

**SALINA CITY CORPORATION
COUNCIL MEETING
August 14, 2019**

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell
Dwayne Brown
Newell Hales
Jon Maxwell
Earl Taylor
Cade Hunter

Ashlee Larsen, City Recorder
Kathy Maxwell, Treasurer
Jennifer Vought, Court Clerk
Chief of Police, Al Taylor

VISITORS PRESENT FOR COUNCIL MEETING:

Aaron Metcalfe
See attachment

Mayor Jed Maxwell called the regular city council meeting to order at 7:05 pm at the Salina City Hall, welcomed everyone present and led the pledge of allegiance. **Cade Hunter** offered the opening prayer.

Approval of Special Authority of Salina City #2 Minutes July 31, 2019 was motioned by **Cade Hunter**. **Jon Maxwell** seconded. Motion carried 3 to 0. **Dwyane Brown** and **Earl Taylor** abstained.

Approval of Work Meeting Minutes July 31, 2019 was motioned by **Jon Maxwell**. **Cade Hunter** seconded. Motion carried 3 to 0 **Dwyane Brown** and **Earl Taylor** abstained.

Approval of Work Meeting Minutes July 31, 2019 was motioned by **Cade Hunter**. **Newell Hales** seconded. Motion carried 3 to 0 **Dwyane Brown** and **Earl Taylor** abstained.

Approval of Bills Submitted for Payment was motioned by **Earl Taylor**. **Cade Hunter** seconded. Motion carried 5 to 0.

Aaron Metcalfe - Design of new Salina City Building: **Aaron Metcalfe** suggested an assessment be done based on the square footage that the city building would need and then from a dollar amount can be determined. Metcalfe is a Construction Cost Manager for Hogan out of Salt Lake City. Metcalfe takes the needs of the City and devisees a plan based on those needs. Metcalfe has worked on projects funded by loans, grants and has a good knowledge of how they work.

Dwayne Brown asked about projects Hogan has been a part of in this area. **Metcalf** stated Hogan

has constructed the Youth Correction Center in Richfield, 2nd phase of the CUCF expansion in Gunnison, and projects in Moab such as the jail and court house. **Ryan Roberts, SR Mechanical** commented that he has done work with Hogan in the past and has had a great experience working with them. **Roberts** questioned if the type of work would be a design build but **Metcalf** doesn't like that type because it puts the architect under the contractor so there is no balance on working together. **Steve Roberts** asked about the pricing on materials at this time, **Metcalf** stated he would take the square footage cost and then work with the contractors to see what pricing they could get on the materials and go from that point. **Mayor Jed Maxwell** asked **Metcalf** with his expertise would he suggest a new city hall being constructed over

reconstructing

and repairing the Existing building, **Metcalf** stated that the cost difference is tremendous. He suggests that a new building is more cost effective. For the existing building the new state energy code would require that the building be completely gutted down to the structure causing the work to be selective demo and the price skyrockets with that type of work. Another suggestion he had is with a new build you don't have to relocate saving time and money on leasing out an office space adding an additional cost. There is a cost escalator that would be provided to help budget for a project as big as a city building. **Mayor Jed Maxwell** explained that right now Sevier County is 2nd in line for the mineral money. This allows for any projects funded to be a higher priority on the list. Now is the time to go to CIB with a project to a loan and receive a better interest rate. **Maxwell** explained that with the amount of trucks going through Salina hauling coal, gypsum and salt put us in a great position for the mineral money. **Mayor Maxwell** asked **Metcalf** about the rising cost between building now and five years from now. He said in his experience it changes about 3% a year but going off a 5% increase and you will have better idea of the rise in costs. He suggested using local contractors to help keep the cost low and support your local businesses. **Ryan Roberts** asked what kind of bid they are looking for **Metcalf** explained it would be a Guaranteed Maximum Price. (GMP) once the bids come in they can look at each portion of the bid and something needs to change they could re-bid that portion without changing the whole bid. **Metcalf** is interested in being Salina City's Cost Manager on Salina City's project to help get plans ready so when the council goes to CIB They have a plan to show what direction Salina City is going with to construct the new city hall.

AGENDA TOPICS:

Mayor Jed Maxwell, Discussion of Salina City Property Tax Rate: **Ryan Roberts** asked if there is a plan in place where the increase tax rate will cover the loan to construct the swimming pool and the new city hall, **Mayor Maxwell** said yes it will also cover the retirement fee that must be held per state law for retirement and the increase in the public service fee. **Mayor Maxwell** explained if there is any additional revenue left over it will go into a fund that will be used for a sewer study, fire truck and public safety. **Steve Roberts** asked where the swimming pool budgeted funds has went for the past two years. **Mayor Maxwell:** stated Salina City has a PTIF account that holds the funds that Salina City can only use for the pool operation and maintenance. **Peggy Roberts** asked if there would be an increase in the sewer fund and the

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council stated that the increase has already happened. **Roberts** is worried about the impact that a 55% increase will have on the citizens in Salina with low or fixed income instead of a gradual increase of the taxes. **Charlyn Roberts** is worried if the 55% increase is approved what Salina City has in place to say it won't be raised again in upcoming years. **Mayor Maxwell** gave a 100% guarantee that it will not be raised again while he is in office through 2022. **Ryan Roberts** asked if there is an updated master plan for the city. The council stated that it is still not updated but it is in the works. **Kris Boswell** made a statement about cities and counties around the United States. He's a truck driver and travels through very tough areas and wants the citizens of Salina to know how great they have it here. He agrees that 55% is a huge increase but he's also willing to pay whatever it takes to help keep Salina City safe and nice. **Roberts** asked **Boswell** if he is a property owner here in Salina. **Boswell** stated yes. **Mayor Maxwell** stated Salina City has the 2nd biggest tax base in Sevier county but it doesn't show with all the rundown buildings. **Steve Roberts** asked if the 30% increase would just barely cover the cost of the retirement fee and the public service fee. **Mayor Maxwell** reviewed how Salina city holds budget meetings. **Ryan Roberts** addressed his concern on the amount of money that it will be spent. **Jon Maxwell** stated he likes the idea of checking the department budgets quarterly to see where their expense is. **Roberts:** expressed his appreciation to Salina City Council, Police Department, and Fire Department. He is concerned of extra money Salina City may have and where it will be budgeted. **Roberts** would like to see Salina City save more money but feels like 55% tax increase is way too much.

