

**SALINA CITY CORPORATION
COUNCIL MEETING
December 9, 2015**

COUNCIL AND STAFF PRESENT:

Mayor Dustin Deaton
Dwayne Brown
Becky Lopshire
Jed Maxwell
Scott Johnson, absent
Earl Taylor

Sherri Westbrook, City Recorder
Police Chief Eric Pratt

VISITORS PRESENT FOR COUNCIL MEETING:

Heber Williams – Property sale,

Mayor Dustin Deaton called the regular city council meeting to order at 7:03 pm at the Salina City Hall, welcomed everyone present and led the pledge of allegiance. **Becky Lopshire** offered the opening prayer.

Approval of Council Meeting Minutes October 14, 2015, was motioned for approval by **Earl Taylor**. **Becky Lopshire** seconded. Motion carried 3 to 0. **Jed Maxwell** abstained.

Approval of Council Meeting Minutes November 11, 2015, was motioned for approval by **Dwayne Brown**. **Earl Taylor** seconded. Motion carried 4 to 0.

Approval of Bills Submitted for Payment was motioned by **Jed Maxwell**. **Dwayne Brown** seconded. Motion carried 4 to 0.

Mayor Deaton acknowledged and thanked Judge Scott for his service to Salina City since 2007. Deaton presented Judge Scott with an engraved plaque. **Judge Scott** stated that he has enjoyed his service for the past nine years. **Mayor Deaton** also recognized the outgoing Council Members Dwayne Brown and Earl Taylor. Brown and Taylor were each elected to another term. Outgoing Council Member Scott Johnson was not present. Mayor Deaton presented each of the outgoing Council Members with an engraved plaque.

VISITORS:

Heber Williams – Property sale, Williams handed each council member and the mayor a sheet of paper containing information from the September 17, 2015 Planning & Zoning Committee

meeting minutes. **Williams** explained that his family owns a small parcel of land on North State. The parcel is only .6 of an acre and the frontage is 71' x 363' deep. The property was initially used as a pasture for horses. There is a sewer manhole located in the middle of the property. He stated he has not been able to find a copy of the easement or the agreement on the manhole and that section of sewer line. For many years the taxes on that small parcel were manageable at approximately \$50.00 - \$60.00 per year. The prior two years he has paid \$335.00 per year. He does not want to keep this small parcel of land and pay that amount of taxes on it. He had an appraisal on the property so that he could have an idea of what the market value is. Shortly after the appraisal was done, Williams received a phone call from an interested party inquiring about purchasing the property. They came to an agreement on the sales price. A few days later this individual called back and stated that Salina City has a proposal to extend 400 North to the east through that piece of property. Williams was not aware of that. The individual withdrew the offer to purchase the property. Williams stated that he is not sure what he can do with that piece of property. He stated his concerns about both the easement and the proposed road and how each of those would restrict a person from constructing a permanent structure on that property. Williams quoted statements from the master plan which indicated that Salina City should secure right of way prior or concurrent with development and insure that the city retains overall control over the design and location of the major street system. Williams stated that he needs and wants to sell the property. Williams asked the council if they would either remove the planned roadway or consider purchasing the property. **Mayor Deaton** stated that he is not sure the city is in the financial position to purchase the property right now but he did ask Williams if he had a price in mind that he would like for the property. **Williams** stated that the asking price is \$28,500.00 and the taxable valuation on the property is \$24,275.00 per the county assessment. **Mayor Deaton** informed Williams that they do not have an answer for him but the council will discuss it and get back to him. **Williams** thanked them for their time.

AGENDA TOPICS:

Mayor Dustin Deaton, Acknowledge and recognition of Judge Scott and Council Members, this item handled earlier in the meeting.

Mayor Dustin Deaton, Stream Alteration Permit for Salina Creek, **Mayor Deaton** stated that there has been prior discussion about the amount of silt, trees and debris in the creek. Deaton explained that he had a discussion with UDOT and has received their help to clean out the bridges on State Street and Main Street. The biggest area of concern is along the creek between the walkway bridge by Maverik and upstream closer to 200 South. The city has filed for a stream alteration permit with the Army Corp of Engineers and State of Utah and has received approval. Mayor Deaton showed the council a copy of the sheet that will be given to contractors to bid the project. It states that the work needed will be to remove approximately 880 linear feet of accumulated sediment and reconstruction of the berm associated with Salina Creek. This will increase the channel capacity and protect the adjacent properties.

