

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, November 15<sup>th</sup> to request the link.

DATE: November 15, 2023 (City Council Chamber 30 West 100 South)

5:30 p.m. Work Session

1. Zone Change/Development Agreement – Three Bridges
2. Zone Change/Development Agreement – New Salem
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. Zone Change – Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)
  - b. Zone Change/Development Agreement – Three Bridges (Approx. 1800 S 1500 E)
  - c. Zone Change/Development Agreement – New Salem (Approx. 1800 N 1100 W)
6. Decision: Zone Change – Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)
7. Decision: Zone Change/Development Agreement – Three Bridges (Approx. 1800 S 1500 E)
8. Decision: Zone Change/Development Agreement – New Salem (Approx. 1800 N 1100 W)
9. Citizens Request: JoAnn Bogges
10. 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

11. Chief Brad James, Public Safety Director
12. Steve Cox, Building Official Director
13. Attorney Walter Bird
14. Jeffrey Nielson, City Finance Director
  - a. Canvas Election December 5/6, 2023
15. Matt Marziale, Public Works/Recreation Director
16. Adam Clements, Electrical Director
17. Bruce Ward, Manager/Engineering
18. John Bowcut, Fiber Director

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
  - d. SUVPS True Up Discussion
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](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.

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 November 15, 2023, in the Salem City Council Chambers.

**Work Session: 5:30pm**

## **1. AGENDA ITEM DISCUSSION**

### **THREE BRIDGES**

Bruce Ward first wanted to let the mayor and council know how impressed he was with the Woodland Hills residents during the planning and zoning meeting on Three Bridges. It was a packed house with majority being Woodland Hills residents and they were all very polite and professional without any contention. He wants to thank them for handling their concerns respectfully.

There was a discussion on the woodland hills connection road. The residents who live along Maple Drive or in proximity wanted to bring attention to it being a small and steep road and when plowed during winter, the road is too small/narrow for the extra traffic this development will bring. Bruce stated it is not Salem City or the developer's decision to improve the road, it would be up to Woodland Hills City. It was mentioned that construction traffic tends to be worse than the residential traffic. Aside from the road, the residents expressed their concern for other impacts the development would have such as the fire escape route due to the narrow width of the road, construction dust, noise, etc. Woodland Hills has a dark sky ordinance and residents are concerned about the LED lighting. Boyd Warren asked about the golf course and if water supply is available, impact fees, the impact to traffic, etc.

These are some of the main concerns that were expressed during the public hearing held in planning and zoning and Bruce mentioned again how well the residents handled their concerns and how respectful they were.

Bruce addressed some of the concerns mentioned. There is an option to put in a road through the golf course instead of using Woodland Hills, and we will work with the developers as well as Woodland Hills City to decide what is best.

The phasing which goes through the timeline and potential time frame of the development is covered in the development agreement and is decided by the developers. There is an anticipated schedule of completed amenities that will be completed by summer of 2025, summer of 2026, and hoping to be done by summer of 2027.

There have been adjustments and changes made that were recommended by PZ and DRC. We wanted to mention the state code will be changing in February, so we will change and update the agreement as needed and where necessary to follow code.

The development will have a significant amount of open space and will be publicly accessible with a fee.

The amenities were talked about and will have to be approved by Matt Marziale, our public works director. He will review the equipment for the playgrounds and amenities making sure they are the appropriate quality.

Mayor Christensen asked the hotel unit amount and there is a 150-hotel unit maximum.

## **DEVELOPMENT AGREEMENT FOR THREE BRIDGES**

Councilperson Tim De Graw asked if there are certain types of events that need to be listed that we won't allow or if permits are needed. Bruce Ward explained it would be similar rules that apply to the public that rent out the city community center. Matt Marziale said permits aren't required for events with 999 people or less, but once you hit 1,000 people or greater, a permit with the county is required.

Bruce Ward explained there may be a fee for modifying the development agreement to cover staff's time, but the modifications won't be anything that would need to come back to council. Bruce Ward asked the mayor and council if they had any further questions or concerns before moving forward, or anything that needs to be added. They didn't have anything to add.

