

AGENDA FOR SALINA CITY CORPORATION
at the Salina City Hall
370 West Main Street, Salina, Utah
7:00 P.M. July 23, 2025

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell, excused	Ashlee Larsen, City Recorder
Earl Taylor, excused	Kathy Maxwell, City Treasurer, excused
Jon Maxwell, excused	Jorgen Mickelson & Brad Allen
Kevin Mickelsen	Maintenance Supervisor, excused
Randy Christiansen	Al Taylor, Chief of Police
Allen Tietjen	

Mayor Jed Maxwell called the City Council meeting to order at 7:00pm. at the Salina City Hall led the pledge of allegiance. Allen Tietjen offered the opening prayer.

Approval of City Council Meeting June 25, 2025, was motioned by **Allen Tietjen. Randy Christiansen** seconded. Motion carried 3 to 0.

Approval of City Council Meeting July 9, 2025, tabled.

Approval of City Council May 14, 2025, was motioned by **Jon Maxwell. Allen Tietjen** seconded. Motion carried 4 to 0.

Approval of Bills Submitted for Payment was motioned by **Kevin Mickelsen. Randy Christiansen.** Motion carried 3 to 0.

Visitors: Angie Viers-discuss billboard ordinance: Not in attendance.

Robert Udy discuss impact & connection fees 1-S24-24 335 N 250 E Udy stated he's here to receive a building permit for the lot he purchased from Dwayne Jolley at 215 North 327 East. **Udy** stated Mr. Jolley charged him an additional \$5,000.00 because he claimed he already paid the impact and connection fees for this property. However, Salina City has informed him that there is no record of these impact fees being paid by Mr. Jolley. **Udy** mentioned his understanding, based on his experience constructing homes in Salina since 2001, that Salina City is responsible for bringing the utility lines to the road, and then it is the contractor, or homeowner is responsible for extending the sewer into the lot, including trenching, backfilling, and any necessary road repairs. Mr. Jolley had assured Udy the fees were paid, regardless of whether they were officially recorded. **Udy** stated he needs to receive a building permit and is looking for guidance on how to proceed. **Allen Tietjen** asked if Mr. Jolley had provided any paperwork proving the fees were paid. **Udy** confirmed that Mr. Jolley passed away and he doesn't have any such documentation. **Udy** reached out to Jolley's family to inquire about any potential paperwork, but has not yet received a response.

Mayor Maxwell asked Mr. Udy if he knew the year Mr. Jolley paid for the impact fees. Maxwell stated Salina City has records online with the state dating back to 2001 and he has not found any records of Mr. Jolley paying utility fees. Udy said he doesn't know the exact date, but he knows Mr. Jolley is an honest person and why would he expect Udy to pay an additional \$5,000 if he didn't already pay the fees.

Kevin Mickelsen said it's possible Mr. Jolley had stubbed utilities but never paid for the connection fees. **Udy** mentioned Salina City's policy dictates that utilities are not stubbed in unless the impact fees have been paid in advance. Mayor and Council reviewed the cost of impact and connection fees. **Kevin Mickelsen** clarified that Salina City will require documentation proving these fees have been paid before Mr. Udy can receive a building permit.

Mayor and Council discussed other properties in town developed back in the early 2000's. Mr. Udy asked for a copy of the current impact and connection fee ordinance. **Ashlee Larsen** mentioned she gave him a copy of the ordinance prior to the meeting. **Kevin Mickelsen** referenced the ordinance, which states that if a parcel hasn't been utilized within the past seven years (for example, if a sewer is on a lot but not attached), the property owner will need to pay the impact fees. **Mr. Udy** inquired whether impact and connection fees will become void if a property owner pays them but doesn't construct a home for seven years. Mayor Maxwell confirmed that the new ordinance requires Salina City to maintain records of all fees paid. He also mentioned Salina City Attorney's and Engineers have provided advice regarding our utility ordinance and what changes Salina City should make. Udy stated it doesn't matter if he has documentation or not, it just depends on what Salina City Mayor and Council decide to do at that time. **Mr. Udy** expressed his concerns about potentially losing three connections to his other parcels in town.

Mayor Maxwell apologized, and stated to proceed with the building permit and obtain the necessary signatures, Mr. Udy will need to present documentation of the impact and connection fees being paid. Mr. Udy stated he will come to the city hall on Monday to finalize the building permit. **Mayor Maxwell** thanked him for coming to City Council.

Barbara Bumgardner discuss property lines, building permits & codes. **Mrs. Bumgardner** indicated that while many of her complaints are civil matters, not all of them are. Today, she spoke with the building inspector's office for an hour and learned about the construction of the sidewalk south of the property, where Jesse Nielsen is building new apartments on Ashberry Lane. Mrs. Bumgardner stated her understanding from John Long on Planning & Zoning is, that Salina City recommended that Mr. Nielsen leave the existing 24-year-old fence in place and constructs the sidewalk on the outside of it. **Mrs. Bumgardner** expressed confusion as to why Mr. Nielsen was insistent on taking more of her property for the project.

Mrs. Bumgardner also spoke with the ombudsman's office, which informed her that fences are generally considered permanent if they have been there for 20 plus years. This includes the fence on the north side of her property, between her and Arlene Olson.

Mrs. Bumgardner asked why Mrs. Olson's irrigation line was placed on Bumgardner's property, she's unclear why Salina City would place an irrigation line on someone else's property.

