SALINA CITY CORPORATION
WORK MEETING
January 12, 2022

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell
Earl Taylor
Jon Maxwell
Daniel Viers
Cade Hunter
Kevin Mickelsen

Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer
Chief of Police, Al Taylor
Planning & Zoning Chairman, Kelly Laier

VISITORS PRESENT FOR WORK MEETING: Tyler & Taylor Stanton-Turnaround at the end of Cobble Street.

AGENDA TOPICS:

Mayor Jed Maxwell called the work meeting to order at 8:40 p.m. at the Salina City Hall, spoke about the turnaround at the end of Cobble Street. **Mayor Maxwell** stated Salina City originally planned on constructing a 50-foot cul-de-sac but ended up constructing a 62-foot cul-de-sac. Planning and Zoning felt it was too small and would like to tear it out and construct a 75-foot cul-de-sac upon the homeowner's approval. The Salina City Ordinance states it should be a 100-feet, but they agreed 75- feet should be sufficient. The Stanton's would like to leave it as is, otherwise it will take up too much of their property. Stanton's would like to get this taken care of ASAP, so they can start construction on their home. **Mayor Maxwell** asked Council how they would like to proceed. **Jon Maxwell** asked the Stanton's why they wouldn't want to construct the 75-foot cul-de-sac if Salina City is planning on paying for it. **Taylor Stanton** stated she doesn't want to lose more property because its valuable right now. **Jon Maxwell** stated this allows them to split half their lot and sell it. The Stanton's wouldn't be able to split their lot if the cul-de-sac wasn't constructed. **Jon Maxwell** asked Mayor Maxwell if Salina City has to construct the cul-de-sac or just leave it as is. **Mayor Maxwell** stated no, Salina City can tear out the 62-foot cul-de-sac that's currently constructed and the owner will have to construct their own road to their property. By doing this the Stanton's wouldn't be able to split their parcel. By constructing the cul-de-sac, it adds value to their property and provides a turnaround for safety emergency vehicles. **Taylor Stanton** stated she doesn't care if the cul-de-sac is constructed. **Kelly Laier** stated he thinks in the Salina City Ordinance it states a public road must be constructed. **Mayor Maxwell** stated originally the agreement was if Salina City constructed the roundabout the Stanton's would donate the property Salina City is planning to pay for the cost normally the cost is on the developer. **Mayor Maxwell** stated the contractor laid out 100 feet and felt like they could get away with half that. **Tyler Stanton** stated he's not 100% sure who he spoke to, but he thinks it was Rodger Brazell saying the 50-foot cul-de-sac isn't adequate. and is wondering if Salina City can construct a 60-foot cul-de-sac. **Stanton** stated he's not going to complain about 10 feet and that would be fine. **Mayor Maxwell** stated Council met with Planning and Zoning at the property and they agreed to meet in the middle and construct a 75-