Bruce said in planning and zoning there were a lot of good valid questions that came up that will be addressed. The development agreement is the "box" and the starting point, and then all the boxes will be checked throughout the development. The issues are not being ignored but will be handled further down the road during the development.

## **NEW SALEM**

The self-help homes section has a road that causes issues with the development layout and will be adjusted with the idea to shift the road to the north onto the commercial property. We want the road connecting and will make that shift. We are reminded that there are areas of property that are in agricultural protection as well as the Benajmin drainage district, and there is a high-water table.

The density table goes through the areas and units, as well as the type of units. During the preliminary and final plat, they will figure the amount/type of units and make changes as needed. They went through and showed the updates and changes made so far. Commercial is a big part of this project.

We went through the design standards and fire was brought up. In case of a fire or emergency, fire engines would park and pull the hose in, and if there is driveway space, the ambulance can park in driveways.

We want to limit the number of storage units because we would rather have more businesses and/or office spaces.

Attorney Walter Bird talked about the development agreement and how there wasn't a difference stated between property owners and developers. He noticed sub developer didn't make that distinction. The edit was made for the language to address each entity.

If the developers decide to sell or sub sell the development, the new buyers would be required to have the same density. It would be a "bought as is, build as is" situation. They would have the option to come to council and ask for more, if wanted. If a church or school were to come in, they can take the density.

The developers don't get paid back with impact fees. They are fronting the money without getting paid back. These are all HOA parks maintained by the developers, not the city. They will not be open to the public.

Councilperson Tim De Graw expressed concern about the direct competition across the highway. With the commercial portion of the development being so far down the list of phases, what is the approach for commercial. The developers mentioned the phasing timeline was a best guess. The focus is on residential to begin, but they are working on the commercial as well and have buyers ready to purchase as soon as possible.

The developers were asked if there has been any progress in negotiations of property owners adjacent to the project. Their desire is to keep their lifestyle and property as is at this point. He has tried to engage with the commercial owners near the development and they wouldn't have to be part of the masterplan, they can develop on their own. A few of the owners are happy to keep what they have. The unknown is the group between 8 & 6 on the plan. They want to develop at some point but not at this current time.

Councilperson Delys Snyder asked about the mink farm and which phase it is apart of. It is in phase 2 and isn't currently active and hasn't been for several years. He has all the salvage rights and is taking it apart.

UDOT received money to build the interchange north of the Payson exit and are hoping to start next year, connecting to SR 198 in the first phase. Payson City asked for our support and we offered it, for study of land use, commercial use, etc. We just asked that they go to Loafer Mountain Parkway instead of their actual boundary lines. There is a funding request to tie down the road right of way.

Councilperson Delys Snyder mentioned a big concern that it seems there aren't enough roads to get people out, but the roads are planned by the developers. This specific development is planning roads with growth in mind, so they aren't over congested when the project is finished. Roads are one of the most difficult parts of a development.

**TJ THOMAS/LYMAN ZONE CHANGE REQUEST-PROPERTY ON 400 NORTH.**

Bruce Ward explained we want them to come back with proposed layout because we aren't sure that a zone change is needed. We want to go through a layout to make sure roads and right of ways are being preserved. Bruce recommends having the public hearing to listen to public comment but table this item until we have more information.

Councilperson Delys Snyder wanted to make a comment that it is currently zoned R15 but the lots are 10,000 square foot lots. She wants to look at the reason why it still says R15, if things are changed there is always reasoning behind it and we need to see what that is. Mayor Christensen said he'd like to see a layout of the lots.

Bruce Ward added to Councilperson Delys Snyders comment that there was a PUD (planned unit development) which was basically developers giving upgrade options for homeowners to do such as upgraded exteriors, finished yards, front porch poured, and you could get a percentage back. That didn't work in the long run, and we did away with allowing that.

