

**SALINA CITY CORPORATION
WORK MEETING
March 13, 2024**

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell

Earl Taylor

Jon Maxwell

Kevin Mickelsen, excused

Randy Christiansen

Allen Tietjen

Ashlee Larsen, City Recorder, excused

Kathy Maxwell, City Treasurer

Jorgen Mickelson Maintenance

Brad Allen Maintenance

Mario Gonzalez on phone

AGENDA TOPICS: Discussion of Ashberry Lane Project

Mayor Jed Maxwell called the work meeting to order at 7:45 p.m. at the Salina City Hall to discuss development on Ashberry Lane. **Mayor Maxwell** stated the council met with Sunrise Engineer, Mario Gonzalez at the Ashberry Lane work site on Tuesday March 12, 2024. They discussed their concerns on the new sidewalk, curb, and gutter. The sidewalk doesn't meet the requirements of 7 inches thick. It's currently only 5 inches thick and the base is on natural terrain instead of a bedding area. Mayor Maxwell, Council and Mario Gonzalez decided to allow the sidewalk/curb & gutter, on the north side adjacent to the road to remain in place. The remaining sidewalk/curb & gutter that needs to be installed must meet city standards. Mayor and Council reviewed the engineer comments of the site. **Mario Gonzalez** stated it appears the existing property at 365 N 400 W has a fence that obstructs the sidewalk from tying into the existing approach and the pedestrian ramp north side of the entrance. It was decided that the developer needs to coordinate with the existing property owner on the north and determine the solution to tie in the sidewalk and ramp. This may require additional survey work to clean up property boundaries. **Mayor Maxwell** asked why the boundaries need to be shifted, because the surveys are already in place. **Gonzalez** stated on the county records they indicate the first property in Ashberry Lane on the north encroaches on the existing parcel on the east, owned by Rod Bumgardner. **Gonzalez** stated they overlap the sidewalk, and the fence encroaches on the sidewalk right away.

Kathy Maxwell stated the first parcel on the north in Ashberry Lane, is encroaching on the east and south property lines, they will need to re-evaluate the property lines because the parcel recorded isn't big enough to place the duplex. **Mayor Maxwell** stated if the fence has been in place for twenty years, legally that's the property line. **Jon Maxwell** asked how far it encroaches on the other property. **Gonzalez** stated on the north side it encroaches about 10-feet, and 15-feet on the south side. **Gonzalez** stated that on units 5 & 6 Ashberry's Engineer will need to modify the property lines, it looks fine on the south side, the east side will need to shift 10-feet. **Kathy Maxwell** asked what's the depth of the lot size. **Gonzalez** said it's 800 square-feet. **Kathy Maxwell** asked if the duplex will be within 7500 square-feet. **Gonzalez** stated yes, it should


work, but it may have a jog on the left side.

Gonzalez suggested Ashberry Lane engineer redraw the plans based on the existing fence line. The fence line also encroaches into the property's north boundary by 5 to 6 feet or work with the existing owner, there needs to be a modification in the existing parcel.

Sunrise recommended requiring the developers to remove and replace the concrete sidewalk and curb and gutter to meet Salina City standard details. Gonzalez will reach out to Ashberry Engineer to get the property lines changed. **Kathy Maxwell** asked Mario Gonzalez if Salina City is fine to sign the building permits and submit them. **Mario Gonzalez** said if they take care of the issues that were discussed he doesn't see a problem. **Allen Tietjen** voiced his concerns of building under the power lines. **Mayor Maxwell** stated the contractor will need to investigate this before constructing the duplexes. **Kathy Maxwell** stated the owner will need to pay for the impact and connection fees before construction of the duplexes.

They also discussed the asphalt turnaround meets the 75 ft. diameter required by Salina City. Include lot area for all buildable lots and show they meet the minimum lot area for the R-2 Zone. Ensure that all dimensions are visible, some seem to overlap with callouts. They did a site inspection of new rolled out curb and gutter revealed the following, no untreated base course was used, there did not appear to be #4 rebar nor 18" long dowels used, thickness of concrete did not meet the minimum required, no expansion joints were encountered. **Mario Gonzalez** recommends the existing asphalt gets replaced since it seems to be at the end of its service life. Salina City will take ownership and would need to make significant improvements, otherwise.

Earl Taylor motioned to adjourn the work meeting at 8:00 p.m. Jon Maxwell seconded. Motion carried 4 to 0.

Date 4-10-24 Mayor 
Date 4-10-2024 City Recorder 