

**Salina City Corporation
Council Meeting
7:00 p.m. June 22, 2022**

COUNCIL AND STAFF PRESENT:

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

Ashlee Larsen, City Recorder, excused
Kathy Maxwell, City Treasurer

VISITORS PRESENT FOR COUNCIL MEETING:

Rich Ryan
Krissy Hallows
Jaynie Hallows
Adyson Hallows
Sue St. Pierre

Mayor Jed Maxwell excused

Council member Jon Maxwell called the Public Hearing to order at 6:59 pm at the Salina City Hall, welcomed everyone present

Public Hearing: To receive comments on 2022-2023 budget and certified tax rate for Salina City, and compensation of statutory officers of Salina City for 2022-2023. The 2021-2022 budget may also be opened and amended by resolution to increase the General Fund and Enterprise Funds expenditure and revenue budgets by department and line item. Capital projects and debt service budgets may also be adopted or amended: **Jon Maxwell** opened this public hearing at 6:59 pm explained the reason for the public hearing and asked for any comments. **Rich Ryan** asked City Council what was budgeted for the new fiscal year 2022-2023. Council reviewed projects Salina City budgeted for the new fiscal year. **Cade Hunter** motioned to close the public hearing at 7:10 pm. **Daniel Viers** seconded. Motion carried 3 to 0.

Jon Maxwell called the regular City Council meeting to order 7:12 p.m. at the Salina City Hall led the pledge of allegiance. **Cade Hunter** offered the opening prayer.

Approval Council meeting minutes June 8, 2022 was tabled.

Approval of Work meeting minutes April 27, 2022 was motioned by **Cade Hunter**. **Daniel Viers** seconded. Motion carried 3 to 0.

Approval of Bills Submitted for Payment was motioned for approval by **Cade Hunter**. **Daniel Viers** seconded. Motion carried 3 to 0.

AGENDA TOPICS

Council Member:

Jon Maxwell: Business of the Quarter Muddy Pawz Jon Maxwell and Council presented an award to Muddy Pawz for business of the quarter and thanked Krissy Hallows for everything she does for Salina City's Community.

Resolution R219-2022; Amending the Current Year Budget of 2021-2022 for Salina City

Daniel Viers motioned to accept the presented amendments to the current year budget.

Resolution R219-2022 and adjust any budget amounts that may need to be changed in order to be compliant before current year is closed. **Cade Hunter** seconded. Motion carried 3 to 0.

Resolution R220-2022; Certified Tax Rates, Cade Hunter motioned to approve Resolution R220-2022 **Kevin Mickelsen** seconded. Motion carried 3 to 0.

Resolution R221-2022; Adopting the Salina City Budget for Fiscal Year 2022-2023; Cade

Hunter motioned to adopt Resolution R221-2022. Adopting the Salina City budget for fiscal Year 2022-2023. **Daniel Viers** seconded. Motion carried 3 to 0.

Approval of Annexation request by Damon & Vicki Averett: Cade Hunter motioned to start the process for Damon & Vicki Averett Annexation. **Kevin Mickelsen** seconded. Motion carried 3 to 0.

North Sevier Rec. Update Jon Maxwell stated at the NS Rec. Board meeting Ted Hallows voiced his concerns of replacing one of the racquet ball courts with an additional weight room. Hallows stated at the NS Rec. meeting, they have several leagues, tournaments and use both courts often. The Rec. Board chose to leave the racquet ball courts the same and place an additional weight room in the conference room upstairs.

Jon Maxwell stated Erin Buchanan Branch Manager from State Bank of Gunnison met with the NS Rec. Board and they budgeted \$5,000 for the new park adjacent to the Rec. Center and will try to budget an additional \$5,000 next year to help with whatever is needed. The Rec. Board thanked Mrs. Buchanan for State Banks donation and support.

Maxwell stated Dave Torgerson with the Jr. High Wrestling approached the NS Rec. Board and asked if they are willing to help fund some of the wrestling cost fees, for a camping spot and food costs in the amount of \$964.00 for their wrestling camp. The cost for the wrestling camp per wrestler is \$267.00 which doesn't cover the additional fees. **Maxwell** stated this amount was approved by the NS.Rec. Board. **Cade Hunter** stated Jr. High wrestlers work hard for fundraisers.

Maxwell stated North Sevier Highschool needs a new wrestling mat and asked if NS Rec. will cover half the cost through their PAR Taxes and plans on asking Sevier School District to cover the other half.

Jon Maxwell mentioned the dates and times of the exercise classes held at the Rec. Center.

Maxwell discussed purchasing the skate park from Richfield City. Riley Tildlund looked at the skate park equipment and didn't know if it is worth the money.