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

**CONDUCTING:** Mayor Kurt L Christensen

**COUNCIL PRESENT:**

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

**STAFF PRESENT:**

Jeffrey Nielson, Finance/Recorder  
Walter Bird, City Attorney  
Chief Brad James, Police Chief  
Adam Clements, Power  
Matt Marziale, PW/Recreation  
Bruce Ward, City Engineer/Manager  
Steve Cox, Building Dept.  
Bradey Wilde, Assistant City Engineer  
Brylie Haveron

**OTHERS PRESENT**

Please see attached attendance sheet.

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

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

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

Councilperson Cristy Simons 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 REPORT**

A member from the youth council said the Halloween carnival was successful and very fun.

They will have the Pondtown lighting on Friday November 24, at 6pm.

They will also be doing the luminaries on Christmas Eve.

**4. SF/SALEM CHAMBER OF COMMERCE REPORT**

Kathleen Leavitt with the chamber of commerce came to report they are having a networking meeting tomorrow at noon at the community center. R&R BBQ is catering lunch.

Stokes is the business of the month and will have a celebration tomorrow afternoon at 2pm to celebrate their anniversary and we have put up signs/banners for them.



**5. PUBLIC HEARING**

**A) ZONE CHANGE- LYMAN/THOMAS R-15 TO R-12 (APPROX. 400 NORTH 780 EAST)**

**MOTION BY:** Councilperson Seth Sorensen to go into Public Hearing for Lyman/Thomas Zone Change R-15 to R-12 (Approx. 400 N 780 E)

**SECONDED BY:** Councilperson Cristy Simons

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

Bruce Ward explained the applicant requested a change to smaller zoning. The zoning around this property and the lots to the south are all R15 but have smaller lots. This development was approved between 2006-2007 and was a planned unit development. Inside that ordinance was a list of upgrades and each item they agreed to comply with, allowed them a percentage. That plan is now abandoned and is a master plan development.

The recommendation from planning and zoning as well as DRC was to table this item and get a lot layout before making a decision. We will listen to public comment and then recommend tabling the item.

Mayor Christensen asked if anyone would like to address the council and we didn't have anyone ask questions.

Tyler Thomas stood who is one of the owners of the parcel saying he purchased the property 3 years ago and have spent a lot of time cleaning up the lot. The property to the East is zoned R12. He mentioned having a 5-lot configuration. He didn't see a request for it on the application, so he did not have that ready for planning and zoning. He has it ready now and presented to the council. The smallest lot is 2800 square feet which is quite a bit bigger than the lots to the East and South.

Councilperson Tim De Graw asked Tyler if he has a layout showing plans for if the zone wasn't changed. He doesn't and isn't sure what they'll do if it's not changed.

**B) ZONE CHANGE/DEVELOPMENT AGREEMENT- THREE BRIDGES (APPROX. 1800 S 1500 E)**

Bruce addressed Mayor and City Council with the request for a zone change/development agreement for Three Bridges which is a 530 acre subdivision located near Woodland Hills with an 18 hole golf course with a series of single family living units. The lots to the south are quite large. There will be a horizontal hotel with the possibility of it being Marriot Group. We went over this item in DRC, and they recommended approval with some edits which have been made.



Bruce said the residents of Woodland Hills were all very courteous, professional, and was a packed house full of nice people. He thanks them for handling it the way they did.

Bruce explained there will be 577 residential homes, an extensive trail, lakes, paddle board homes with a surf machine, etc. The staff, council, and planning and zoning have all worked for a long time on this. Attorneys have also spent a lot of time and believe its in a position to move forward.

We went through the connections to Woodland Hills and the modifications on the exhibit. Woodland Hills get to dictate who connects to their roads and will decide if they will allow us to or not. New site plan shows some changes made. There were lots of questions that include slope stability, traffic, fire, adding the dark sky policy, water and how much the golf course would take, buffer zones, concerns about Maple Drive, etc. Bruce said these are good questions and concerns but will not all be figured out in this stage, which is the development agreement. Having enough water and utilities available is non-negotiable, and the questions are all valid but will be worked out further down the road in this development.

