

**SALINA CITY CORPORATION
COUNCIL MEETING
7:00 p.m. October 13, 2021**

COUNCIL AND STAFF PRESENT:

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

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 Gary Carlisle: Impact & Connection fees
Carol Lowman: Utah Main Street Program

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 September 22, 2021 was motioned by **Earl Taylor**. **Jon Maxwell** seconded. Motion carried 4 to 1 **Daniel Viers abstained**.

Approval of Bills Submitted for Payment was motioned for approval by **Jon Maxwell**. **Danny Viers** seconded. Motion carried 5 to 0.

VISITORS:

AGENDA TOPICS

Gary Carlisle: Impact & Connection fees, **Carlisle** stated he is working on constructing a car wash and RV Storage Units in the first parcel on the South as, you enter the Industrial Park on the hill between GCR and Maverick and placing an RV Storage unit behind the carwash. **Carlisle** has done some extensive research on placing this car wash in Salina and feels it will be an asset in the area. **Carlisle** has been working with Planning & Zoning on this project. The next step is to settle with Salina City on the Impact and Connection fees, **Carlisle** researched other cities Impact and Connection Fees and the cost is anywhere from \$0 to \$100,000.00. **Carlisle's** hired Engineer team has help determine how much water the car wash will utilize. Salina City's Engineer team "Sunrise Engineering" has used the numbers provided by **Carlisle** to calculate the amount of ERC's that will be needed. **Carlisle** stated the impact fees with the ERC's will cost approximately \$73,000 and he budgeted for \$40,000.00. **Carlisle** stated he would like to make this a first-class business but is asking Council if they would help him out by reducing the cost of the Impact and Connection Fees. **Kathy Maxwell** stated she has been working closely with Mario Gonzalez from Sunrise Engineering regarding the existing carwashes in town. They determined 3- bay verses a 4-bay carwash and the amount of water they utilize, Mario ran the numbers on the existing Salina car wash they used

approximately 3,300 gallons per day. **Kathy Maxwell** reviewed the Impact and Connection fee Ordinance. **Cade Hunter** asked what the total cost of the Culinary and Wastewater Impact fees. **Kathy Maxwell** stated according to the new ordinance culinary water connection is \$3500 and wastewater connection is \$300 a total of \$3,800. **Cade Hunter** asked questions about the impact fees. **Carlisle** asked what the impact fees are used for? **Mayor Maxwell** stated the impact fees go towards maintenance on the water and sewer systems, and if Salina City isn't collecting the new rates of the impact fees the funds will be depleted. **Carlisle** asked if Salina City has received grant money from CIB. **Mayor Maxwell** stated Salina City's last water project received a 33% grant and the rest in loan. Funding is getting less and less every year. **Newell Hales** stated if Salina City doesn't charge enough for utility fees they have a harder time receiving grant funding. **Mayor Maxwell** stated the ERC per connection is 8.3 per house the cost is \$5900 and water discharge is \$2900. **Earl Taylor** expressed his concerns on property tax and reducing the charge of the current Impact and Connection Fee. **Mayor Maxwell** asked if Carlisle plans to place a water recycling system to help reduce the ERC's. **Carlisle** stated he will defiantly investigate the water recycling system. Carlisle understood Salina City's impact fees, but expressed his concerns how hard it is to bring new businesses to town when the impact fees are so high. **Carlisle** asked if the Council would be willing to reduce the impact fees to \$43,800. **Carlisle** asked if there is a different water rate between a residential house and industrial property and how much his utility bill will cost. **Mayor Maxwell** stated it depends on your water usage Salina City has a low, medium, and high water user rate. **Kathy Maxwell** stated it's \$118.60 per 10,000 gallons a month and \$3.50 for additional usage per 1000 gallons on both culinary water and sewer. The Council all agreed they need to be fair with all new businesses coming to town. Council agreed to follow the ordinance in place and not reduce the fees. **Daniel Viers** stated he feels Salina City needs to follow their ordinance because the next business will ask for the disconnected rate and if you do for one you do for all. Council asked Council asked if Carlisle is willing to investigate placing a water recycling system to help reduce the numbers of ERC's. **Jake Van** suggested to Carlisle applying for a water conserving grant. **Carlisle** will review this information and come to the next Council meeting. **Kelly Laier** asked if Carlisle could pay ½ the impact fees upfront and evaluate after a year and pay the remaining impact fees. **Mayor Maxwell** stated it could cost a lot more money for him in the long run. **Carlisle** asked if he could pay ½ the fees before constructing the project and the other ½ once the carwash is completed. **Mayor Maxwell** asked what the Ordinance states. **Kathy Maxwell** stated in the developer's agreement written by Richard Chamberlain it states all Impact and Connection Fees must be paid in full to Salina City prior to construction of the storage units. **Kathy Maxwell** stated if Council would like to alter the agreement they could reach out to Richard Chamberlain. **Newell Hales** asked if the Zoning Ordinance for the storage units has been finalized. **Kathy Maxwell** stated Planning & Zoning has made some changes to the ordinance and had to hold an additional Public Hearing therefore the ordinance will be finalized at the next City Council meeting **Carlisle** asked if the impact fees can be in his final loan closing. **Kathy Maxwell** reviewed the letter from Richard Chamberlain. **Newell Hales** suggested waiting for the Public Hearing to be completed prior to construction. Carlisle will go to the next Planning & Zoning meeting. **Cade Hunter** stated Salina City can reach out to Chamberlain to see if the can change the agreement to let Carlisle pay ½ before construction and the other ½ once its constructed.

