

**SALINA CITY CORPORATION
COUNCIL MEETING
7:00 p.m. September 8, 2021**

COUNCIL AND STAFF PRESENT:

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

Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer
Brad Allen, Maintenance Supervisor
Al Taylor, Chief of Police
Kelly Laier, P&Z, Chairperson
Rodger Brazell Maintenance Supervisor
Lora Fielding, Salina Sun

Meeting called by: Mayor Jed Maxwell

Visitors Malcolm Nash: Use of tax increment/Financing Marketing Study

Mayor Jed Maxwell called the regular city council meeting to order at 7:00 PM at the Salina City Hall, welcomed everyone present and led the pledge of allegiance. **Cade Hunter** offered the opening prayer.

Approval of City Council Meeting Minutes August 25, 2021 was motioned by **Newell Hales**. **Cade Hunter** seconded. **Danny Viers abstained**. Motion carried 3 to 1

Approval of Work Meeting Minutes August 25, 2021 was motioned by **Cade Hunter**. **Jon Maxwell** seconded. **Danny Viers abstained**. Motion carried 3 to 1

Approval of Bills Submitted for Payment was motioned for approval by **Newell Hales**. **Cade Hunter** seconded. Motion carried 4 to 0.

VISITORS:

Malcolm Nash: Use of tax increment/Financing Marketing Study **Malcolm Nash** stated tonight he would like to discuss the use of tax increment and will discuss the Financing and Marketing Study at the next scheduled City Council Meeting. **Nash** asked if Ross McIntock reached out to Mayor Maxwell and Council regarding the Seven County Infrastructure Coalition. **Mayor Maxwell** stated *no*. **Nash** stated Salina City is already using a redevelopment agency or community reinvestment agency. This study was created around 10 years ago, this study allows the City, the County, and School District, to “peel off” part of the property tax revenue that’s generated when a new project or new development may take place. For example, a blank piece of property may generate \$100 per year in property taxes. But if someone develops a 10-story office building on a piece of property it could generate a million dollars in property tax revenue. **Nash** stated a reinvestment agency is able under state law to take a portion of that tax revenue set it aside and use it for improvements to help support the development, or as a financial incentive to offset the cost of the developer building the 10-story building. This is called tax increment financing. **Nash** mentioned in order to do this it takes 3 agreements from the City, County, and School District.

Nash stated 12 years ago Mayor Miller set this process up with the Salina City Industrial Park and Sevier County and the School District agreed help with the economic growth with Salina City. **Nash** Stated Salina City should be receiving around \$60,000 from the property taxes.

Nash mentioned the statements presented below are to establish the fundamental positions and interest of each entity involved in tax increment financing. The statements are a means to create a platform from which negotiations begin when an application for financial participation is submitted. It is important that each entity recognizes and acknowledge another entity's position. Understanding another entity's points facilitate finding consensus during reviews, analysis, and negotiations. **Nash** spoke about elements and uses for Community Reinvestment projects this will allow the community to capture funds for public improvements such as roads, water distribution, wastewater collection, storm water management, electrical power, natural gas systems, and street lighting. Encouraging job creation to support the quality of life and economic opportunity for residents. This can increase the commercial tax base as a means of financing other community projects via bonding for public improvements. Using revenues from new development to finance utility improvements, imposing the condition that tax increment is always post performance using local tax increment financing as a match to capture other programs offered by the State of Utah

Nash reviewed the Tax Increment Financing a public financing tool that is used as a subsidy for new development or redevelopment by diverting a portion of tax revenue to help finance development and incentivize private development for project areas within a county or municipal jurisdiction project area which is created by county or city redevelopment agencies through the adoption of an ordinance or resolution by the local governing body. The developer will submit a written application to the appropriate entity and include detailed information about the project's property tax value, infrastructure needs and costs community. **Nash** reviewed a spreadsheet to evaluate how well a project worked with Davis County. **Newell Hales** asked if this process was done with the Solar Farm. **Nash** spoke about the 90-million-dollar project and stated the County and School District requested this same type of incentive to have some of this money set aside for the developer to offset the cost of the project, and whatever money was left over will go back to the County, School District and funding for low income housing. **Daniel Viers** asked how many employees the Solar Farm employs. **Malcolm Nash** stated none. **Cade Hunter** stated he thinks it employs 1 Maintenance Technician. **Nash** plans to meet with Sevier School District and Richfield City to review this spreadsheet for the use of tax increment. And asked Mayor Maxwell and Council to please review and he will do a follow-up at the next Council Meeting. **Mayor Maxwell** thanked **Nash** for coming to Salina City Council.

AGENDA TOPICS

Mayor

Jed Maxwell:

Extend Moratorium Resolution 198-2021 Table

Approval of Waste Water Engineering Service Agreement

Jesse Ralphs reviewed the different funds Salina City will be applying for the wastewater project, and stated this isn't the full design and construction services it's the pre-construction services this will cover everything to go out to bid which will include all the surveying, design, the Geotech, the environmental, funding piece and bidding. **Jesse Ralphs** stated this will take it through preliminary design and final design. **Jon Maxwell** asked **Ralphs** if Sunrise investigated increasing the pipe North of town that feeds to the pond pipe to an 8-inch instead of a 2-inch pipe

and what the cost difference is? **Ralphs** stated increasing it to an 8-inch line will cost around \$80,000 **Newell Hales** was concerned about the increase of the line. **Ralphs** stated Salina City can make a final decision on the line change during the design phase. Mayor Maxwell and Council agreed to review the increase of size because it would be better for future development. **Ralphs** reviewed the total cost, funding and deadlines of the project. **Kathy Maxwell** asked what Salina City needs to do to plan for phase one of Sunset West. **Trent Brown** stated everything is in place for phase one of the project. **Ralphs** spoke about the applications that need to be completed and signed by Mayor Maxwell next week. **Jon Maxwell** motioned to approve the Waste Water Engineering Service Agreement. **Cade Hunter** seconded. Motion carried 4 to 0.

