

SALINA CITY CORPORATION
WORK MEETING
January 4, 2021

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell
Daniel Viers
Newell Hales
Jon Maxwell
Earl Taylor
Cade Hunter

Ashlee Larsen City Recorder
Kathy Maxwell City Treasurer
Kelly Laier Planning & Zoning
Trina Willardson Richfield Reaper

Mayor Jed Maxwell called the work meeting to order at 7:00 PM at the Salina City Hall.

Visitors: Scott Anderson, Kevin Mickelsen: Future Subdivision Development: Scott Anderson asked Salina City on his phase one Subdivision development on Sunset South. **Anderson** asked if Salina City has budgeted for the road development extension of Sunset South. **Mayor Maxwell** stated he doesn't have the paperwork with him, but he thinks the road extension is approximately 240 feet. **Anderson** is wondering if the sewer and water will flow down Sunset West. **Mayor Maxwell** stated the sewer trunk will be placed along 500 West, **Kevin Mickelsen** asked if the lift station will be adjacent to the Turkey Plant. **Mayor Maxwell** stated to Anderson the sewer would have to run in the current direction down the Turkey Plant road of 500 West, otherwise the cost would exceed the budget to reroute the sewer system. **Kevin Mickelsen** asked where if Salina City has an update on their sewer study. **Mayor Maxwell** mentioned all the sewer lines in town have been cleaned. Sunrise Engineer is gathering information to put together Salina City's sewer study. Sunrise Engineer will update Salina City replacing sewer lines, how much growth can be added to the lines, and the direction for future development. **Anderson** is concerned about starting this subdivision project not knowing what is going on with the coal mine. **Mayor Maxwell** stated he doesn't think Anderson will have a problem selling his property, with this pandemic happening people working from home are the ones who want to leave the cities and move to the country. **Anderson** asked if the plans are to use the old sewer line and what will happen when they plan to develop the 2nd cul-de-sac. **Newell Hales** stated Salina City will run the main sewer line that needs to be replaced, but the developer will be responsible for the lateral lines. **Mickelsen** asked if Salina City has a right away through the Turkey Plant road. **Earl Taylor** said yes, **Newell Hales** looked through the plat maps to see if Salina City owns the right away. **Anderson** asked who will be responsible to construct of 500 West. **Mayor Maxwell** stated the developer is responsible to construct the road of 500 West. **Cade Hunter** explained to Anderson how the sewer lines will run on Sunset. **Mickelsen** spoke to the Council about the project map and where the phases will be placed. **Mickelsen** spoke about where he thinks the lift station should be placed. **Mayor Maxwell** stated depending on what shape of the existing sewer trunk, Salina City might not need to replace it. The existing sewer line will need to be increased in depth 8 feet. **Mayor Maxwell** spoke to Anderson and Mickelsen about the future road development in the proposed subdivision. **Mayor Maxwell** stated Anderson can start development once he receives Salina City Councils approval. **Newell Hales** spoke about the old sewer project from the 70's and some of the issues that have occurred from over the years.

Mickelsen suggested Salina City contact the Turkey Plant to see exactly the location of the right away. he also mentioned Salina City owns a small piece of property next to Sandy Lane. **Mayor Maxwell** stated Salina City will need to survey the property. **Cade Hunter** asked Anderson what other questions he has regarding his cul-de-sac. **Anderson** asked what he needs to do before he starts with development. **Mayor Maxwell** stated the roadway needs to be established to figure out where the main trunk line will need to be placed, Maxwell stated Salina City will need to reach out to Sunrise Engineer regarding the sewer project. Anderson stated he doesn't plan on starting the development until springtime. **Kathy Maxwell** stated Anderson will want to get everything recorded with Sevier County before he gets started. **Earl Taylor** stated you will need to record the plat maps and the first phase of the project to Salina City and Sevier County. **Mayor Maxwell** reviewed property taxes with Anderson. **Kathy Maxwell** asked if Mickelsen plans to write up CC&R's for the new proposed Sunset Subdivision, and stated he is welcome to stop into Salina City office to pick up an example of CC&R's from other developments. **Mickelsen** stated they received approval from Planning and Zoning to develop the subdivision and will need to receive approval from City Council to start developing the subdivision. **Mayor Maxwell** suggested getting on the next City Council agenda. Salina City will need to make sure everything is in order with the city attorney before they pass anything. **Anderson** asked about the utility hook-ups Salina City will cover, **Mayor Maxwell** stated Salina City can extend the agreement another 5 years as long as the subdivision development is continually progressing. **Anderson** stated the agreement still has four years left. **Jon Maxwell** asked what Anderson plans to do with his property when he passes on, if his kids plan to take over this project. **Anderson** stated he's not sure what his plans are. **Mayor Maxwell** stated Salina City can get with their city attorney and draw up a document to make it fair for Anderson. **Mickelsen** asked if Anderson deeds the property to his kids will the agreement stay with the property. **Mickelsen** asked what they will need for the next City Council meeting. **Mayor Maxwell** stated they will need the plans for the utilities that need to be placed, reach out to the power and gas companies, the water and sewer is already in place. **Newell Hales** mentioned Ordinance 147-2020 regarding street lights. **Mayor Maxwell** stated all the utilities will need to be placed before the road will be completed. **Anderson** asked if Salina City will leave the same grade as Sunset Drive. **Mayor Maxwell** stated Anderson will need to decide if he wants to add to the ditch on Sunset or abandon it entirely. **Anderson** asked about the Culvert on 500 East he's wondering if Salina City plans on fixing the pipe and replacing the road. **Mayor Maxwell** stated Salina City plans on fixing the pipe and road sometime this spring but will need to get with Salina Irrigation beforehand. **Kelly Laier** stated he feels like Salina City will be responsible to replace the pipe and new road on 500 East. **Newell Hales** is worried that the entire pipe is collapsed and rusted out. **Mayor Maxwell** stated he will get with Brad Allen the Maintenance Supervisor and Trent Nielsen the Salina Irrigation Water Master to create a plan to fix the culvert sometime in spring 2021. **Mayor Maxwell** thanked Scott Anderson and Kevin Mickelsen for coming to the work meeting.

AGENDA TOPICS:

Jon Maxwell

Earl Taylor

Jon Maxwell

Cade Hunter

Newell Hales

Daniel Viers excused

Earl Taylor motioned to adjourn the work meeting at 9:01p.m. **Newell Hales** seconded. Motion carried 4 to 0.

Date 2-10-21

Mayor



Date 2/10/21

Recorder

