Salina City Corporation
Council Meeting
7:00 p.m. April 27, 2022

COUNCIL AND STAFF PRESENT:

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

Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer
Al Taylor, Chief of Police
Kelly Laier, P&Z Chairperson
Brad Allen, Maintenance Supervisor
Jorgen Mickelson, Maintenance, excused
Chris Horne, Salina City Fire Chief
Eric MacArt, Salina City Police
Barry Albrecht, Blackhawk Arena
Lora Fielding, Salina Sun

Visitors:
Edward Nielson
Callie Carter/Rachelle Berich/Todd Beurchett, not in attendance
Damon & Vicki Averett
Chris & Linda Williams

Mayor Jed Maxwell called the regular City Council meeting to order 7:02p.m. at the Salina City Hall welcomed everyone present and led the pledge of allegiance. **Cade Hunter** offered the opening prayer.

Approval of Council Meeting Minutes April 13, 2022 was motioned by **Daniel Viers. Jon Maxwell** seconded. **Cade Hunter** abstained Motion carried 3 to 1.

Approval of Bills Submitted for Payment was motioned for approval by **Jon Maxwell. Daniel Viers** seconded. Motion carried 4 to 0.

Visitors:
Edward Nielson- Introduce himself Candidate for Sevier County Commissioner: Edward Nielson introduced himself as a candidate for Sevier County Commissioner Seat B. **Nielson** stated he grew up in Monroe and now lives in Richfield. **Nielson** is a business owner, investor, family-man, and an entrepreneur. If elected, he would work for all of Sevier County residents young and old. **Nielsen** would like to help the younger generation to prolong their future here in Sevier County for jobs and help the older generation on a fixed income. **Nielsen** stated his goals are to increase jobs and tourism, and believes a County Commissioner is not a job, it is to serve Sevier County residents. **Nielson** asked Mayor and Council if they have any questions. **Mayor Maxwell** stated not at this time and thanked Nielson for coming and wished him luck with the upcoming election.

Callie Carter/Rachelle Berich/Todd Beurchett- Requesting Annexation; not in attendance

Vicki Averett- Commercial Business Residential Living on Lost Creek Road: Damon Averett stated he is under contract with Chris and Linda Williams, with property 610 Lost Creek Road, which currently resides in the County, but has an existing Salina City water meter. **Averrett** would like to purchase this property and turn a portion of the building into a single-family resident dwelling. Leave the remaining as a garage. **Averett** asked Mayor and Council if they can convert the existing water meter from light commercial to residential. Both meters are allotted 10,000 gallons a month. The property is 6.2 acres, and they have no interest in subdividing the property. **Averett** stated Salina City can place a stipulation towards them subdividing the property. **Averett** understands when annexing into Salina City you must bring in a water share. **Averett** stated they are willing to annex the property into Salina City and would like to convert this into residential. **Mayor Maxwell** asked if they reached out to Sevier County. **Vicki Averett** stated yes, they spoke to Jason Mackelprang from Sevier County Building Department and he was fine with them converting a portion of the garage into a living quarter, they need to receive approval from Salina City if they continue to stay in the county and use city water. **Vicki Averett** stated they are willing to annex the property into Salina City, but rather than them bringing in a water share, they would like to use the existing water meter. **Damon Averett** stated Mackelprang mentioned as far as they meet all the codes, Sevier County won't have a problem with them annexing into Salina City. **Mayor Maxwell** stated when the Averett's annex into Salina City they will need to place a clause on the deed stating any parcel beyond whatever the shop is located will need to bring in a water share, before any additional development. **Damon Averett** asked in the future if the Ordinance changes will the deed change as well. **Mayor Maxwell** stated yes, it will with any current ordinance. **Kathy Maxwell** stated when Salina City places the documents on a parcel they can't be changed unless the elected official makes that decision. **Vicki Averett** stated on the document it should say if the parcel is ever subdivided it must receive approval from elected officials. **Jon Maxwell** stated he would like to see this annexed into Salina City limits. **Danny Viers** stated the property has a city meter and they should be able to annex into Salina City limits. **Kevin Mickelsen** asked if the property is on one plat. **Vicki Averett** stated yes, it's on 6.2 acres. **Damon Averett** stated he looked at the zoning maps online. The parcel behind the property are zoned agricultural residential and that's how they would like to zone it, in Salina City limits. Averett's are planning to sell a piece of property to Central Valley and do a 1031 exchange and get out of Capital Gains Tax. **Kathy Maxwell** stated you can't green belt the property if it's located on one (1) parcel in a residential area. **Vicki Averett** stated that's fine they can just leave the parcel as agricultural/residential. **Damon Averett** stated in the county it's zoned as agricultural/improved commercial. **Daniel Viers** asked Kathy Maxwell if the parcel meets all the requirements to annex into Salina City. **Kathy Maxwell** stated yes, as long as Chris and Linda Williams are willing to annex their parcel. Salina City can't spot annex they can do a peninsula not an island. Mayor and Council reviewed the parcels which have already been annexed into Salina City near this location. Mayor Maxwell and Council agreed to let the Averett's annex in Salina City limits.
Averett's asked what the cost for impact fees are to annex into city limits. **Kathy Maxwell** stated the impact fee cost is $1,000 per quarter acre and $700 connection per quarter acre, an acre is $6800. **Damon Averett** asked if they can only annex one acre. **Kevin Mickelsen** stated Salina City will need to draw up an agreement if the Averett's only plan to annex one acre into city

