

**Salina City Corporation
Council Meeting
7:00 p.m. January 11, 2023**

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell
Earl Taylor, excused
Jon Maxwell
Daniel Viers
Kevin Mickelsen
Randy Christiansen

Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer
Jorgen Mickelson, Maint. Supervisor
Brad Allen, Maint. Supervisor
Al Taylor, Police Chief
Kelly Laier, P&Z Chairperson
Lora Fielding, Salina Sun

VISITORS:

Jones & Demille Lyndon Friant
Whites Sanitation Chet White
Jaden Gurney

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

Approval work meeting minutes January 3, 2023 was motioned by **Randy Christiansen**. **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Approval council meeting minutes December 14, 2022. Minutes was approved by general consensus.

Approval council meeting minutes November 9, 2022 was motioned by **Jon Maxwell**. **Kevin Mickelsen** seconded. **Danny Viers** abstained. Motion carried 3 to 0.

Approval of meeting minutes October 26, 2022 was motioned by **Danny Viers**. **Jon Maxwell** seconded. Motion carried 4 to 0.

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

Visitors:

Whites Sanitation 2023-annual visit Chet White asked if Mayor or Council has any questions or concerns regarding the service they provide. **Mayor Maxwell** stated no and thanked Chet for their service. **White** asked council when Salina City would like to schedule their annual town clean-up. **Mayor Maxwell** and Council agreed to schedule the annual city clean-up on May 12th-22nd 2023. It was noted there will be no tires or batteries accepted. The landfill will accept personal derby. April 15th-May 15th free of charge. **Mayor Maxwell** and council thanked **White's Sanitation** for the service they provide the city residents.

Lyndon Friant Jones & Demille- Approve Lost Creek Road Grant Application Lyndon

Friant reviewed the application for the Joint Highway Committee Grant through UDOT. **Friant** asked for approval to submit the grant application. The grant will provide funds for the improvement on Lost Creek Road, which is the main access road to the Blackhawk Arena. **Friant** stated the road is in poor shape, and funding for this project will allow the road to be reconstructed with 4" HMA and 6" CTB from its inception at US-89 to the city limits. A section of the road will also receive sidewalk, curb and gutter from State Street to 100 West to the safety to support foot traffic. The anticipated cost is around \$1,608,000.00. Which will require a 6.7% match from Salina City. If awarded the grant Salina City will be responsible for \$108,000 in July 2026. **Friant** stated the application is ready to be submitted on Friday, he needs a signature from Mayor Maxwell. **Kevin Mickelsen** asked if this grant allows seal-coating projects. **Friant** stated typically the grant focuses more on construction projects.

Daniel Viers motioned to submit the application for the grant for the reconstruction on Lost Creek Road. **Jon Maxwell** seconded. Motion carried 4 to 0.

Jaden Gurney-Deferral Agreement Jaden Gurney approached Mayor Maxwell and Council by presenting a surveyed plat map of a 9.75-acre lot west of the football field. **Gurney** stated he would like to split 1.5 acres as a building lot. **Gurney** is here to present a proposed deferral agreement which would be mutually beneficial for him as well as Salina City in the future. **Gurney** stated he will construct (1) one home on the 1.5-acre parcel. **Gurney** discussed the original deferral agreement that Salina City would like to widen the goat trail road. **Gurney** said how can they make sure the developer covers the cost to widen the road and not Salina City. **Gurney** reviewed the plat map with Mayor and Council and reviewed his idea for a development agreement with deferred improvements to make this a win-win scenario for both parties. **Gurney** stated on the map highlighted in red is the road right away that can be deeded to solve the width of the road problem. You can see it goes to the west side of his designated building lot. **Gurney** stated he would like to enter into a development agreement with the 9-acre parcel, to state, when it is developed into a residential subdivision by himself or a third party, he wants the developer to improve his one-acre parcel. It also needs to meet all the standards for the developer to come in and pay for the entire development. **Gurney** stated if he chooses to develop the parcel, he will have to improve the one acre along with the 9 acres. If **Gurney** sells the parcel to a third party its transparent with an Asterix that says if you buy this parcel, he will have to discount the cost of the improvements on the 1-acre parcel. Salina City will receive a wider road and has all the power and guarantees, Salina City won't spend a cent on the developed road. The cost will come back on the developer.