Mayor Maxwell stated Salina City wouldn't have installed the irrigation line it would have been placed by whoever built the house. **Mayor Maxwell** stated his parents' irrigation line is located on their neighbor's property, which was placed by the developer during the subdivision's construction.

Mrs. Bumgardner noted the ombudsman's office, and the county office stated the 100-year-old fence would rule the survey line, but she would have to hire her own surveyor and go to court, which would be costly.

Bumgardner thinks the agreement on the property line was a mistake. Mrs. Bumgardner stated she initially agreed for Jesse Nielsen to come in five and ½ feet on the back corner of her parcel next to the street, and three ½ feet at the front of her parcel, which would line up the sidewalk perfectly with the existing sidewalk on the corner. Mr. Nielsen asserted this is his property, not hers. **Bumgardner** stated when Carlisle installed the fence 24 years ago, it was done to fit city regulations and property lines.

She also recalled John Long stating the property line should be 20 feet from her house, but she now only has 11 feet to her fence line instead of 17 feet. Mrs. Bumgardner believes Mr. Nielsen planned this in advance.

Bumgardner stated she wanted the property line recorded at the county office and Mr. Nielsen mistakenly or fraudulently misfiled it under his name and wife's name. The sidewalk was already installed before they notified Bumgardner that it was null and void. So, Mr. Nielsen could disregard the agreement they made to install the fence.

Mr. Nielsen made the comment to Arlene Olson that he would just let his insurance handle any issues. Mrs. Bumgardner voiced concerns about Mr. Nielsen not receiving a building permit for the installation of the fence. Sevier County said they can file documentation about not receiving a building permit and Salina City can as well.

Bumgardner stated if Mr. Nielsen would have received a building permit, he would need to build out a sight plan that would show the fence only 11 feet from her house. Bumgardner said it's in Salina City's hands whether we are going to stand by and let Mr. Nielsen get away with this and think it's a civil suit.

Bumgardner said last time she visited City Council she discussed constructing a carport but needs a variance from the council. Mrs. Bumgardner reviewed the size of the carport, she spoke with Sevier County, they recommend she reaches out to Salina City for a variance and building permits.

Bumgardner asked what restrictions are on free standing carports and if she would need a building permit to cover in her back deck and install a fence to cover up a wood pile. **Kevin Mickelsen** stated Your fence would be permissible if it is not connected to concrete, but suggested Mrs. Bumgardner visit with Planning and Zoning. Mayor and Council suggested Mrs. Bumgardner attend the next scheduled Planning & Zoning meeting on the 3rd Thursday of each month and present a description of what she is requesting for a various and permits.

AGENDA TOPIC

Mayor Maxwell:

Approval of PEHP Insurance Kevin Mickelsen motioned to approve Salina City to pay for PHEP insurance rate for the fiscal year 2025. **Randy Christiansen** seconded. Motion carried 3 to 0.

Approval of Miss Mary's Museum taking furniture out of the old city hall: Allen Tietjen mentioned Miss Mary's Museum taking the furniture, provided it is not being transferred to the new Salina City Hall. If Miss Mary's has a yard sale, they will need to bring the funds to Salina City Hall to be deposited in their account.

Blackhawk Arena
Director Jake Van:

Police Chief
Al Taylor:

Approval of mandatory training for Officer Branden Housley: Chief Taylor said Salina City has mandatory training for sexual assault investigations, this training is free, but Salina City will need to cover the cost of hotel and per diem in the amount of \$426.63. **Kevin Mickelsen** motioned to approve

training in the amount of \$426.63. Randy Christiansen seconded. Motion carried 3 to 0. **Chief Taylor** mentioned he would like to sell some property on surplus.

Planning and Zoning
Chairperson:

Maint. Supervisor
Jorgen Mickelson
Brad Allen:

COUNCIL MEMBER BUSINESS

Earl Taylor, excused

Jon Maxwell, excused

Kevin Mickelsen:

Discuss Balloon Festival Mickelsen stated they had a Balloon Festival meeting last week everyone was happy with the way it turned out. There are a couple issues between the Balloon Meister and committee members. **Mayor Maxwell** stated that the newly elected officials can make the decision whether to bring back the current committee members. **Mayor Maxwell** stated we are thankful for the years they have put into the Balloon Festival it's a lot of hard work. I hope it continues, it's a great event for Salina City.

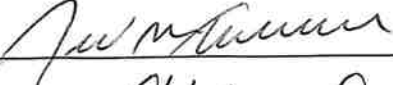
Approval of Fire Department flooring Kevin Mickelsen motioned to approve the amount of \$12,300 to remove old carpet and install the main flooring at the Salina Fire Department. **Randy Christiansen** seconded. Motion carried 3 to 0.

Randy Christiansen:

Approval of June 2025 Court Report Randy Christiansen presented the court report for June 2025. Total amount taken in \$3,447.41 Salina City portion \$2,431.65. **Randy Christiansen** motioned to accept the court report. **Allen Tietjen** seconded motion carried 3 to 0.

Allen Tietjen: stated he wanted to follow up on the installation of the irrigation lines at the ball fields. Tietjen mentioned he's still coordinating with Salina City Maintenance on the schedule for the installation. Also, the 9/11 project is taking a different approach this year.

Kevin Mickelsen motioned to adjourn the City Council at 7:41 p.m. **Allen Tietjen** seconded. Motion carried 4 to 0.

Date 9/10/2025 Mayor 
Date 9/10/2025 City Recorder 