused  
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. Mayor Christensen stated he would like to offer a motivational message in the form of a prayer.

**2. INVITATION TO SAY PLEDGE OF ALLEGIANCE**

Councilperson De Graw 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: Freedom Industrial Park Landscaping Plan**

Bruce Ward located the Freedom Industrial Park project. The project is located at approximately Arrowhead Trail and 430 West. Bruce Ward explained that the code requires an approval of the landscaping plan for industrial site plans from the City Council. Bruce Ward stated that the DRC approved the industrial site plan in March. The landscaping plan has xeriscape with trees. Mayor Christensen thinks that the developer has done a great job with the landscaping plan for the project.

Mayor Christensen asked for a motion for the Freedom Industrial Park site plan landscaping plan.

**MOTION BY:** Councilperson Kelly Peterson made a motion to approve the landscaping plan for the Freedom Industrial Park site plan.

**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, (4 Ayes)

**6. Decision: HAL-PEC Engineering Services Agreement for the Design & Construction Services for the Salem Canal Connector Trail**

Bruce Ward explained the conditions of the agreement. This agreement allows professional engineering services for the design of the Salem Canal Connector Trail. This trail is planned to go from the Spanish Fork River Trail to the east side of P Mountain in Payson. Hansen Allen and Luce and PEC engineering's budget outlined in the agreement is \$888,420.00. The price is budgeted for design and inspection of the trail. Bruce Ward stated that the price in the agreement is a fair price for professional services. Bruce Ward recommended the City Council to approve the agreement.

Mayor Christensen asked for a motion for the HAL-PEC Engineering Services Agreement for the Design & Construction Services for the Salem Canal Connector Trail.

**MOTION BY:** Councilperson De Graw made a motion to approve the HAL-PEC Engineering Services Agreement for the Design & Construction Services for the Salem Canal Connector Trail. With condition to not exceed the budgeted amount of \$888,420.00.

**SECONDED BY:** Councilperson Delys Snyder seconded the motion.

**VOTE:** Councilperson Tim De Graw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)



**7. Decision: RHDC Reimbursement Agreement for Northfield Crossing Sewer Line**

Bruce Ward stated that the developer for the reimbursement agreement is still in discussion with the legal department. Bruce Ward requested that the agreement is tabled at tonight's meeting.

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

**MOTION BY:** Councilperson Kelly Peterson made a motion to table the RHDC Reimbursement Agreement for 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, (4 Ayes)

**8. Decision: Agreement for Title Transfer and Buyout 46kV Line**

Adam Clements talked about the title transfer and buyout for the 46kV Line. Adam Clements stated that everything seems to be in order to make a successful title transfer and buyout of the 46kV line. Adam Clements explained the history of the 46kV Line. Councilperson Peterson stated that SUVPS has been trying to get a title transfer and buyout of the 46kV line for twenty years. Councilperson Peterson stated that there is no negative consequence to the city if the agreement is approved.

Mayor Christensen asked for a motion for the Agreement for Title Transfer and Buyout 46kV Line.

**MOTION BY:** Councilperson Kelly Peterson made a motion to approve the Agreement for Title Transfer and Buyout 46kV Line.

**SECONDED BY:** Councilperson Delys Snyder seconded the motion.

**VOTE:** Councilperson Tim De Graw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

**9. Decision: Minutes of March 16, 2022**

Mayor Christensen asked for a motion for the minutes of March 16, 2022.

**MOTION BY:** Councilperson Kelly Peterson made a motion to approve the minutes of March 16, 2022.

**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, (4 Ayes)

**10. Decision: Bill for Payment**

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

**AMOUNT:** \$909,818.27

**MOTION BY:** Councilperson Delys Snyder made a motion to approve the bills for payment in the amount of \$909,818.27.

**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, (4 Ayes)

**STAFF REPORTS**

**11. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR**

Chief Brad James mentioned that he is in the process of reviewing the draft for the disaster master plan. He is planning on bringing the disaster master plan to City Council at a later date. Chief Brad James gave an update on the recruiting and retention of volunteer first responders. Four people from Woodland Hills has signed up to go out with the ambulance. They have received two applications for the fire department. Chief Brad James finished up by stating that they still need more first responder volunteers.