The developer will need to improve the east and south side of 1.5-acre parcel. **Gurney** reviewed the map with Mayor Maxwell and Council.

Daniel Viers asked what the difference is between this proposed agreement and the agreement Salina City's Attorney wrote up. **Gurney** stated the risk in the existing agreement from the attorney, is he will fund the road improvement and pay Salina City \$30,000 up front and if the 9-acres isn't developed for 25-30 years the amount of the road improvements could cost up to \$200,000.00 or more and Salina City will get stuck with the rising costs.

Jon Maxwell stated he doesn't want to agree to anything without Salina City's Attorney reviewing the agreement. **Mayor Maxwell** stated its up to council how they would like to address the agreement. Mayor Maxwell stated **Gurney** will need to record the deed of the split on the 9-acre parcel anytime this property is to develop, and all roads will have to be constructed at

the time of development. **Danny Viers** stated he doesn't see a problem with the proposed agreement, but on the deed, he wants it to state once any residential construction is constructed on the 9-acre parcel he wants all roads to be developed. Mayor and Council reviewed the current subdivision ordinance. Mayor Maxwell stated in the current ordinance it states the developer can construct (1) one lot split per year without it being considered a subdivision. **Kathy Maxwell** stated Salina City is in the process of updating the subdivision ordinance to state if a second home is constructed on the parcel it is considered a subdivision. **Kevin Mickelsen** stated it's in Salina City's best interest not to accept any payment before development of the 9-acres. **Gurney** stated he will give up the easement on the one-acre lot. **Gurney** said hopefully Salina City can see they hold the power with this proposal, and it won't put them in a bad financial position. Mayor Maxwell asked Gurney on the road survey how far does the property come out to the roadway. **Gurney** stated from his fence line is approximately 10-15 feet. **Kelly Laier** said probably 15 feet. **Mayor Maxwell** stated Gurney owns 7 ½ feet of asphalt and he'll need to extend it 50 feet, so he should only have to extend it 14-feet. **Mayor Maxwell** stated Salina City needs to decide if they want to take the \$20,000 payment today or wait until the parcel is developed possibly in 25 to 30 years or leave it for the developer.

Mayor Maxwell and Council discussed the location of the water line with Salina City Maintenance.

Kevin Mickelsen stated when this parcel gets subdivided it would work best if the infrastructure; water, sewer, and PI are placed at one time instead of mismatching drainage, roadway, ect.

Jon Maxwell said he would like to investigate this proposal further. **Danny Viers** stated he is fine with the proposal but would like it to be recorded if further development they need to put in full infrastructure. Mayor Maxwell stated that will be worded on the deed. **Kelly Laier** asked about the other parcel adjacent to Gurney's parcel who will develop the road. **Randy Christiansen** asked for clarification on the proposal. **Mayor Maxwell** stated the motion will state, Gurney will split the building lot and defer the maintenance agreement to the 9-acres with it being recorded to the deed and he would give up the 240-foot road frontage for the one-acre parcel that is being developed to Salina City. If anyone ever purchases the 9-acre the deed will go with the land.

Kevin Mickelsen motioned for Jaden Gurney to write up new deferral agreement prior to making any final decisions and will discuss it with Salina City's Attorney regarding the project and when the split is completed it will be recorded to the deed. **Randy Christiansen** seconded. Motion carried 3 to 0.

AGENDA TOPIC

Mayor

Jed Maxwell

Review Budget Mayor Maxwell asked council to review their budget and reach out to the departments.