Carol Lowman: Utah Main Street Program Carol Lowman, Main Street Revitalization Steering Committee approached the Council asking for their continued support for the program. The committee is asking to join the Utah Main Street program on the Tier II level which will give them grant opportunities. Salina City needs to have a Resolution in place. The only requirements of the city

currently are support of the council and an operating budget. **Lowman** stated the application needs to be completed by October 30, 2021. **Newell Hales** asked how many members need to be on the advisory board. **Lowman** stated she thinks at least (3) three members. Mayor Maxwell and Council agreed to help in any way they could, and thanked Lowman for all her support and service in the city.

Mayor

Jed Maxwell:

Review Ordinance 162-2021 Junk Yard; Tabled

Review Ordinance 163-2021 Wastewater Conservation; Ordinance will be tabled for further information. Resolution R208-2021 **Cade Hunter** motioned to approve R208-2021 with the change of R201-2021 being posted on the agenda to R208-2021. **Earl Taylor** seconded. Motion carried 5 to 0

Discussion on Airport Mayor Maxwell stated the Salina/Gunnison airport construction project has been completed. An open house/air show is being planned to show upgrades and educate the public what are available at the facility. The new hangars are complete, and the runway has been resurfaced. **Mayor Maxwell** stated the last time the runway was resurfaced was 38 years ago. Mayor Maxwell stated we are fortunate to have the airport in our area.

Discussion on new Firetrucks Mayor Maxwell stated members of the Salina Fire Department have picked up Salina City's two new 2021 Kenworth Fire Trucks from Florida and drove them back to Utah. Now the firetrucks will be outfitted and ready to in service. Mayor Maxwell stated they applied for two trucks through CIB and received a grant loan combo of 85% grant and 15% loan with payments deferred for three years. By that time the Firehouse will be paid off in full.

Approval of Memorandum of Understanding Jon Maxwell motioned to approve Memorandum of Understanding. **Cade Hunter** seconded. Motion carried 5 to 0.

Blackhawk Arena

Director:

Jake Van: Blackhawk

Approval on purchasing some additional gates Jake Van stated we can table the Blackhawk Arena gates due to him and Barry Albrecht being able to fix them.

Discussion on outside lights Jake Van stated the Blackhawk Arena needs better LED lighting In the outdoor arena. **Newell Hales** asked what lights need to be replaced. **Jake Van** stated the lights are located on the outside of the Arena; the Arena currently has 250-watt bulbs which use a lot of power. The Phyto cells aren't working. The new LED lights will cost around \$2400 the power company will give a discount if the lights are changed to LED. **Earl Taylor** and **Newell Hales** would like to place the lights out for bid. **Kathy Maxwell** stated how the Arena has been financially growing this summer, they pulled a report to review the budget. **Jake Van** stated Salina's hotels and restaurants have been sold out repeatedly throughout the summer. **Earl Taylor** stated he would be happy to show them how to place the LED lights.

Newell Hales motioned to purchase the LED lights amount \$2400 for the Blackhawk Arena.

Daniel Viers seconded. Motion carried 5 to 0.

Newell Hales motioned to place a bid for installing the LED lights at the Blackhawk Arena.

Daniel Viers seconded. Motion carried 5 to 0.