We then allowed residents to express their comments/concerns.

Sterling Peterson, a resident of Woodland Hills, gave handouts to the Mayor and Council showing he is the only resident with a driveway on Maple Court. He stated any access would go through his private property. The map he was shown of the development would be 30 feet onto his private property. He isn't sure if this is an exact layout or a guess on property lines but wanted to make the council aware that if this is what they are going to use, they would be on his property. He gave thanks for protecting his private property rights and letting him address his concerns.

Scott Parker, a resident of Woodland Hills who lives adjacent to the most dense area, said that when the first design was proposed the property line encroached on his property and the developer was willing to discuss with him and discovered it was a surveying issue. He understands that the state wants more housing and that there will be changes, and with the developer being open and willing to communicate, he is appreciative.

Don Selby, a resident of Woodland Hills who lives on Maple Drive is concerned about the noise with the golf course going up against his property. He stated Maple Drive is a horrendous road and adding more traffic to it would be irresponsible. The city doesn't have the funds to fix the potholes and make it better.

David Peterson, a resident of Woodland Hills understands developers have the right to develop. He moved to Woodland Hills because he don't like the bright lights other cities have that are disbursed in neighborhoods and he likes not having curb and gutters. He asks we please consider a dark sky policy. He is also concerned about fire danger and encouraged adopting Woodland Hills fire program. He would like us to restrict Air BNB

rentals, or any short-term rentals that degrade neighborhoods. They bring risk of more danger, use more water, more traffic with parties, etc.

Haley Jorgensen, a resident of Woodland Hills near Maple Drive wants to keep Maple Drive safe and include hazard studies. She noticed zoning in the city is approved based on the zoning around the area and she asks for the same consideration with this development zoning. She wants to keep the dark skies as well. She has kids that ride dirt bikes and livestock and she is worried about the safety on Maple Drive.

Michael Meyer, a resident of Woodland Hills wants us to help keep Maple Drive safe. He is on the fire department and has concerns about extra traffic when trying to get to a call. Most cities have a buffer zone, and he asks us to please consider doing one as well, and having an 80 foot strip of buffer.

Earl Koshbe, a resident of Salem wants to voice his opinion and support on this development. He hopes for the dark skies and is excited and in support of this.

Scott Haws, a representative of the Davis Family, explained that their responsibility is to find the buyer, but once the transaction happens you never really know what the developer will do. They have been pleasantly surprised by the staff and developers thought that's gone into this. They also appreciate the public's comments/concerns and will keep taking input. The Davis's worked together with the developers to create a development that has the Davis's interest at heart that they can be proud of, since it is a legacy land.

Shannon B, a resident of Woodland Hills, shared that Maple Drive dead ends into her road. She wants to make us aware that people don't use Maple Drive in the winter unless you live on it. School buses won't even go up and down it. It is not a good road to send a lot of traffic on especially during the winter.

Greg Brockbank, a resident of Woodland Hills, is concerned about the high density of homes/lots. He feels it's a good development for other areas but not Davis ranch.

Mayor Christensen wanted to address how nice the Woodland Hills residents are. Usually when we have a full room, its people who aren't happy with us and are sure to let us know, but they have all been very nice and pleasant. He explained how a public hearing works, we listen to the public's comment, then close the public hearing and talk as a council and then make a decision.

**C) ZONE CHANGE/DEVELOPMENT AGREEMENT-NEW SALEM  
(APPROX. 1800 N 1100 W)**

This will be a mixture of single and multi-family homes with three apartment complexes, and will have retail and freeway commercial with a max of 1902 units. It will be significantly more density which is appropriate for a freeway interchange. The new Loafer Mountain Parkway road is currently being paved and striped and will be open to the public on December 15<sup>th</sup>. This development will have a 5-diamond ballpark complex and will go well with the Arrowhead Springs development.

They are planning to have 10-foot paved trails to connect the neighborhood and keep pedestrians safe. They want kids and parents to have a safe and convenient way to go back and forth from their homes to the park.