Approval of Budget 2021-2022 Salina City Annual Audit **Daniel Viers** motioned to approve the budget for 2021-2022. **Jon Maxwell** seconded. Motion carried 4 to 0.

Sewer Project-Approve Consideration for and adoption of Parameters Resolution authorizing, the issuance of not to exceed \$8,500,000 in Sewer Revenue Bonds of Salina City and calling of a

public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of the Project.

Danny Viers motioned to approve the sewer project bond not to exceed \$8,500,000.00.

Kevin Mickelsen seconded. Motion carried 4 to 0.

Blackhawk Arena

Director Jake Van excused.

Approval laptop **Danny Viers** motioned to approve a new laptop in the amount of \$549.95 for the Blackhawk Arena. **Jon Maxwell** seconded. Motion carried 4 to 0.

Police Department.

Police Chief

Al Taylor:

Discuss part-time police help: **Chief Taylor** stated his department is struggling to find part time employees with low pay and high workload. **Taylor** suggested hiring his son Mike Taylor to

help fill in. Greg Harwood will be his direct supervisor.

Danny Viers motioned to approved Mike Taylor to work part-time for the Salina City Police Department. **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Vacation rollover **Chief Taylor** asked for 2022 vacation hours to be rolled over due to some officers not having the opportunity to use their time, being down an employee.

Danny Viers motioned to approve a one-time grace period of six months for all Salina City employees who lost vacation pay during 2022 to make up their lost vacation pay. **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Purchase a Printer **Kevin Mickelsen** motioned to approve a new printer in the amount of \$399.99 for the part-time police truck. **Danny Viers** seconded. Motion carried 4 to 0.

Purchase tire spikes: **Danny Viers** motioned to approve new tire spikes in the amount of \$678.00 for the Salina City Police Department. **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Planning and Zoning

Chairperson

Kelly Laier:

Planning & Zoning update: **Kathy Maxwell** stated she had a conference call with Ben Levenger and Mike Hansen regarding the Salina City General Plan. They are ready to finalize the

general plan and need Mayor and council to give Planning & Zoning feedback before it is passed at the public hearing. Ben Levenger will continue to update the ordinances and should have them finished by the end of March.

Kelly Laier stated he already made a few changes to the general plan and asked council if they had a chance to review it. **Mayor Maxwell** stated last time Planning & Zoning had a meeting with Ben Levenger, Mayor Maxwell was under the impression Levenger was on board with the adjustments they wanted fixed. **Mayor Maxwell** will contact Ben Levenger and remind him of

the adjustments they discussed.

Maint. Supervisor

Jorgen Mickelson

Brad Allen:

Discuss issues at lift station: **Brad Allen** stated the lift station is having issues with power. The generator works but it must be turned on manually and doesn't produce enough power to run everything at the lift station. **Brad Allen** stated its been running like this for several years and they have had a couple electricians look at it, but nothing has ever been done with it. **Mayor Maxwell** suggested receiving a couple bids and bringing the bids back to City Council.

Discuss heaters at new shop **Jorgen Mickelson** stated one of the shop heaters went out and discussed the size of heater they need to be replaced. Mickelson reviewed the bids he received from Blackett's, Snow heating & air, and Peterson Refrigeration. **Kevin Mickelsen** motioned to purchase a new 150 BTU heater for the maintenance shop, from Blackett's Heating & Air. **Randy Christiansen** seconded. Motion carried 4 to 0.

Discuss gate at the park **Jorgen Mickelson** stated someone at the Salina City Park ran over the entrance gate and it needs to be replaced. Mickelson received a quote from IFA in the amount of \$709.96.

Discuss cameras & lights at the rodeo grounds: Maintenance and council discussed the bid they received to place cameras at the rodeo grounds. Mayor Maxwell suggested receiving an electrical bid for lights and another bid for cameras. Mayor and Council would like to place no littering signs at the rodeo grounds until they make a final decision on lights and cameras.