Police Chief

Al Taylor:

License plate reader **Chief Taylor** stated to Council the Salina City has been gifted two License plate readers from the Operation Underground Railroad Organization. Salina City will need to pick up the fee for the yearly maintenance in three years. Chief Taylor stated Grand Junction, Nephi City, and Washington City currently have multiple readers in place, the cities are consistently scanning stolen vehicles and even found homicide suspects. Taylor is excited that Salina City can join in by housing the plate readers. **Taylor** addressed the concerns from the Salina City residents. Salina City Police will receive notifications if a vehicle is listed on the NCIC database. The license plate reader can reduce the respond time for searching for vehicles involved in local crime. **Taylor** stated this would be could good to track vehicles for kidnappings or human trafficking .

Planning and Zoning

Chairperson: Kelly Laier

Maint. Supervisor

Brad Allen:

Close Salina City Park for the year **Brad Allen** asked Council if they would like to close the park during the winter. **Cade Hunter** stated he likes to see the park opened year-round to give the kids something to do in the community. Council agreed to keep the park open for the kids.

Brad Allen stated a couple years ago, the Men's bathroom was vandalized. After some discussion, Mayor Maxwell and Council asked if the Police and Maintenance could lock the gates at night and open them in the morning. Brad Allen stated if Salina City leaves the gates open we need to call White's Sanitation to place a porter potty.

Approval of Dodge truck transmission **Brad Allen** stated Rodger Brazell's dodge truck needs a new transmission. **Brazell** stated he received a quote from DG Garage in the amount of, \$4843.00 **Newell Hales** stated it needs to get fixed. **Earl Taylor** asked if Brazell flushed out the Transmission. **Brazell** stated yes, and it worked for a minute, but it still has a burning smell. **Earl Taylor** stated he feels like **Brazell** needs to receive a couple more bids, and make sure it will be under warranty.

Approval new laptop **Brazell** stated Maintenance needs to receive a new laptop the old one is no longer working. **Newell Hales** motioned to approve purchasing a new laptop for Salina City Maintenance. **Cade Hunter** seconded. Motion carried 5 to 0.

Brad Allen stated the PI pond has been turned off for the year.

COUNCIL MEMBER BUSINESS

Newell Hales Approval of sidewalk repairs: **Newell Hales** stated on 300 West the sidewalk needs to be elevated to match the new sidewalk being placed he received a bid from Aaron Richards.

Newell Hales motioned to approve sidewalk repairs on 300 West. **Earl Taylor** seconded. Motion carried 5 to 0.

Earl Taylor Discussion of cemetery gates **Earl Taylor** mentioned to the Maintenance Crew and Police Department to please be consistent with opening and closing the cemetery gates. **Taylor** received a complaint from a resident when the cemetery gates weren't opened in a timely matter.

Jon Maxwell: Discussion of weed control/Joe Parker **Jon Maxwell** discussed the weed issues throughout Salina City and asked if Salina City should hire Joe Parker to help with the weed control this year. Council agreed to hire Joe Parker and pay him \$20.00 per hour. **Jon Maxwell** motioned to hire Joe Parker to help take care of the weed issues in Salina City. **Daniel Viers** seconded Motion carried 5 to 0.

Approval of fence on South end of 400 North park **Jon Maxwell** stated Mickelsen Construction offered free labor to pour the footings to construct the south wall at the new park in Salina City. Salina City will pay for all materials needed. **Earl Taylor** asked if Salina City needs to receive bids for the concrete.

Earl Taylor motioned to approve the material for footings on the south wall at the new park. **Daniel Viers** seconded. Motion carried 5 to 0.

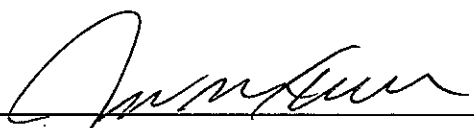
Mayor Maxwell asked Kathy Maxwell if the Ordinance for fence setbacks, is the same for commercial and residential. **Kathy Maxwell** stated yes, it can be constructed 30-feet off the sidewalk go up to 6 or 7 feet off the property line.

Cade Hunter: Approval of road work on 250 West **Cade Hunter** stated last Council meeting Salina City spoke about resurfacing the road on 250 West to bring up the water valves and fix the drainage system. **Jon Maxwell** asked if this road is located next to the NS Highschool ball fields. **Hunter** stated yes. **Earl Taylor** asked if they're planning on resurfacing South of the EMS if so they will need to replace the light pole.

Cade Hunter motioned to pay Rasmussen Excavating \$22,000 to resurface the road on 250 West and fix the drainage system with the stipulation from other donations coming in for the road project. **Newell Hales** seconded. Motion carried 5 to 0.

Daniel Viers:

Daniel Viers motioned to adjourn the City Council at 9:03 p.m. **Newell Hales** seconded. Motion carried 4 to 0.

Date 11/10/2021 Mayor 
Date 11/10/2021 City Recorder 