foot cul-de-sac to make it feasible. **Mayor Maxwell** said ultimately its up to Council what they would like to do. **Kevin Mickelsen** asked what the options are, go back to what it was initially and tear out the cul-de-sac that has been constructed and let the home owner have a dead-end street, which could be a liability for Salina City and the homeowner. **Cade Hunter** asked if the size now, is about the same size as a dead-end street. **Mayor Maxwell** stated yes, when he spoke with Salina City Attorney he stated if the home owner leaves the cul-de-sac as 62-feet, emergency vehicles and White's Sanitation trucks will have a hard time turning around and break the sidewalks. Therefore, the homeowner will be responsible to replace the sidewalk, not Salina City. If the home owner sold their home whoever buys the home, will need to sign a document stating they are liable to replace the sidewalks. **Mickelsen** stated he thinks it's a no brainer what the homeowner should decide. **Mayor Maxwell** stated currently Salina City splits the cost of sidewalks with homeowners, but if Stanton's leaves the cul-de-sac as is, they will ultimately be responsible for all repairs for the street and sidewalks. **Mayor Maxwell** and Council voiced their concerns with Stanton being able to pull his truck and trailers in and out of the cul-de-sac and the future issues it could cause. **Taylor Stanton** asked if the cul-de-sac will be 75-feet from center to the edge of the sidewalk. **Kelly Laier** stated the entire diameter will be 75-feet but suggested asking the Stanton's to check with their neighbors and see if they are willing to place a piece of the sidewalk from their property this could be a benefit to them as well. **Mayor Maxwell** stated redoing the cul-de-sac to 75-feet could be a benefit for the Stanton's and the neighbors. **Jon Maxwell** suggested reaching out to Rodger Brazell to see how close the property is located. Taylor Stanton asked if they decide to construct the 75-foot cul-de-sac how long will it take. **Earl Taylor** suggested writing an agreement where the homeowner can construct their home now and Salina City will construct the sidewalk sometime in the spring 2022. **Mayor Maxwell** stated once the homeowner receives their building permit they can construct their home at any time. **Tyler Stanton** asked if Salina City is willing to do anything else that could benefit them. **Taylor Stanton** stated she feels like Salina City should waive their impact fees due to the headache and attorney fees they had to pay. **Kathy Maxwell** stated Salina City has already paid for their utilities to extend to their property. **Mayor Maxwell** stated the cost for Salina City to waive the utilities is around $20,000, and the curb and gutter will add value to the property. **Jon Maxwell** stated this subdivision has always been a mess from day one, Salina City has always been fighting to fix the street the right way. **Kevin Mickelsen** stated this will add value to the 2nd parcel when you sell it. **Mickelsen** feels like Salina City has done enough to accommodate the Stanton's and has been fair with them. **Kelly Laier** stated if the Stanton's don't construct the 75 feet cul-de-sac this could be a safety issue for kids. **Mayor Maxwell** stated this is ultimately up to the Stanton's and Council what they decide. Mayor and Council discussed the pros and cons of constructing the cul-de-sac to 75-feet and the safety issues if it's not fixed. Tyler Stanton asked if Salina City constructs the road and sidewalk to 75-feet are they still responsible for 100% of repairs. **Kathy Maxwell** stated no it would be 50/50 between them and Salina City. **Stanton** voiced his concerns with constructing the new road and sidewalk taking up to 85-feet of their parcel. **Jon Maxwell** suggested the Stanton's take a few minutes to decide what works best for them. The Stanton's agreed to step out and discuss what works best for them. Stanton's stepped back into the work meeting and asked questions about the size of the road sidewalk and where it will be constructed on their parcel. **Kevin Mickelsen** used the white board to draw a picture what the road and sidewalk will look like on their parcel and discussed the measurements of how

much property it will utilize. **Mayor Maxwell** asked Kelly Laier if the front setback in the circle of the cul-de-sac requires 25 or 30 feet. **Taylor Stanton** stated in the Salina City Ordinance states the width of the frontage requires 50-feet. **Mayor Maxwell** stated it must be 80 feet from the front of your house. Council reviewed the measurements with the Stanton's when constructing their home. **Taylor Stanton** asked how tall a fence can be constructed on a cul-de-sac. **Earl Taylor** stated 4-feet. Stanton's have decided to allow Salina City to construct the 75-foot sidewalk but would like to reach out to their neighbors to see if they are willing to let them utilize a portion of their parcel to construct the sidewalk. Council will meet at Stanton's property sometime next week and draw out the measurements to construct the 75-foot road and sidewalk. Salina City approved the 75-foot Cul-de-Sac in the City Council Meeting.

City Council Assignments Mayor and Council reviewed the Council Assignments, see attached assignment copy.

Cade Hunter motioned to adjourn the City Council at 9:33 p.m. **Daniel Viers** seconded. Motion carried 4 to 0.

Date 5-11-2022 **Mayor** _____

Date 5/11/2022 **City Recorder** Ashlee Layne