

AGENDA FOR SALINA CITY CORPORATION
At the Salina City Hall
90 West Main Street Salina, Utah
7:00 p.m. January 28, 2026
Work Meeting

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell
Earl Taylor, excused
Jon Maxwell
Kevin Mickelsen
Randy Christiansen
Allen Tietjen, excused

Ashlee Larsen, City Recorder
Jorgen Mickelson & Brad Allen
Maintenance

Work Meeting:

Ross McClintock-Introduce himself and review Industrial Park Property: Ross

McClintock introduced himself and said he's here to provide an update on South Bridge, the residential project in the Industrial Park that is now ready for groundbreaking.

Mayor Beach and I have visited the Capitol several times regarding this project. On January 7, 2026, Salina City received approval for an AIB loan through the finance committee. This loan is facilitated through the State/Inland Port, which will fund the infrastructure for roads and utilities. The interest rate is 3.13%, with payments deferred for five years. Importantly, the city will not need to raise taxes for this infrastructure; the costs will be covered by the developer through property taxes, utilizing a system established by Governor Cox.

On January 14, 2026, Mayor Beach and McClintock met with the Inland Port Board for final loan approval. The appropriation committee is expected to approve the disbursement to Salina City on February 17, 2026. Salina City is the first municipality to receive approval for housing units from the Inland Port. **McClintock** reviewed the mapping of the Industrial Park, including available and sold parcels. The South Bridge project is modeled after a development in Payson located half a mile east of the hospital. It will consist of three phases, with Phase 1 including approximately 120 rental townhome units.

McClintock mentioned that three investors are visiting tomorrow to view properties in the Industrial Park. He also requested permission to conduct a study on the parcels within the park to determine pricing. **Mayor Beach** has asked McClintock to complete this study and present it to the Council for review.

Brock Jackson Six County-City Council Training: Jackson recently presented training to the Mayor and City Council regarding the "Open and Public Meetings Act" (OPMA). Below is a summary of the key points covered:

Legislative Intent and Definitions

Per UCA 52-4-101, public bodies exist to conduct the people's business openly. A "Public body" includes any legislative or executive entity created by statute that consists of two or more individuals and is supported by tax revenue. A "Quorum" is defined as a simple majority of the membership; however, a meeting of two elected officials where no action is taken does not

constitute a quorum. Please note that a majority of the full council—not just a majority of the quorum—is required to take action.

Notice and Emergency Meetings

Notice requirements may only be disregarded for urgent matters. Even in these cases, the body must provide the best notice practicable regarding the time, place, and topics. An emergency meeting requires an attempt to notify all members and approval by a majority of the body. Such meetings are reserved for imminent threats to public safety or emergency expenditures. The emergency exception should not be used for routine or controversial decisions, nor to bypass legal procedures.

Closed Meetings and Public Participation

During a closed meeting, members may not approve ordinances, resolutions, or contracts, interview candidates for elected positions, or take final actions. Discussions must remain strictly on statutorily authorized topics. Furthermore, the public must be allowed to participate, meaning they must have the ability to communicate with all members verbally or electronically.

Electronic Meetings and Municipal Regulations

To hold electronic meetings, the body must adopt a resolution or ordinance outlining specific procedures and defining a quorum. Except in limited safety situations, an anchor location is required. Additionally, regarding water works systems, the Utah State Constitution requires that all enacted rates and fees remain reasonable.

Jackson has offered to email this information directly to the Mayor and City Council and If they have any further questions, please feel free to reach out to him.

Kevin Mickelsen motioned to adjourn the work meeting at 9:24 p.m. **Randy Christiansen** seconded. Motion carried 3 to 0.

Date 2/11/26

Mayor B. A. C. R.

Date 2/11/2026

City Recorder Ashlee Larsen