



**APPROVED MINUTES
REDEVELOPMENT AGENCY MEETING**

**June 17, 2025, at 4:30 pm
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present

Jesse Cardon, Councilmember
Kevin Oyler, Councilmember

Stacy Beck, Councilmember
Landon Tooke, Councilmember
Shane Marshall, Councilmember

Councilmembers Absent:

Mike Mendenhall, Mayor

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Dave Anderson, Community Development Director
Eddie Hales, Fire and EMS Director
Tyler Jacobson, Asst. City Manager
Seth Perrins, City Manager

Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Dale Robinson, Parks and Recreation Director
Cory Pierce, Public Works Director
Jack Urquhart, Public Information Officer

Mayor Pro Tempore Beck announced that it was time to adjourn the City Council meeting and move into the Redevelopment Agency session. She inquired whether a formal motion was required to make this transition and addressed Tara for procedural confirmation. Upon receiving affirmation, she requested a motion from the council.

Councilman Cardon ▾ **Moved** to approve the **adjourn to the Redevelopment Agency**

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:44 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

ADJOURN TO REDEVELOPMENT AGENCY:

RDA CONSENT:

A. RDA Meeting Minutes 06-03-2025

Director Cardon ▾ **Moved** to approve the **Approve the RDA Meeting Minutes 06-03-2025**

Vice Chair Beck ▾ **Seconded** and the motion **Passed** with a all in favor

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

RDA PUBLIC HEARING:

A. RDA Resolution Approving Fiscal Year 2025 RDA Revision 2 Budget

Jordan Hales discussed updates to the Redevelopment Agency (RDA) budget, focusing first on the North Industrial Project Area near the airport. Staff reported that approximately \$2 million had been spent on piping a ditch in that area, exceeding the originally budgeted amount of \$1.8 million. This resulted in a \$195,000 adjustment to the budget. The project was partially funded through RDA bonds and executed in coordination with the City. It was noted that interest had been earned on the cash in the fund, and approximately \$200,000 remained, which was anticipated to be spent over the next one to two years.

Director Marshall asked for clarification regarding a negative amount shown in the fund report. Staff explained that the fund began the fiscal year with approximately \$2.2 million, and although only \$35,000 in revenue came in during the year, the expenditures were covered by the existing fund balance. The analogy was made that, similar to a personal bank account, the balance at the top represented available funds, and the expenditures simply reduced that balance without being replenished by new revenue. Councilmembers confirmed their understanding following this explanation.

It was further clarified that this RDA had reached the end of its 25-year lifespan and was no longer generating revenue. The remaining balance would be spent down over time, and once fully expended, the RDA would be closed and no longer require reporting.

Jordan Hales then reviewed the Sierra Bonita RDA, which covers the Young Living expansion area. This RDA operates as a pass-through entity, distributing tax increment revenues resulting from the expansion. Staff noted that while \$114,000 and then \$161,000 had been received in previous years, the current year's amount reached \$260,000, exceeding expectations due to an apparent increase in property valuation. All funds received through this RDA were fully distributed, with portions going to the Nebo School District and Young Living, as outlined in the agreement.

Staff also reported minor adjustments in this fund, including \$50 in unbudgeted banking fees and insurance charges that had not been included in the initial budget. These omissions were corrected to ensure compliance. The Council was informed that a public hearing would be held for the RDA fiscal year 2025 budget, and there were no additional questions from the Council at that time.

Director Marshall ▾ **Moved** to go into a public hearing

Director Cardon ▾ **Seconded** and the motion **Passed** all in favor

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

Mayor Pro Tempore Beck asked if there was anyone who wanted to talk about this item.

RDA PUBLIC COMMENT:

Valerie Mills addressed the Council and began by thanking the City for its service. She inquired specifically about the City's outstanding municipal debt and whether there was a calculated figure available on a per capita basis for residents of Spanish Fork.

Mills referenced financial statistics from Provo City, noting its strong economic growth and low government debt per resident, and asked how Spanish Fork compared. She further inquired whether such per capita debt metrics were considered when making decisions about large capital projects such as the sewer plant or recreation center.

She asked if residents, particularly those on fixed incomes like the elderly, were feeling the effects of increased costs, citing sewer rate increases as an example. Ms. Mills requested clarification on how much rates had changed over time and whether other expenses had also increased. She concluded by stating she would review the budget documents herself and

appreciated the opportunity for dialogue.

Jordan Hales, in response to Ms. Mills' questions, noted that he had not previously calculated the outstanding municipal debt on a per capita basis but stated that the City's financial statements could provide more detailed information. He indicated he would be willing to compile that data, although it would require some effort.

Mr. Hales explained that in government finance, the principle of maintaining a "structurally balanced budget" means that ongoing revenues must meet or exceed ongoing expenditures. He emphasized that when the City takes on new debt, such as for large infrastructure projects, it must ensure that there is sufficient ongoing revenue to cover the new expenses. In response to questions about whether residents feel the effects of such debt,

Mr. Hales clarified that the impact depends on the fund issuing the debt and the specific project. For example, he stated that when the City constructed the new sewer plant, which cost over \$100 million, it required an increase in sewer rates. He acknowledged that sewer rates had risen and confirmed that some other expenses had increased as well. Mr. Hales offered to provide more specific budget details and to meet with Ms. Mills directly if she wished to review the figures further.

Director Oyler interjected briefly at several points during the exchange to acknowledge the discussion and affirm that the questions being asked were appropriate and worth addressing. His comments were supportive and helped guide the conversation back to relevant topics as needed.

Vice Chair Beck concluded the exchange by thanking Ms. Mills for her engagement and expressing willingness to continue the conversation in a more detailed setting if needed.

Director Cardon ▾ **Moved** to go out of a public hearing

Vice Chair Beck ▾ **Seconded** and the motion **Passed** all in favor

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

Vice Chair asked for a motion

Director Marshall ▾ move to Approve **RDA Resolution Approving Fiscal Year 2025 RDA Revision 2 Budget**

Director Cardon ▾ **Seconded** and the motion **Passed** with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

RDA NEW BUSINESS:

A. Resolution approving Fiscal Year 2026 RDA Budget

Jordan Hales informed the Council that a public hearing for the item had already been held two weeks prior, and therefore no additional public hearing was scheduled for the evening. He noted that there had been no changes made to the budget since it was originally presented in May.

Vice Chair Beck acknowledged Mr. Hales' update and asked if there were any further questions from the Council. Receiving none, she requested a motion to proceed.

Director Cardon ▾ **Moved** to approve the **Resolution approving Fiscal Year 2026 RDA Budget**

Vice Chair Beck ▾ **Seconded** and the motion **Passed** with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

Director Cardon ▾ **Moved** to approve the **Adjourn to the Local Building Authority**

Director Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:53 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

ADJOURN TO LOCAL BUILDING AUTHORITY:

RECONVENE BACK TO CITY Council:

Councilman Cardon ▾ **Moved** to approve the **Adjourn Closed Meeting to discuss the purchase, exchange, or lease of real property in the Explorer Room. § 52-4-205**

Mayor Pro Tempore Beck ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:54 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

Attest: June 17, 2025

I, Tara Silver, City Recorder of Spanish Fork City, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on June 17, 2025. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER