

**Salina City Corporation
Council Meeting
7:00 p.m. May 11, 2022**

COUNCIL AND STAFF PRESENT:

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

Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer
Al Taylor, Chief of Police
Eric MacArt, IT
Brad Allen, Maintenance Supervisor
Jorgen Mickelson, Maintenance, excused
Jake Van, Blackhawk Arena Director
Barry Albrecht, Blackhawk Arena
Lora Fielding, Salina Sun

Visitors:

Garth (Tutor) Ogden County Commissioner
Paul & Paula Martin
Vicki & Damon Averett
Chris & Linda Williams
Kasey Peterson excused

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

Approval of Work Meeting Minutes January 12, 2022 was motioned by **Jon Maxwell**. **Cade Hunter** seconded. Motion carried 4 to 0.

Approval of Council Meeting Minutes April 27, 2022 was motioned by **Cade Hunter**. **Jon Maxwell** seconded. Earl Taylor abstained Motion carried 3 to 1.

Approval of Budget Meeting Minutes May 7, 2022 was motioned by **Cade Hunter**. **Jon Maxwell** seconded. Earl Taylor abstained Motion carried 3 to 1.

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

Visitors:

Tutor Ogden- Candidate for Sevier County Commissioner- Introduction & discussion;
Tutor Ogden stated he retired from the Fire Department after 35 years of Service.

Ogden was a business owner at Ideal Dairy in Richfield for many years. Ogden has served Sevier County Community for many years as a County Commissioner. He was appointed by Governor Gary Herbert to be on the CIB Board, where he helps allocate funds from mineral leases to help our rural communities. **Ogden** discussed several projects that have been funded by CIB, which include, Salina City Swimming Pool, Salina City fire trucks, Salina City office building, and Salina City Sewer Project. This is a great program which helps with our rural community. **Ogden**

spoke about the Covid-19 and ARPA funds Sevier County received, with these funds they were able to purchase, oxygen air tanks for fire departments. and radios for Sevier County Sheriff's Office, Richfield and Salina Police departments, Fire Stations, and dispatchers.

Ogden thanked Paula Martin for all her hard work bringing the Balloon Festival to Salina City and what a great opportunity it has been for our small community. **Ogden** asked Mayor and Council if they have any questions. Mayor Maxwell thanked Ogden for coming to City Council and wished him luck with the election.

Paula Martin-Car show **Paula Martin** stated the Blast from the Past Car Show is holding their 19th annual car show on July 29 & 30, 2022. They already have 30 entries registered for the show. **Martin** asked if Mayor and Council are willing to waive the city park fee. **Mayor Maxwell** stated yes. **Martin** asked if the park will be ready and address her concern about the entrance road being repaired prior to the car show. **Martin** would like to donate (2) two-thousand dollars to Salina City and asked how they best utilize the funds. **Martin** stated they are willing to help fix the road or plant trees. **Mayor Maxwell** and Council thanked Marin for the donation and will let her know how they can spend the funds.

Vicki Averett- Commercial Business Residential living on Lost Creek Road; **Damon Averett** asked if Salina City has come up with a solution on the pressurized irrigation that was discussed at the prior City Council meeting. Averett is willing to purchase (1) acre of impact fees but can't afford to purchase any additional acreage fees. Averett asked Kathy Maxwell if she spoke with Salina City Attorney. **Mayor Maxwell** stated yes, and he mentioned Salina City needs to follow their Ordinance, if someone purchases or builds a home in Salina City they will need to pay the impact fees. And Salina City would have to provide irrigation water to the homeowner. **Mayor Maxwell** stated the Averetts are currently in an A-1 zone, minimum size for an A-1 zone is (2) two acres. Salina City is willing to allow them to pay the impact fee for (2) two-acres. On the rest of the property Salina City will need to draw up a contract stating any new development past the (2) acres will have to pay the same (2) acre impact fees when developed. **Averett** asked if the impact fees for (2) acres is \$6800.00. **Kathy Maxwell** stated yes. **Mayor Maxwell** stated it will be the same for everyone, no one will receive any special treatment. **Averett** stated this can be an issue for them because Chris and Linda Williams doses't want to annex into city limits. **Mayor Maxwell** stated Salina City Attorney mentioned if Salina City provides water to an existing home, they have the rights to force annexation and bring residents into city limits. Salina City can unhook their service if they won't comply and if they don't want to be annexed into city limits they will need to find another source of water. **Averett** stated Chris and Linda Williams have lived here for several years and have never been on irrigation water. **Averett** is willing to pay (1) acre of impact fee, but forcing the Williams to annex isn't fair. **Kathy Maxwell** stated the Averetts can rezone their parcel. **Mayor Maxwell** stated he's just going off the Salina City Ordinance and everybody must follow the Ordinance. **Averett** asked if they stay in the county will Salina City leave the water hook-up as commercial. **Mayor Maxwell** stated yes, if it's changed or altered they would have to annex into Salina City. **Averett** asked if he could push forward with converting the garage residential, can he stay on a commercial water hook-up and pay the additional fee.

Kathy Maxwell stated the impact fee for (2) two acres is \$13,600. If Salina City annexes the parcel as a Residential zone it would allow for the parcel to reduce in size. The reason for the (2)

two acres minimum lot size Averett is requesting the parcel to be annexed as a A-1 zone to avoid paying capital gain on a prior sale. **Averett** stated the biggest issue is how this will effect Chris & Linda Williams. **Averett** said they might be better off to stay commercial in the County. **Chris Williams** stated they could change their property to residential and Averett's can leave their parcel as agricultural. **Kathy Maxwell** stated it depends on what the neighbors to the east are zoned, because you wouldn't be allowed to spot zone. Averett would like to 1031 exchange to avoid Capital Gains Tax. **Vicki Averett** stated it might be cheaper to pay the Capital Gain Tax instead of the additional hook-up fees. Mayor, Council and Averett discussed the different zones and what would work best for them. **Averett's** will investigate the cost of Capital Gain Tax before they make any final decisions.

Mayor Maxwell thanked them for coming to Salina City Council.

Kasey Peterson: Approval of Final Plat Peterson Subdivision; **Kathy Maxwell** stated Kasey Peterson has for his mylars to be reviewed and approved. Peterson has changed the name to Salina Creek Flat Subdivision. Peterson received his first approval for his preliminaries last month and presented it to Planning & Zoning last week. **Peterson** is getting the first phase approved which is (2) two lots from the backside of River Rock Subdivision located at 1662 S Old Highway 10. There will be one entrance of Highway 10 that will allow access to both parcels. Peterson relocated the water line to run adjacent to Highway 10. **Maxwell** stated the only difference between the final plat and the preliminary plat. Peterson added sidewalk curb and gutter, and additional street lighting. Peterson agreed to connect the sidewalks together by constructing sidewalk curb and gutter adjacent to the first parcel in River rock Subdivision.

Kevin Mickelsen asked why there is only one entrance to the parcels. **Mayor Maxwell** stated the County designs the roads. **Kathy Maxwell** stated the mylars will need to be notarized she will drop them off at the bank to be signed by Mayor and City Council.

Jon Maxwell motioned to approve phase one of the Salina Creek Flat Subdivision. **Cade Hunter** seconded. Motion carried 4 to 0.

Eric MacArt IT: Approval of IT purchases; **MacArt** discussed some IT purchases he would like to buy before the end of the fiscal year. In the IT budget the remaining balance is \$4991.00 Salina City needs to order Bitdefender (Anti-virus) subscription cost is \$500.00 per year. The office girls need (2) two new monitors and the cost from Pulse Way computer monitoring is around \$499.00. Dell monitors E242H cost is \$299.00. Salina City Police Secretary needs a laptop \$899.00 and Desktop computer \$989.00. **Cade Hunter** suggested purchasing a docking station. **MacArt** stated that's a good idea he will investigate it. The total cost is \$3485.00. **MacArt** discussed purchasing (2) two cameras for the 4-way. (mounted on Mom's Café.) **MacArt** mentioned the LPR's "License Plate Reader," and how much they have helped our city. **Cade Hunter** asked if Mom's Cafe is good with them placing cameras. **MacArt** stated he hasn't spoken with them yet but plans on reaching out to them. **Earl Taylor** asked if the state has cameras located on the stop lights. **MacArt** stated no, they won't allow it. If the cameras are placed on private property, the business would have to allow them. **Cade Hunter** asked if he received prices on the cameras. **MacArt** doesn't have a final price on the cameras he is guessing around \$250.00 but will get final numbers. Council asked what the quality of the cameras will be at that price. **Mayor Maxwell** addressed his concerns on placing the cameras on Main Street, he felt it might be an invasion of someone's privacy. **MacArt** suggested receiving guidance from

Salina City's Attorney.

Cade Hunter motioned to approve IT purchases in the amount of \$3485.00. **Jon Maxwell** seconded. Motion carried 4 to 0.

AGENDA TOPICS

Mayor

Jed Maxwell: Resolution 216-2022 Cade Hunter motioned to approve Resolution 216-2022. **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Updated Salina City fees; Mayor Maxwell and Council discussed the Salina City fees and decided to raise the park rental fees to \$40.00 for half day and \$80.00 for a full day rental. **Cade Hunter** motioned to approve the changes on the Salina City Park Pavilion rental fees. **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Blackhawk Arena

Director Jake Van: Blackhawk Arena update Jake Van presented a formatted budget of additional work that needs to be completed at the Blackhawk Arena in order for it to host events at the next level. The Blackhawk Arena needs a new audio system, lighting in the outdoor arena, power upgrade from 30 amp to 50 amp, speakers, and new metal doors. **Van** plans to meet with Sevier County to see if they are willing to pay 50% of the cost. **Chief Taylor** was present and reviewed with Council the upgrades of the sound system and new audio system.

Jon Maxwell motioned to approve the application submitted to Sevier County to request 50% of the funding in the amount of \$96,930.52 to help with upgrades at the Blackhawk Arena. Blackhawk arena will match the funds received from Sevier County. **Cade Hunter** seconded. Motion carried 4 to 0.

Police Chief

Al Taylor: Update Travel Reimbursement Chief Taylor spoke about updating the travel reimbursement policies. **Taylor** reviewed a website called GSA.gov in Utah, that lists Utah State per-diem rates. **Taylor** suggested Salina City breaking up the meals into breakfast, lunch, and dinner, versus doing a percentage for a half/full day. **Taylor** would like to update Salina City per diem similar to Sevier County or GSA.gov and reviewed the standard rates with Mayor and Council. **Cade Hunter** motioned to update per-diem rates for Salina City employees to copy Sevier County rates. **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Chief Taylor stated he spoke with Officer Hayes about watching the Salina City bar. **Hayes** said he was parked at Salina Family Medicine typing reports. **Mayor Maxwell** voiced his concerns of the phone call he received from the business owner who felt that parking across the street would effect his business. **Kevin Mickelsen** suggested next time the officer writes reports, he can let the business owner aware of his presence and why he is parked there. **MacArt** stated when he is on duty he likes to keep an eye on the bar to make sure no one is driving home drunk. **Mayor Maxwell** agrees and wants them to patrol past the bar, but not have an officer park across the street for several hours.

Planning and Zoning
Chairperson
Kelly Laier:

Maint. Supervisor

Jorgen Mickelson/Brad Allen: Discussion on meters Mickelson stated the meter at the chlorine shack needs to be replaced. Maintenance will receive and present them at the next city council. **Brad Allen** stated maintenance sometimes reads the meter manually when there is no power. **Earl Taylor** asked if the solar panel has been fixed. Allen and Mickelson stated yes, but in the winter time there isn't enough sunlight. **Allen** stated they will need to purchase one big master meter, and the cost is around \$6,000.00. With the new meter installed it will be read from the city hall. **Kathy Maxwell** stated Salina City will eventually meter secondary water. Council and Maintenance reviewed secondary water meters and the requirements. Mayor and Jon Maxwell reviewed the Six County Regional Growth Summit meeting they attended yesterday.

COUNCIL MEMBER BUSINESS

Earl Taylor

Jon Maxwell:

Cade Hunter: Approval of Court Report April 2022 Cade Hunter presented the Court Report for April 2022. Total collected \$6,648.01 with Salina City's portion \$4,282.32 Cade Hunter motioned to accept the Court Report for April 2022 Jon Maxwell seconded. Motion carried 4 to 0.

Daniel Viers excused

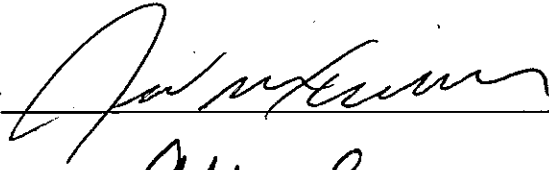
Kevin Mickelsen Sunset Drive update: Kevin Mickelsen stated Maintenance received pricing for the main water line on Sunset Drive. **Jorgen Mickelson** suggested going with Scholzens bid because Peterson's doesn't carry the existing adapter kit Salina City uses. **Allen** said you can change the adapter but it's hard to mix and match. **Mickelson** stated if you switch valves you would spend double the amount of money. **Mayor Maxwell** wants to place the water line this fiscal year, so it can be billed out before July 1st, 2022.

Cade Hunter motioned to approve purchasing parts to place a 500-foot water meter on Sunset Drive amount \$27,244.03 **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Cade Hunter motioned to adjourn the City Council at 8:48 p.m. Jon Maxwell seconded. Motion carried 4 to 0.

Date 5-25-2022

Mayor



Date 5/25/2022

City Recorder

