



**ADOPTED MINUTES
CITY COUNCIL MEETING
May 5, 2026, at 4:30 pm
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present

Mike Mendenhall, Mayor
Jesse Cardon, Councilmember
Kevin Oyler, Councilmember

Stacy Beck, Councilmember
Landon Tookey, Councilmember
Shane Marshall, Councilmember

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

Staff Members Absent:

Visitors Present:

Name

Hope Heslington
Steve Tate
Abbigail Ainge
Gretchen Crevisiston
Emily Leger
Richard Davis

Name

Becki Knepper
Monte Knepper
Heath Lyman
Sam Lyman
Zac Staheli
Tamara Davis

Name

Joe Lyman
Wi Lyman
Heidi Rowbury
Kim Hall
Callie McGuire
Paisley Keller
Daisy Findlay

Mayor Mendenhall took us to the RDA and LBA budget before the discussion item.

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 10:31 pm

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

ADJOURN TO REDEVELOPMENT AGENCY:

Before moving on, Mayor Mendenhall redirected the focus momentarily, stating that he would entertain a motion to approve the Redevelopment Agency (RDA) consent items, transitioning the meeting to the next order of business. Jordan thanked the Mayor, marking a smooth shift in the agenda.

RDA CONSENT:

A. RDA Meeting Minutes 06-17-2025

Director Cardon ▾ **Moved** to approve the **Approve the RDA Meeting Minutes 06-17-2025**

Director Beck ▾ **Seconded** and the motion **Passed** with 10:31 pm

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

RDA NEW BUSINESS:

A. RDA Fiscal Year 2027 Tentative Budget

Jordan Hales asked Jack to pull up the Redevelopment Agency presentation slide as the council transitioned into the RDA portion of the meeting.

Jordan Hales then formally introduced the Redevelopment Agency budget discussion and joked that the council sounded very official once they entered the RDA portion of the meeting.

Councilwoman Stacy Beck asked whether he had just invented that level of formality on the spot.

Jordan Hales explained that the purpose of Redevelopment Agencies was to provide funding tools to help redevelop distressed or underutilized properties within the city.

He reviewed the city's multiple RDA project areas, beginning with the North Industrial Project Area located near the airport.

Hales explained that some funds still remained in that project area, but the final contracted developer work scheduled during fiscal year 2027 would use up the remaining approximately \$200,000 balance.

He next discussed the Sierra Bonita RDA area associated with the Young Living expansion project.

Jordan Hales noted that the Sierra Bonita RDA agreement would expire during fiscal year 2027 and that the tentative budget for that area was approximately \$275,000.

He then reviewed the Corona project area, which refers to the Canyon Creek RDA area.

Hales explained that the city had completed the second of ten incentive payments to Target during the current fiscal year and that fiscal year 2027 would include the third of those ten scheduled payments.

Jordan Hales then asked whether council members had any questions regarding the various RDA project areas or their related budgets.

Councilman Shane Marshall asked specifically about the negative revenue number reflected within the Sierra Bonita figures.

Jordan Hales explained that the Sierra Bonita agreement allowed Young Living to receive a portion of property taxes back through the RDA structure.

He clarified that property tax calculations include not only land and buildings but also personal property such as manufacturing equipment.

Because equipment values can depreciate over time, the resulting taxable value and revenue numbers can occasionally decline from one year to the next rather than increase.

Councilman Shane Marshall realized he had initially misread the figures and acknowledged it.

Jordan Hales further explained that under the Young Living agreement, the company was required to meet certain job creation benchmarks in order to qualify for portions of the tax

reimbursement.

He noted that Young Living had failed to meet those employment benchmarks during the prior year and had apparently not submitted updated information during the current year either.

As a result, the company was not currently meeting the performance requirements outlined in the agreement.

Mayor Mike Mendenhall stated that he remembered the council previously discussing those compliance issues with Young Living.

Jordan Hales confirmed that those unmet requirements explained why the city's actual Sierra Bonita expenses during fiscal year 2025 had ended up lower than expected.

Councilman Shane Marshall acknowledged the explanation.

Jordan Hales then reminded the council that the RDA budget would follow the same timeline as the main city budget, including a public hearing scheduled for June 2nd.

Mayor Mike Mendenhall asked whether the council still needed to formally approve the tentative RDA budget and schedule the hearing.

Jordan Hales confirmed that formal approval of the tentative budget and setting the public hearing date were both still required.

Seth Perrins added that setting the hearing date was an important required step in the process.

Mayor Mike Mendenhall then entertained a motion to adopt the tentative Redevelopment Agency budget and officially schedule the public hearing.

Director Tooke ▾ **Moved** to approve the **Approve the RDA Fiscal Year 2027 Tentative Budget budget and to set a public hearing for June 2, 2026, at 6:00 p.m. during the City Council meeting to consider adoption of the final budget.**

Director Cardon ▾ **Seconded** and the motion **Passed** with a roll call vote at 10:36 pm

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

With the RDA business completed, Mayor Mike Mendenhall then entertained a motion to

adjourn and exit the Redevelopment Agency meeting session.

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

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote at 10:37 pm
pm

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

Trustee Cardon ▾ Moved to **Reconvene Back to City Council**

Trustee Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 10:42 pm

Trustee Kevin Oyler	Yes
Trustee Jesse Cardon	Yes
Vice Chair Stacy Beck	Yes
Trustee Landon Tooke	Yes
Trustee Shane Marshall	Yes

Councilman Cardon ▾ **Moved** to approve the **Adjourn**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 10:42 pm

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

Attest: May 5, 2026

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 May 5, 2026. This document constitutes the official minutes of the City Council meeting.

Tara Silver

TARA SILVER, CITY RECORDER