Discuss snow plow **Jorgen Mickelson** stated the snow plows need new rubber belts on the bottom of the snow plows. The cost is around \$300.00 per rubber belt. **Mayor Maxwell** said to order a couple belts and have on hand. **Kevin Mickelsen** motioned to purchase two new rubber belts for the snow plows. **Randy Christiansen** seconded. Motion carried 4 to 0.

Discuss two pressurized irrigation valves **Brad Allen** stated the maintenance needs to replace two new pressurized irrigation valves, the cost is \$1,927.64. **Kevin Mickelsen** motioned to purchase two new pressurized irrigation valves in the amount of \$1,927.64. **Jon Maxwell** seconded. Motion carried 4 to 0.

Discuss Rural Water Training **Brad Allen** stated he would like to book Rural Water training February 27, March 3, 2023 for two maintenance employees. Mayor Maxwell asked Ashlee Larsen to book the hotel rooms.

Kevin Mickelsen motioned to book two hotel rooms for Rural Water Training. **Randy Christiansen** seconded. Motion carried 4 to 0.

COUNCIL MEMBER BUSINESS

Jon Maxwell:

NS. Rec Board update **Jon Maxwell** stated Spencer Redden Salina City IT, looked at the NS

Rec. camera system and said they are outdated and need to order new cameras. The board approved \$599.00 to purchase new cameras at the Rec. Center.

The Rec. Board purchased a new batting cage. The Board motioned to approve two new treadmills and an elliptical.

Discuss lights at the Firehouse: Jon Maxwell stated they have several lights need to be replaced at the firehouse. **Mayor Maxwell** suggested receiving a couple bids for new lights and bring it to the next scheduled council meeting.

Kevin Mickelsen motioned to approve bids for new lights for the fire department. **Randy Christiansen** seconded. Motion carried 4 to 0.

Business of the Quarter Mayor Maxwell and Council decided to award DG Garage for the business of the quarter and will present the award at the next scheduled council meeting.

Earl Taylor

Daniel Viers:

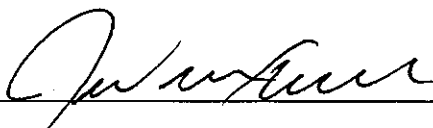
Kevin Mickelsen:

Discuss new maintenance truck: **Jorgen Mickelson** stated Salina City Maintenance is down a truck and asked if council would like to purchase a new truck or lease a truck. Mickelson discussed the lease agreement. The lease would be in the amount of \$6500 per year, this would provide a truck that is already set up with utility boxes. Mayor Maxwell and Council would like to receive a couple more bids before making a final decision on purchasing a truck or leasing. Mayor Maxwell suggested receiving a few more bids before making any final decisions and needing to open and amend the budget before purchasing a truck.

Discuss Verizon bill **Ashlee Larsen** stated the maintenance keeps going over their data, the bill is typically \$300.00 per month and it was over \$400.00 this month. **Larsen** called Verizon today and they said it would be a good idea to up the plan with two of the phones going to unlimited data. The cost to update two phone lines to unlimited the new amount will cost around \$315.00 to \$340.00. **Kevin Mickelsen** motioned to change the Verizon plan to two additional phones with the unlimited plan. **Randy Christiansen**. Seconded. Motion carried 4 to 0.

Randy Christiansen: Approval of November 2022 Court Report **Randy Christiansen** presented the court report for November 2022. Total taken in \$3,310.00 with Salina City's portion \$2,770.90 **Randy Christiansen** motioned to accept the court report. **Kevin Mickelsen** seconded. Motion carried 4 to 0.

Danny Viers motioned to adjourn the City Council at 9:42p.m. **Jon Maxwell** seconded. Motion carried 4 to 0.

Date 2/22/2023 Mayor 

Date 2/22/2023 City Recorder 