Jake Hone and Boyd Brown are here as representatives for New Salem.

Brent Bluth talked about the self-help homes and had a discussion regarding the access into 770 West. He spoke with the developer and will get it worked out. He is in full support of this project and the densities. He's excited about being adjacent neighbors to it.

Jackie Larsen states these plans do not allow for them to operate their cattle company. This is some of the best agricultural land and the drains are needed. She has lots of concerns with the high density and wants to maintain agricultural land. She also stated there can't be any trees, shrubs, or telephone poles in the Benjamin District Drainage easements.

Boyd Brown expresses his gratitude towards the staff and council. Since the beginning they've made it clear they have high expectations and standards to do something unique and special for the city. They have made wide open spaces a priority, and have listened to the feedback on making the roads and driveways wide to fit the big trucks. He appreciates the feedback and he's made big efforts to take it into consideration.

**MOTION BY:** Councilperson Seth Sorensen to Approve Zone Change/Development Agreement-New Salem (Approx. 1800 N 1100 W)

**SECONDED BY:** Councilperson Delys Snyder

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

**6. DECISION: ZONE CHANGE-LYMAN/THOMAS R-15 TO R-12 (APPROX. 400 N 780 E)**

TJ Thomas and Mike Lyman are asking for a zone change on their property, from R15 to R12. This item was discussed in DRC on November 8<sup>th</sup> and was recommended to table it. A public hearing was held on November 8<sup>th</sup> in planning and zoning. PZ held the public hearing to hear any public comment, but then recommended to table the item. The reason it was tabled is because PZ and DRC asked for a concept of the lot layout. There was a question if the zone change was even needed.

**MOTION BY:** Councilperson Seth Sorensen to Table the Zone Change-Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)

**SECONDED BY:** Councilperson Delys Snyder

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

**7. DECISION: ZONE CHANGE/DEVELOPMENT AGREEMENT-THREE BRIDGES (APPROX. 1800 S 1500 E)**

Councilperson Tim De Graw asked Larry with Three Bridges to address the concerns of Maple Drive, and Councilperson Seth Sorensen added that it isn't our choice for the road and if we will allow it, it is up to Woodland Hills City.

Larry does look at buffer zones and takes them into consideration. He would love to talk with any residents from Salem or Woodland Hills and allow them to express their concerns and work on finding a solution.

Councilperson Delys Snyder questioned an area on the layout on the north end by the Brockbank's property asking if a trail was going there. It was originally an entrance but are now hoping to go from the roundabout, so they are trying to make that a trail. If a gate is put in, they can directly access the trail.

Councilperson Tim De Graw asked about the maintenance shed. Larry understands it is needed, and will need to be in the central location, but isn't sure exactly where yet. He said it won't be on the south end near Woodland Hills.

Councilperson Delys Snyder asks if there is an elevation difference and if that is a form of a buffer. Larry will walk the land and investigate it. He explained it is hard when property owners build close to their property line, but don't want developers to do the same. The residents will have a beautiful view of a well-maintained golf course. Larry wants to figure out and find a solution for the residents' concerns. He also mentioned the encroachment on properties that were addressed and wants owners to know they will respect property lines.

**MOTION BY:** Councilperson Tim De Graw to Approve Zone Change/Development Agreement-Three Bridges with the Edits Proposed in Work Session

**SECONDED BY:** Councilperson Seth Sorensen

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

**8. DECISION: ZONE CHANGE/DEVELOPMENT AGREEMENT-NEW SALEM (APPROX. 1800 N 1100 W)**

**MOTION BY:** Councilperson Seth Sorensen to Approve with the Edits- Zone Change/Development Agreement- New Salem (Approx. 1800 N 1100 W)

**SECONDED BY:** Councilperson Cristy Simons

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

**9. CITIZENS REQUEST: JOANN BOGGES-**

Joann is wanting to propose an idea to the city council regarding a community activity as follows. Because we live in "Salem, a city of peace", she would like to suggest that we commemorate this heritage by observing a 'day of peace' in our town.