Blackhawk Arena
Director
Jake Van excused

Police Chief
Al Taylor excused

Planning and Zoning
Chairperson Kelly Laier: Planning & Zoning update, was tabled

Maint. Supervisor
Jorgen Mickelson/Brad Allen excused

COUNCIL MEMBER BUSINESS

Earl Taylor excused

Cade Hunter Approval of Court Report May 2022 **Cade Hunter** presented the Court Report for May 2022. Total collected \$5,658.29 with Salina City's portion \$3,484.79 **Cade Hunter** Motioned to accept the Court Report for May 2022 **Daniel Viers** seconded. Motion carried 3 to 0.

Daniel Viers approval commission wage increase for Blackhawk Arena Manager Jake Van. **Daniel Viers** motioned to approve a 15% commission increase for Blackhawk Arena Manager Jake Van for the next 5 years. **Cade Hunter** seconded. Motion carried 3 to 0.

Kevin Mickelsen review Jaden Gurney property: **Kevin Mickelsen** stated he met with Jaden Gurney at his property West of the NS football field and came up with a few ideas to try and make things work. **Jaden Gurney** presented a map of his parcel to Salina City Council and stated when he read the requirements to build in an A-1 Zone for a single-family dwelling. The minimum lot size is 40,000 square feet, "roughly (1) one acre." There is a different set of restrictions that apply to a multi-family dwelling and a dairy, no applicable to Mr. Gurney. **Gurney** reviewed the map with Council and stated he met with Kevin Mickelsen yesterday, exploring all possible, reasonable outcomes for a single-family dwelling. The problem Salina City has on the south end of his property is the public street isn't wide enough. **Gurney** stated he doesn't feel like he should be held responsible to construct a road for a full subdivision when he is only constructing a single-family dwelling. **Gurney** stated for Salina City to receive enough property to construct a future road they will need 25-feet from center of road. Salina City will need 12-15 feet of Gurney's property. **Gurney** stated to make this a mutually beneficial deal he is willing to give up the 12-15 feet of his property, give him the 40,000 square feet for his building lot and trade the property for use of future road to reduce of bottle neck issue. In exchange for not having to spend the capital to widen the full subdivision road for a single-family dwelling that is

already on an improved street.

Kevin Mickelsen voiced his concerns of having Gurney constructing a road for a full subdivision and feels like Gurney should do an agreement if there is ever any future development he will have to construct a new road. **Mickelsen** stated he doesn't know why Gurney would have to tear out the old road and construct a wider road for a single-family dwelling. Council reviewed Gurney's map. **Jon Maxwell** asked Gurney what his plans are for the rest of his property.

Gurney stated he plans on raising hay, housing horses, or cattle.

Council discussed the roads surrounding Gurney's property and who owns them. **Gurney** stated he met with Salina City Maintenance to review the manholes and roads. **Cade Hunter** stated Salina City needs to make a final decision if they are willing to leave the single road as is or accept the property in lieu of future development. **Daniel Viers** asked if this needs to go back to Planning & Zoning before a final approval.

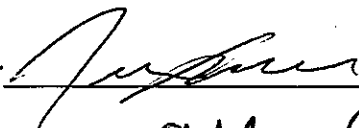
Kelly Laier voiced his concerns when other cities require infrastructure upon development. If Salina City continues to cut corners and doesn't follow their ordinances, they will be going backwards. Which will hurt the future of Salina City. **Gurney** asked what a reasonable expense is to construct a road with a single-family dwelling inside city limits to access a city street with a proper frontage.

Gurney stated Planning & Zoning is requiring a 10-acre easement around his entire perimeter and construct an asphalt road to his entrance. **Gurney** voiced his concerns of lost expense of 3 quarters of an acre and the cost of asphalt expense, which could add up to around \$400,000.00.

Mickelsen asked if curb and gutter is required and if it's feasible to just add square footage to the existing road. **Kelly Laier** stated curb and gutter isn't required, just the asphalt road.

Kelly Laier voiced his concerns of Salina City being responsible of constructing the road in the future when it should be the developer's responsibility. **Gurney** stated he thinks the cost falls onto the developer when it is developed into a subdivision. Council reviewed the sewer and water on the property. **Gurney** stated he doesn't have an issue paying for the hook-up fees, his issue is paying \$400,000.00 to develop a new road for a single-family dwelling. He understands if he develops the property in the future he is responsible to construct the road. **Daniel Viers** voiced his concerns of this not being in Salina City's best interest. The problem is Salina City cannot continue constructing roads when it should be the developer's responsibility without a developer's agreement. **Viers** stated he would like to have a meeting with Planning & Zoning to discuss this further what the attorney suggested at a previous meeting. **Jon Maxwell** stated Salina City will table this discussion until they can meet with Planning & Zoning. **Maxwell** thanked Gurney for coming to City Council.

Cade Hunter motioned to adjourn the City Council at 8:14 p.m. **Kevin Mickelsen** seconded. Motion carried 3 to 0.

Date 7-13-22 Mayor 
Date 7/13/22 City Recorder 