Dwyane Brown stated Salina City's Maintenance equipment is leased so the city doesn't have to keep up on maintenance and repairs Salina City tries to save money wherever they can.

Ryan Roberts: disagrees on leasing vehicles. He feels there's more money to be saved in buying a new vehicle and keeping it for several years instead of leasing.

Al Taylor: stated Salina City Police Department rents their police vehicles every year. Taylor stated he did a study and it's less expensive to rent the vehicle then to buy them new. Salina City rotates their vehicles out yearly for \$2,000 which includes no maintenance and tire fees. **Al Taylor** said City Council went through his budget and cut out whatever wasn't used the previous year. He's been applying for Grant's to help the police department funds.

Jon Maxwell stated he doesn't mind doing the 30% tax increase but if Salina City receives a CIB loan for the new Salina City Hall in October 2019 he doesn't want to raise the taxes again next year 2020, so he feels like it would be better to do the 55% tax increase now.

Earl Taylor stated he thinks we should start off with 30% tax increase, come up with a plan and bids for the new city hall and a total cost, then go from there.

Dwayne Brown: stated he's been on the council for twelve years it's hard to come up with extra money or put money aside for things Salina City needs, so he feels like it would be best to go the full 55% this year.

Cade Hunter: stated he's with Dwayne its hard that Salina City is at this point but feels like 55% increase would be the best.

Newell Hales: stated its hard-raising taxes at all but the council is at a point that they need to do something for Salina City he agrees with the 55% tax increase.

Cade Hunter made a motion to approve Resolution R-179-2019 to increase Salina City Tax Rate to 0.004009 **Dwayne Brown** seconded. Motion carried 5 to 0.

Police Chief
Al Taylor:

Planning and Zoning:
Maint. Supervisor
Brad Allen

Disconnect two existing power meters: **Brad Allen** stated Rocky Mountain Power contacted Salina City stating Salina City hasn't used the Mosquito abatement trap and the sewer lagoon meters for several years. **Allen** is wondering if Salina City would like to disconnect them. **Ashlee Larsen** stated that the cost per meter is \$10.00 a month and they haven't been used for about 6 years. To reconnect the meters, is a \$10.00 reconnection fee per meter. Salina City Council agreed to disconnect both meters. Larsen will contact Rocky Mountain Power to disconnect the two meters.

Bids for the Mini-Ex: **Brad Allen** stated Salina city is waiting on a bid for Mason Machinery for a mini-ex. He has received bids from Wheelers, and John Deere and presented them to the council. **Larsen** stated that she spoke to Eric Mason a couple times he'll email the bid over to her sometime this week. Eric Mason stated he would give Salina City the same price for the larger mini-ex as he did for the smaller mini-ex. **Mayor Maxwell** would like to table the bids until all bids are received by Salina City.

Bids for Asphalt on 100 East: **Allen** stated that Rasmussen Excavating wants to grind nine feet from the face of the road on 100 East to the new curb and gutter. Rasmussen Excavating wants to fix the road instead of just patching it. They feel it could be a liability if Salina City just patches the road. **Allen** stated Mickelsen from C&M also did a bid, but he wants to patch the road and not completely redo the road. **Mayor Maxwell** asked why there is two different bids from Rasmussen Excavating. **Allen** stated Rasmussen's did a bid for the road on S&R Mechanical road. **Mayor Maxwell** wants to table this until all bids are in.

Sewer Update: **Allen** stated Salina City sewer ponds are doing better but feels like we might have been hit again with a substance that turned Salina City's pond pink.

Mike Stevens stated the public needs to be aware if they see someone dumping in a man hole to make sure they report it to Salina City. Salina City sewer ponds are falling apart Salina residents need to be careful not to use disposable wipes because they are not biodegradable. **Stevens** feels like it would be a good idea for Salina City to add a garbage muncher to help break down material before it enters the sewer ponds. **Mayor Maxwell:** stated Salina City has two spots in the sewer system that needs repaired. Salina City has had problems in the past of people dumping grease down the manholes, but he feels like Salina City has it control if any business or resident is caught dumping in the sewer system they will be fined.

Stevens stated that Salina City added a new pump to help pump in Pro-biotics. Stevens will add 5-gallon buckets of the chemical into the sewer system every other day.

Earl Taylor:

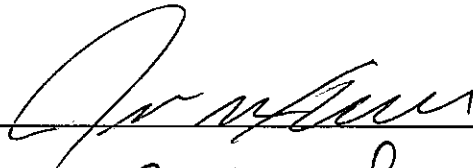
Jon Maxwell

Newell Hales,

Newell Hales motioned to adjourn the city council meeting at 9:39 p.m. Dwyane Brown.
Seconded. Motion carried 5 to 0.

Date 8/28/19

Mayor



Date 8/28/19

City Recorder