limits, they will only be allowed to physically use one acre of water. **Mayor Maxwell** stated Salina City will need to reach out to their attorneys before making any final decisions, **Mayor Maxwell** stated Salina City is good if the Averett's leave the shop the way it is. **Kathy Maxwell** will type up the agreement and start the annexation process. The Averett's will meet with Kathy Maxwell to go over the agreements.

Agenda Topics

Mayor Jed Maxwell: Approval of Ordinance 167-2022 **Daniel Viers** motioned to approve **Ordinance 167-2022 Jon Maxwell** seconded. Motion carried 4 to 0.
Resolution 214-2022 Cade Hunter motioned to approve 214-2022. **Kevin Mickelsen** seconded. Motion carried 4 to 0.
Resolution 215-2022 Cade Hunter motioned to approve 215-2022. **Daniel Viers** seconded. Motion carried 4 to 0.
Review Budget Mayor Maxwell asked Council to get with their department heads to review their budgets for the upcoming budget meeting scheduled on May 7, 2022 at 9am.
Employee Health Insurance benefits: Mayor and Council reviewed the changes with Salina City Employee Health Insurance benefits. Jon Maxwell motioned to approve Employee Health Insurance for 2022-2023. **Daniel Viers** seconded. Motion carried 4 to 0.

Blackhawk Arena
Director Jake Van: Blackhawk Arena Update/Internet camera video screen cost Eric MacArt presented a bid for the internet and media for the Blackhawk Arena and reviewed it with Mayor and Council. MacArt also spoke about the media screen they would like to install at the Arena. **Viers** asked if Sevier County will be able to match the cost of the media screen. **Kathy Maxwell** stated they are planning to get a list together and present it to the County before their budget meeting. **MacArt** stated the internet needs to be replaced at the Blackhawk as soon as possible. **Viers** wants to figure out how to pay for the updated media due to all the big events coming to the Blackhawk Arena 2022/2023. MacArt mentioned Jake Van would like to do a drone video of he Blackhawk Arena. **Barry Albrecht** stated the Blackhawk Arena has an event coming around the 4th of July they purchased a duly truck for the winner of the Rodeo. **Albrecht** reviewed the events happening at the Blackhawk Arena. **Mayor Maxwell** spoke about the Bike Path which should be completed within the next couple weeks.

Police Chief
Al Taylor:

Planning and Zoning
Chairperson
Kelly Laier: Kelly Laier and Kathy Maxwell spoke about the UDOT TBA Grant Salina City received which will help update General Plan, Transportation Plan, and Zoning Ordinances.

Maint. Supervisor
Brad Allen:
Jorgen Mickelson: Mickelson stated he will need to order signs for the Bike Path, he will

double check and make sure they don't have signage at the shop before ordering.

COUNCIL MEMBER BUSINESS

Earl Taylor, excused

Jon Maxwell:

Cade Hunter: Balloon Festival Update **Hunter** stated they haven't had a lot showing up to the Balloon Festival meetings and asked if anyone would be available to help. **Hunter** spoke about the pilot's dinner and needs a head count who can make it with their spouse, the dinner will be held Thursday evening June 16th, 2022.

Daniel Viers:

Kevin Mickelsen:

Cade Hunter motioned to adjourn the City Council at 8:27 p.m. Jon Maxwell seconded. Motion carried 4 to 0.

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

Date 5/11/2022 **City Recorder** _____