

AGENDA FOR SALINA CITY CORPORATION
at the Salina City Hall
370 West Main Street, Salina, Utah
7:00 P.M. April 8, 2026

COUNCIL AND STAFF PRESENT:

Mayor Brent Beach
Earl Taylor, excused
Kevin Mickelsen
Randy Christiansen
Allen Tietjen
Tammy Hales

Ashlee Larsen, City Recorder
Jorgen Mickelson
Maintenance Supervisor
Al Taylor, Chief of Police
Lora Fielding, Salina Sun

Visitors:

Scott Johnson County Commissioner
Ross McClintock
Jenna Draper
Jon Kruger
Scott Wolford
Lynn Mayor

Mayor Brent Beach called City Council meeting to order at 7:00pm, led the pledge of allegiance and offered the opening prayer.

Recurring Business:

Approval of City Council meeting March 25, 2026-tabled

Approval of Bills Submitted for Payment was motioned by **Allen Tietjen. Tammy Hales** seconded. Motion carried 4 to 0.

Visitors:

Blaine Torgerson – Purchase of Parcel 1-S17-1 from Salina City Mr. Torgerson stated that he is interested in purchasing parcel 1-S17-1 from Salina City, which is located at the top of East Main, next to his corrals by the rodeo grounds. He said he has been researching property values on Zillow and found that parcels are selling between \$48,000 and \$82,000 in Sevier County, depending on size. **Mayor Beach** stated that the parcel is 0.35 acres. **Mr. Torgerson** stated he visited Sevier County, where he was informed that the market value for tax purposes is approximately \$56,762. He then asked about the cost of impact fees. **Mayor Beach** responded that impact fees are around \$12,000 for water, sewer, and irrigation, and asked Mr. Torgerson's plans for the parcel. Mr. Torgerson stated that he would like to construct a home. **Mr. Torgerson** also asked whether Salina City has an agreement with the Riding Club. **Kevin Mickelsen** stated that the Mayor and Council will need to review the matter in another meeting and can follow up with Mr. Torgerson in a couple of weeks. **Allen Tietjen** voiced his concerns about the cost for the parcel.

Mayor Beach agreed that the parcel should be discussed further in another meeting before providing a final answer. He also stated that he will reach out to the Riding Club regarding any existing agreement. Mayor Beach and the Council thanked Mr. Torgerson for attending the meeting.

Anastasia Mickelson-Approval of Beer License/Street Dance: **Anastasia Mickelson** reported that she was approached by Chamber President Bree Bosshardt regarding the possibility of operating a pop-up bar during the Street Dance scheduled for July 3rd festivities. She noted that she had spoken with the owner of the existing bar, who confirmed it would not be open during the event. **Mayor Beach** suggested that the pop-up bar be set up in the courtyard area to allow for better monitoring of entry and exit, as well as proper ID verification. **Mrs. Mickelson** agreed with this approach. **Kevin Mickelsen** inquired whether Mrs. Mickelson had researched the necessary state licensing requirements. Mrs. Mickelson confirmed that she had and stated that the setup would include a designated entrance and exit in compliance with regulations. **Mrs. Mickelson** also requested permission to use Salina City's generator, which will already be on-site for the event's music. Mr. Mickelsen proposed implementing a \$100 vendor fee to cover use of the courtyard and generator.

Tammy Hales made a motion to approve Anastasia Mickelson's request to operate a pop-up bar in the courtyard on Main Street during the July 3rd Street Dance, including use of the City's generator, with a \$100 vendor fee. Randy Christiansen seconded the motion. Motion carried 4 to 0.