**12. STEVE COX, BUILDING OFFICIAL DIRECTOR**

Steve Cox gave a report outlining building permit status for this year. Steve Cox introduced the new building inspector Bert Butler. Mayor Christensen said that Bert Butler was raised in Salem. Mayor Christensen and Steve Cox believe that Bert Butler will be a great addition to the building department.

**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 was excused from tonight's meeting

**16. ADAM CLEMENTS, ELECTRICAL DIRECTOR**

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



**17. BRUCE WARD, MANAGER/ENGINEERING**

Bruce Ward talked about the P.I. metering project. Bruce Ward suggested that the P.I. is not metered this year because there is not a meter on every service. Bruce Ward wants to use this P.I. metering season to monitor and advertise the new metering system. Bruce Ward stated that our current ordinance allows the City to shut any service down for excessive use. It was mentioned that the City will save 20% of the pressurized irrigation water if it is metered. Bruce Ward talked about the piping of the highline canal. Bruce Ward would like an unofficial vote for the City Council to approve Salem to join the Bonneville Unit. This will allow the piping of the highline canal project to be state funded and not federally funded. CUWCD believes that if the project is state funded then it may be completed faster. The City Council unofficially voted to join the Bonneville Unit. Bruce Ward stated that CUWCD is going to go down this path to pipe the highline canal until they hit an impassible road block. Bruce Ward stated that projects like this take a while to get everything in line to construct.

**18. JOHN BOWCUT, FIBER DIRECTOR**

John Bowcut talked about the installs that they have been doing throughout the City's. John Bowcut stated that they would like to have 500 customers by July 1, 2022.

**COUNCIL REPORTS**

**19. MAYOR KURT L. CHRISTENSEN**

Mayor Christensen mentioned that they are advertising for another subdivision inspector.

**20. COUNCILPERSON KELLY PETERSON**

Councilperson Peterson mentioned that the UMPA meeting was informative. Councilperson Peterson stated that they are going through budgets for rates for power currently. He also mentioned that SUVPS has elected Zions Bank for the bonding of the power infrastructure improvements.

**21. COUNCILPERSON CRISTY SIMONS**

Councilperson Cristy Simons stated that the Easter egg hunt is happening next Saturday. The Youth Council will be helping with the Easter egg hunt. Councilperson Simons finished up by stating that the Green Waste is open and is doing well.

**22. COUNCILPERSON SETH SORENSEN**

Councilperson Sorensen was excused from tonight's meeting.

**23. COUNCILPERSON DELYS SNYDER**

Councilperson Snyder stated that the new solid waste transfer station is in the bonding process now. Councilperson Snyder talked about how people can have cleaner recycle.

**24. COUNCILPERSON TIM DE GRAW**

Councilperson De Graw talked about the proposals from consultants for the traffic master plan. Bruce Ward and Councilperson De Graw decided to have Hales Engineering review the product that WCG produces for the traffic master plan. Bruce Ward will be coming to next City Council with a proposal for the traffic master plan.

**ADJOURN CITY COUNCIL MEETING**


Mayor Christensen asked for a motion to adjourn.

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

**SECONDED BY:** Councilperson Peterson seconded the motion.

**VOTE:** Councilperson Tim De Graw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

**MEETING ADJOURNED AT:** 8:30 p.m.

  
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Jeffrey Nielson, City Recorder

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

	Please Print Name	Please Sign Name
1	DWE STRINGLELOW	Dwe Stringlelow
2	Craig Sacco	Craig Sacco
3	Sam Stepi	Sam Stepi
4	Millie Knowlton	Millie Knowlton
5	Larry Myler	Larry Myler
6	David Malone	David Malone
7	Brett Penrod	Brett Penrod
8	Phil Snyder	Phil Snyder
9	Keith Lyman	Keith Lyman
10	Glenda Lyman	Glenda Lyman
11	Kevin Lyman	Kevin Lyman
12	William Burk	William Burk
13	Greg Thomas	Greg Thomas
14	Mason Bouck	Mason Bouck
15	Joan Boothe	Joan Boothe
16	Andrew Ottesen	Andrew Ottesen
17	BERT Butler	Bert Butler
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