This could be a day where our residents are encouraged to make a difference in our world by doing what they can specifically on that day to bring greater peace to our community, neighborhoods, homes or hearts by doing something big or small. Although not exclusive, a few ideas are mending a friendship, beautify your yard, share with someone, do something kind for someone, forgive yourself or someone else, breathe in the beauty of our town, plant something, mediate, praise someone, feed ducks, do something that brings you joy... anything to bring greater peace to your world that has meaning to you.

This would likely need to be sponsored by the city. It could be promoted to businesses to advertise or participate in; school administrations, local religious leaders if appropriate, or put in the town newsletter. A Facebook page could be used for ideas or to record what was done.

The strength of a community is its residents. Bringing peace into our town and lives is the ability of everyone. I'd like to recognize that once a year and add to what the city of peace means.

Mayor Christensen likes the idea of being nice but wonders if she has an idea of an activity we could do.

Councilperson Cristy Simons spoke with Jen Wright who is our assistant recreation director about incorporating this into Salem days. Monday night is one of our slower nights and would be a good option. We would just need a chairperson which could be Joann.

Councilperson Tim De Graw feels this is a great idea and would enhance Salem Days.

**10. DECISION: BILLS FOR PAYMENT**

Mayor and council looked over the bills and didn't have any questions or see anything unusual on the bills.

**AMOUNT: \$889,072.72**

**MOTION BY:** Councilperson Kelly Peterson to Approve the Bills for Payment in the Sum of \$889,072.72

**SECONDED BY:** Councilperson Seth Sorensen

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

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

Chief Brad James was not present for tonight's meeting. Lt. Greg Gurney filled in for him but did not have anything to add to tonight's meeting.

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

Steve Cox did not have anything to add to tonight's meeting.

**13. ATTORNEY WALTER BIRD**

Attorney Walter Bird did not have anything to add to tonight's meeting.

**14. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER**

Jeff let us know the auditors were here and wrapped up this week. They will need to come and present the financial statement to the Mayor and council for approval. We also need to canvas the election which we can do the same night. The options are December 6<sup>th</sup> or December 13<sup>th</sup>; however, the auditors have a commitment on the 13<sup>th</sup> and prefer doing it on December 6<sup>th</sup>. There will be planning and zoning that night, but Jeff asked if 5pm would work for the council. Mayor and council agreed to canvas the election and present the financial statement for approval on December 6<sup>th</sup> at 5pm.

**15. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR**

Matt gave a reminder of the Bureau's open house tomorrow at the community center from 6-8pm that will have various information stations that will give more info on the project such as their goals and objectives. City council is invited and encouraged to attend. They are planning to have hot dogs catered. Mayor Christensen asked if we could send a text reminder to the residents.

December 14<sup>th</sup> is the grand opening of the Loafer Mountain Parkway. He isn't sure the exact time of the ribbon cutting. He will have more information soon but wants to mention the road won't be open to the public until December 15<sup>th</sup>.



The canal road/Ames project has completed the paving of the roads except for the roads of driveways. It is great for our residents to have paving finished. They are having a director meeting tomorrow morning from 8-10AM regarding inefficiencies, damages to residents' property, painting that needs done, and mistakes that need to be fixed. The flooding issue on the East side has been repaired and put back together.

The bonding is for 5 years in case of any sinking or issues.

There was a mistake, and 7 steel plates were paved over that they had to find and dig up but have repaved with an overlay.

Councilperson Delys Snyder mentioned the trails and wants to make sure they will be done. A lot of people are thinking they won't be finished but they will be completed and out of Salem by the end of May 2024. We don't allow asphalt in weather below 50 degrees so we are the ones holding them off until spring but should be able to pave in late March or possibly April. In the meeting tomorrow they will plan and go over what needs to be prepped and ready to go so they can pave as soon as weather allows. Matt will have a booth on trails at the Bureau meeting tomorrow and will go over that.