Inland Port and Project Developers- discuss parcels RDA to Inland Port **Jenna Draper** stated that the Inland Port has designated portions of the Industrial Park and the new housing development. By doing so, the tax base is effectively frozen since it is city-owned property. As development occurs and property values increase, 25% of that increase continues to go to the school district, fire department, water services, and other tax entities. As the project develops, if a company is undecided about locating there, the Inland Port can use the 75% of the tax increment it captures to support infrastructure or other needs to help the project become financially viable. This serves as a tool that Salina City can use to attract businesses. The Inland Port has also worked with the housing development to secure an AIB loan. They will capture 75% of the increased tax revenue while continuing to tax only the base value of the parcel. The additional revenue will help repay the AIB loan. The loan funds are being directed to the developer for infrastructure improvements to support the housing development. Salina City has identified this housing development as critically important. The city has been missing out on business opportunities and economic growth due to a shortage of available housing for incoming workers and for the families of current residents. Draper noted that the Inland Port will prepare a report detailing the amount of tax increment revenue collected on behalf of Salina City. The report will also outline potential options and priorities for how these funds can be used to support the community moving forward. **Ross McClintock** introduced his employee partner and representatives from the Inland Port, noting they were present to answer any questions the Mayor and Council might have regarding the project. **McClintock** explained that they were presenting two resolutions. The first resolution proposes the removal of two parcels from the Salina City Redevelopment Agency (RDA) Project Area. The second resolution proposes adding parcels within the Salina Industrial Park to the Utah Inland Port Authority (UIPA). He stated that approximately 311 acres of land owned by Salina City within the industrial park would be removed from the RDA project area and incorporated into the Inland Port. **Mayor Beach** clarified that the land in question is currently vacant property owned by Salina City within the industrial park. He described the proposal as a beneficial opportunity for the city, noting that Salina would receive 75% of the tax increment under the Inland Port Authority, compared to 30% under the RDA. **Kevin Mickelsen** asked for clarification on the role of the RDA. **Mayor Beach** explained that when the RDA was initially set up it provided tax incentives to encourage businesses to build in the area and allows the city to receive a portion of the tax increment. However, he emphasized that transitioning

the property to the Inland Port Authority would result in a significantly higher tax increment for Salina City. **Scott Wolford** stated that Jenna Draper from the Inland Port will serve as Salina City's primary administrator for related matters. He explained that Salina City now has a source of future revenue that can be used for infrastructure projects, such as constructing roads, upgrading sewer systems, or offering incentives to attract businesses. **Jenna Draper** added that the Inland Port can bond against this future revenue stream, allowing the city to access funds immediately. This would make it more cost-effective to build infrastructure now within the Salina Industrial Park. **Allen Tietjen** asked whether the tire store could be included under the Inland Port Authority. Draper responded that it could be, although the process would take a couple of months. In the meantime, Salina City could amend its resolution to include the parcel. **Mayor Beach** noted that this approach could assist with constructing the road for the new tire store. **Kevin Mickelsen** asked whether the Inland Port is a government entity. **Wolford** confirmed that it is—specifically a Title 11 subdivision of the state. He explained that while it is not under the direct control of the governor, it is governed by a board, with three members appointed by the governor and two by the legislature. He added that it functions similarly to a municipality and is considered a state entity. **Mayor Beach** concluded by saying that the city has had a positive experience working with the Inland Port. The Mayor and City Council then reviewed the resolutions. **Kevin Mickelsen** asked about the benefits of the Inland Port. **Wolford** explained that their mandate is to optimize logistics systems across the state. By creating new industry, they can support more frequent deliveries, improve shipping services for Utah businesses, and increase overall competitiveness. **Jeanna Draper** added that expanding housing and job opportunities would allow children and grandchildren to remain in the area, which she sees as a significant benefit. **Wolford** also noted that the Inland Port Authority is somewhat self-sustaining, receiving 5% of the 75% tax increment. **Mickelsen** then asked whether other communities are utilizing the Inland Port. **Draper** responded that they are; when she began two years ago, there was only one project, but now there are seven projects spanning 20 communities. **Tammy Hales** stated that she has researched the Inland Port and believes it brings many positive benefits to the community. **Wolford** explained that if a company is interested in building within the industrial park, Salina City will retain the authority to decide what types of developments are allowed and what incentives may be offered. He emphasized that every step of the process involving the Inland Port must be reviewed and approved by the Salina City Council before moving forward. **Tammy Hales** compared the Inland Port to a real estate agent working on behalf of Salina City. Meanwhile, Ross McClintock will continue his efforts to market and sell parcels within the industrial park. The Mayor and City Council also discussed the potential benefits of partnering with the Inland Port Authority. **McClintock** stated here's a clearer breakdown of what it means in plain terms:

- A developer is buying 22 acres from Salina City.
- The project is being supported by a \$4.5 million AIB loan.
- That bond is being used to pay for infrastructure like utilities (water, sewer, roads, etc.).
- The key point: the developer—not the city—is responsible for repaying the bond.
- Because of that, the city is saying taxpayers won't need to cover the cost or face higher taxes.
- Once the bond obligation is formally transferred to the developer, the city claims it no longer carries financial liability.
- The city is trying to enable development without taking on long-term debt risk.
- The financial burden is tied directly to the project and the developer's success.

- Whether the bond is truly *non-recourse* to the city (no fallback to taxpayers if the developer defaults).
- What collateral backs the bond (usually the property itself).
- Whether the city has any indirect obligations (like maintaining infrastructure if things go wrong).