Blackhawk Arena

Director:

Jake Van:

Police Chief

Al Taylor: ICAC Training Chief Taylor stated he has been invited to an ICAC Conference Training, which is crimes against children. **Taylor** stated the flights and hotel room will be paid for, the only thing not covered are his meals.

Newell Hales motioned to approve ICAC training on October 5-9, 2021 for Chief Taylor. **Cade Hunter** seconded. Motion carried 4 to 0.

Planning and Zoning

Chairperson: Kelly Laier Review of Salina City Construction Standard Plan;

Kelly Laier reviewed the Salina City Construction Plans, and stated this standard plan will help with any questions on the size of sidewalks, roads, ect. **Laier** stated Jason Young engineered this construction plan. Planning & Zoning are reviewing Salina City Zone Ordinances to reference the Construction Standard Plan. **Kathy Maxwell** stated she emailed a copy of the standard plan to Mayor and Council for review before its motioned for approval at the next Planning and Zoning meeting. **Kathy Maxwell** reminded Council of the meeting scheduled Monday September 13, 2021 at 6 p.m. **Maxwell** also spoke about the development happening in Salina City. **Mario Gonzalez** gave advice to Planning and Zoning with the standard plan and suggested they involve a contractor to review the plans. **Newell Hales** suggested placing 6-foot sidewalks in town. **Laier** stated it's hard to place 6-foot sidewalks throughout town.

Maint. Supervisor

Brad Allen:

COUNCIL MEMBER BUSINESS

Newell Hales: Sidewalk on 300 West **Hales** spoke about placing a sidewalk on 300 West next to the new park that will be constructed. **Hales** stated he spoke with 5 different construction companies and Mickelsen Construction was the only construction company who was interested in giving a bid for the sidewalk project. **Hales** stated the bid with approximately 270 LF curb and

gutter @ \$41.85 = \$11,300 the sidewalk approximately 1350 square feet @ \$4.99 square foot = \$6,740.00 with a total amount of \$18,040. Mayor Maxwell asked if this would be in Salina City budget. **Ashlee Larsen** stated she reached out to Rick Torgerson with Udot to see if they have any types of grants that will help cover sidewalks. **Kathy Maxwell** stated she received an email from Torgerson stating Udot has a grant available for installing sidewalks to create a safe walking path to school. **Jon Maxwell** asked Hales when Mickelsen wants to place the sidewalk. **Hales** stated Mickelsen has another sidewalk project in a couple weeks and would like to do them at the same time. **Mayor Maxwell** stated this grant states you wouldn't receive the funding until 2024. **Jon Maxwell** asked if the money in the budget right now is set aside for the Sunset Drive Project and the Roundabout on Cobble Street. **Mayor Maxwell** stated this is something that is definitely needed. **Newell Hales** reviewed how he would like the sidewalk placed with a bridge, and to leave the gutter. **Mayor Maxwell** suggested seeing if NS. Rec would be willing to pay half the cost for the new sidewalk curb and gutter. **Newell Hales** motioned to approve the bid of \$18,040.00 for the new sidewalk project to be constructed by Mickelsen Construction and will approach NS Rec. to see if they are willing to pay half for the project. **Cade Hunter** seconded. Motion carried 4 to 0.

Earl Taylor excused

Christmas Decoration plugs Install plugs Christmas decorations; **Brad Allen** stated Design West sent Salina City 12 small Christmas Decorations and 12 large ones. **Newell Hales** stated he ordered twenty-four 4-foot decorations to go down Main Street and will call Design West tomorrow to review the order with them. **Allen** stated maintenance is working the power company to find who is responsible for what poles on State Street.

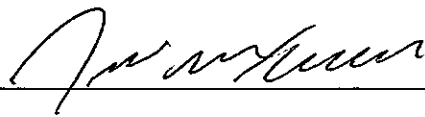
Jon Maxwell:

Cade Hunter Court Report: **Hunter** presented the Court Report for August 2021. Total collected \$7,286.00 with Salina City's portion \$ 4,150.49 **Hunter** motioned to accept the court report for August 2021. **Jon Maxwell** seconded. Motion carried 4 to 0.

Pool season final numbers update; **Cade Hunter** stated the swimming pool stayed open an extra week due to good weather, but they are official closed for the season, and is starting to winterize the pool for winter. **Hunter** reviewed the final numbers from the two (2) months the pool was opened. **Hunter** spoke about what was sold during this time. The pool sold 2634 nonresident day passes and 2646 Salina resident passes, 372 season passes, and reviewed the concession numbers. **Hunter** stated overall the pool did well, thanked everyone for all there help and can't wait until next year.

Daniel Viers: **Viers** Gave an update with the events that are going on at the Blackhawk Arena. **Mayor Maxwell** stated he has had a lot of great feedback with the events at the Blackhawk Arena.

Jon Maxwell motioned to adjourn the City Council at 8:13 p.m. Cade Hunter seconded. Motion carried 4 to 0.

Date 9/22/2021 Mayor 

Date 9/22/2021 City Recorder 