Police Chief

Eric Pratt: Police Officer hiring process and update, Chief Pratt explained that there are twenty-one applicants for the open police officer position. There will be a physical fitness test first to try and reduce the number of interviews of those that would not pass the fitness test. The test dates are going to be January 2, 2016 and January 7, 2016. There will be interviews immediately following for those applicants that pass the fitness test. This will be the first round of interviews with an interview panel. The next round of interviews will involve the council and Mayor Deaton will discuss that further with the council. Chief Pratt expressed his satisfaction with the applicants and stated that he felt there are a few there that Salina would be lucky to have.

**Planning and Zoning
Chairperson,**

**Maintenance Supervisor
Troy Pollock: Excused**

COUNCIL MEMBER BUSINESS,

Earl Taylor,

Becky Lopshire,

Dwayne Brown, November 2015 Court Report, Brown presented the Court Report for November 2015. Total collected was \$9,573.00 with Salina City's portion \$5,787.12. **Dwayne Brown** motioned to accept the Court Report for November 2015. **Jed Maxwell** seconded. Motion carried 4 to 0.

Scott Johnson, absent

Jed Maxwell, Approval of Planning and Zoning Chairman Paul Jensen and Planning and Zoning Committee Member Wayne Cowley, Maxwell explained that there have been some changes to the Planning & Zoning Committee and he announced that Paul Jensen will be the new Planning & Zoning Chairperson and Wayne Cowley will be a new member of the Planning & Zoning Committee.

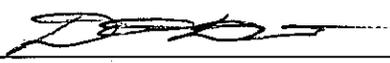
Jed Maxwell motioned to move into Executive Meeting at 7:40 pm. **Dwayne Brown** seconded. Motion carried 4 to 0.

Executive Meeting: Strategy session to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction.

City Council Meeting resumed at 8:58 p.m.

Mayor Deaton: Discussion and decision whether to proceed with disclosure and written notice to property owners prior to making final decision to proceed with eminent domain action: Council members discussed the proposed purchase price of 4 acres at \$5,000.00 per acre. **Jed Maxwell** expressed that he is in favor of the proposed purchase price if this would repair the damaged relationship with the sellers (Dan & Tami Baugh) and they can all move forward in a positive manner in the future. **Dwayne Brown** stated that he had a problem with the last paragraph regarding the finishing of Trek West. **Tami Baugh** stated to scratch that paragraph from the agreement. **Jed Maxwell** motioned to offer to purchase the property from Dan Baugh for the water tank of 4 acres at \$5,000.00 per acre. **Becky Lopshire** seconded. Motion carried 4 to 0. **Mayor Deaton** explained to Dan & Tami Baugh that this water project is estimated at \$6.4 million and to be honest, \$20,000.00 is more than the city anticipated paying for this property. He asked the Baugh's if the city could move forward in good faith with the prior written permission from Dan Baugh to blade a road with the backhoe so that a drilling company can have access to the property for soil sampling. **Tami Baugh** agreed. **Mayor Deaton** explained that the construction should start in March and that the attorney will get the paperwork written up and get the land purchase done prior to March if they are willing to wait until later January or possibly some time in February to get the purchase done. **Dan and Tami Baugh** agreed to this. **Dan Baugh** asked that when the survey is done that the purchase begin at the BLM property line. **Mayor Deaton** agreed that it would be at the BLM property line. **Dan Baugh** again stated that Salina City has the permission to trespass on that property before the purchase is completed. **Mayor Deaton** asked Baugh's about writing an easement for any possible overflow containment from the water tanks. **Dan Baugh** suggested, if it was written up, to include wording that the Baugh's have the right to use whatever overflow there may be for their (Baugh's) own use if they put a retention pond there.

Earl Taylor motioned to adjourn the city council meeting at 9:04 p.m. The motion was seconded by **Jed Maxwell**. Motion carried 4 to 0.

Date 1/27/16 Mayor 

Date 1/27/16 Recorder 