Wolford discussed developments in other communities and highlighted the Inland Port as a valuable tool for economic growth. **McClintock** expressed his readiness to begin meeting with companies regarding the Industrial Park, noting that Salina City will have additional housing available for employees. The Mayor and Council also reviewed the project's tax structure and discussed potential incentives aimed at attracting businesses to the Industrial Park. Mayor and Council reviewed the parcels in the Industrial Park west of Burns Saddlery. **Mayor Beach** said Salina City gets to decide what they want to do with the parcels Salina City just needs the tools to help develop the Industrial Park. The tax increment is quite a bit higher. **Wolford** said Salina City will maintain all the land, the permitting and zoning. **Mayor Beach** thanked Inland Port and Project Developers for coming to City Council.

AGENDA TOPIC

Mayor Brent Beach

Approval of Resolution 255-2026 Remove parcels from RDA Tammy Hales motioned to approve Resolution 255-2026. **Allen Tietjen** seconded. Motion carried 4 to 0.

Approval of Resolution 256-2026 Randy Christiansen motioned to add the current parcels as well as additional parcels to be negotiated later between Salina City and the Inland Port Authority. **Tammy Hales** seconded. Motion carried 4 to 0.

Approval of land appraisal for Inland Port IPA loan Mayor Beach stated he met with Salina City Attorney to add additional land for collateral and the property will need to be appraised. McClintock said the appraiser will be here next week to appraise the land in the Industrial Park. **Randy Christiansen** motioned to approve payment for an appraisal up to \$7,000 for the Inland port AIB loan. **Tammy Hales** seconded. Motion carried 4 to 0

Review Budget Mayor Beach stated that the city is approaching the end of the fiscal year and asked the council to review the budget and contact the appropriate department heads with any questions.

Ashlee Larsen noted that a work meeting is scheduled for the next council meeting on April 22, 2026, at 6:00 p.m. with Kimball & Roberts to review the budget.

Blackhawk Arena
Director Jake Van:

Police Chief
Al Taylor:

Planning and Zoning
Chairperson:

Maint. Supervisor Jorgen Mickelson- Approval of flowers at Veterans Memorial. Mickelson presented two bids for the flowers at the Veterans Memorial

1st Salina Floral: \$779.88

2nd Lost Creek Properties: \$360.00.

Allen Tietjen motioned to approve the bid from Lost Creek Properties in the amount of \$360.00.

Tammy Hales seconded. Motion carried 4 to 0.

COUNCIL MEMBER BUSINESS

Earl Taylor, excused

Kevin Mickelsen Blackhawk Arena update: Kevin Mickelsen shared an update on the Blackhawk Arena following a board meeting held this morning. The board addressed concerns regarding concessions and discussed the possibility of bringing in food trucks for events when the primary concessioner is unavailable. The board also voted in three new members: Matt Liston, McCoy Christiansen, and Marie Reese. Additional topics included a proposed increase in stall and RV pricing, as well as six new team roping and riding club events. The board discussed hiring a second full-time employee for Blackhawk Arena, though no final decision has been made. In the meantime, Jake Van and JT Surage have been actively contributing to improvements at the arena, completing painting and various upgrades.

Randy Christiansen- Discuss pressurized Irrigation schedule & fines The Mayor and Council discussed the current water shortage and proposed to use the same pressurized irrigation schedule with more restrictions to help conserve water and ensure fair usage for all residents.

- Odd-numbered homes: Wednesday, Friday, Sunday
- Even-numbered homes: Tuesday, Thursday, Saturday
- No watering on Mondays
- No watering during rainstorms
- No watering between 10:00 AM and 6:00 PM
- Maximum of 30 minutes per station
- Watering is limited to once per day

If this schedule is not followed, the city will implement the following enforcement policy:

- 1st violation: Warning
- 2nd violation: \$25 fine
- 3rd violation: \$50 fine
- 4th violation: \$100 fine
- Continued violations: Fines up to \$1,000

Mayor Beach said those who violate the policy are essentially stealing water from their neighbors, as of right now Salina City will use this watering schedule until later months in the summer the schedule could change to less days.

Mayor and City Council determined that the Salina City Maintenance, the Police Department, and Code Enforcement will be issuing warnings along with copies of the schedule. All violations will be recorded on a shared Google Calendar for tracking. **Chief Taylor** suggested that Salina City add water conservation and lawn care tips to their webpage. Specifically, we would like to include advice on how to keep grass green while conserving water, such as not cutting grass too short and properly fertilizing lawns.

Allen Tietjen:

Tammy Hales:

Tammy Hales motioned to adjourn the City Council at 8:42 p.m. **Randy Christiansen** seconded.
Motion carried 4 to 0.

Date 5/13/26 Mayor *B. V. C. B.*

Date 5/13/2026 City Recorder *Ashlee Larsen*