**16. ADAM CLEMENTS, ELECTRICAL DIRECTOR**

Adam and his crew have been busy doing upgrades for Christmas Lights.

The power department building will be started soon.

The power department finished the Woodland Hills three phase line which helps us get our second to last customer from SESD and for DR Horton.

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

Bruce mentioned our new water tank is done which is a 1.25-million-gallon tank located right next to the cemetery. They are currently testing it and putting into service.

**18. JOHN BOWCUT, FIBER DIRECTOR**

John gave an update on how many customers we have connected to Salem Fiber, which is currently 1,382. His goal is to hit 1,500 by July which we will hit.

## **COUNCIL REPORTS**

### **19. MAYOR KURT CHRISTENSEN**

Mayor did not have anything to add to tonight's meeting.

### **20. COUNCILPERSON KELLY PETERSON**

Councilperson Kelly Peterson did not have anything to add to tonight's meeting.

### **21. COUNCILPERSON SETH SORENSEN**

Councilperson Seth Sorensen did not have anything to add to tonight's meeting.

### **22. COUNCILPERSON CRISTY SIMONS**

Councilperson Cristy Simons reminds us Pondtown lighting is next Friday, November 24<sup>th</sup> at 6:00pm. Santa will be there for the kids. There will not be hot chocolate this year.

### **23. COUNCILPERSON DELYS SNYDER**

Tonight, is Councilperson Delys Snyder's last in person meeting. She wanted to mention we are getting a new library board member in January, Michael La Giglia. Watch for him in January.

She wants to remind residents to take green waste to the transfer station instead of burning it.

### **24. COUNCILPERSON TIM DE GRAW**

Councilperson Tim De Graw wants to personally thank Councilperson Delys Snyder for being an outstanding council member, as it is her last in person council meeting. We have been lucky to have her smartness, help with assignments, and being over the library and waste management. We will miss her being on city council.

Councilperson Cristy Simons added that having two women on council has been an absolute pleasure.

Councilperson Tim De Graw feels Mayor is very good with the citizens and elderly, having Seth Sorensen that also works for Nebo School District has been great, and Kelly Peterson adds knowledge having been a former superintendent in the power department. Councilperson Delys Snyder is very intelligent. Mayor says they all help make it easier for him.

Councilperson Delys Snyder is very proud to work with local government and to work with the other council members. It works well having diverse opinions and great staff. She is proud to work with Salem. She mentioned Kelly Peterson knows so much about power and how UMPA makes us a lot of money because we can sell power to California when they have brown outs and need power. It has been great for our city and residents. There are so many great things going on in the city.

**ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Delys Snyder to go into Closed Session for Legality and Property Issues

**SECONDED BY:** Councilperson Seth Sorensen

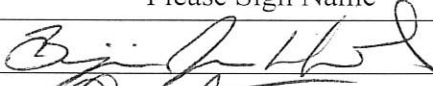



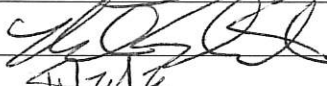
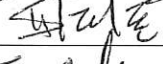
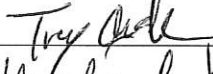
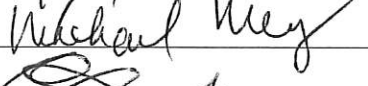

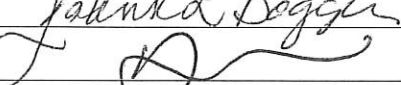

**VOTE:** Councilperson Tim De Graw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, Councilperson Cristy Simons; Aye (5 Ayes)

**MEETING ADJOURNED AT:**



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record  
For Council Meeting held on November 15, 2023

	Please Print Name	Please Sign Name
31	Ben Hillyard	
32	David Peterson	
33	Daralee Brodbank	
34	Sarah Haws	
35	Burke Staker	
36	Sterling Peterson	
37	Trey Orsak	
38	Michael Meyers	
39	Erin Koshke	
40	JOANN L. BOGGESS	
41	Hailey J. Pledger	
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