



DRAFT MINUTES

LBA 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 Toohe, 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.

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

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

ADJOURN TO LOCAL BUILDING AUTHORITY:

LBA CONSENT ITEMS:

A. LBA Meeting Minutes 05-08-2024

Trustee Cardon ▾ Moved to **Approve LBA Meeting Minutes 06-17-2026**

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

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

LBA NEW BUSINESS:

A. LBA Fiscal Year 2027 Tentative Budget

Jordan Hales introduced the tentative budget discussion for the Local Building Authority,

commonly referred to as the LBA.

He explained that the LBA fund exists to account for city buildings that are financed through debt structures where the buildings themselves serve as collateral.

Hales noted that both the current city offices in Library Hall and the new SFCN building had originally been constructed and financed through this LBA mechanism.

For fiscal year 2027, the proposed LBA budget included scheduled debt payments for those two existing facilities.

Jordan Hales then explained that the tentative budget also proposed issuing new debt during fiscal year 2027 to finance construction of the Fire Station 61 rebuild project.

He reminded the council that the groundbreaking ceremony for Fire Station 61 had already taken place the previous week.

In addition, the tentative budget also included a proposed new Public Works building project.

Jordan Hales reviewed the Fire Station 61 rebuild specifically, explaining that the current estimated opening date was late fall of 2027 and that the project would be funded through the LBA structure.

He stated that repayment of the debt associated with Fire Station 61 would come through a combination of public safety impact fees and other capital project funding sources.

Turning to the proposed Public Works building, Hales emphasized that the council had not yet formally approved that project.

He explained that architects and the CMGC team were still working on preliminary building drawings and cost estimates.

Jordan Hales added that if the city ultimately moved forward with the Public Works facility, the debt would be repaid through a combination of impact fees and utility revenues.

He then asked whether the council had any questions regarding the tentative LBA budget.

Seth Perrins followed up by emphasizing an important clarification about the budget itself.

He explained that although the proposed budget included placeholders and financial structures for both projects, no actual borrowing or spending authority would occur until the council formally approved the projects themselves.

Perrins reminded the council that the Fire Station 61 rebuild had already been approved through prior council action a few weeks earlier.

However, he stressed that the Public Works building had not yet received final approval and still required future council action.

He explained that including the project in the tentative budget simply allowed flexibility so the city would not later need to complete additional budget amendments if the project ultimately moved forward.

Perrins stated that if the council never approved the Public Works building or its related bonding, then the project simply would not proceed despite being reflected in the tentative budget.

He also explained that staff planned to bring forward a parameters resolution at either the next council meeting or one shortly thereafter in June.

That future resolution would outline the structure and parameters of how the city could issue bonds for the projects if approved.

Perrins explained that the city was working with Jonathan to create a financing structure that could potentially cover both the Fire Station project and the Public Works building, or alternatively just the Fire Station project if the council declined to proceed with the Public Works facility.

He also described additional safeguards being discussed as part of the bonding process.

Those safeguards could include requiring signatures from the mayor, city manager, finance director, and potentially an additional council member before bonds could actually be executed.

Perrins described those safeguards as “belts and suspenders” protections designed to ensure that no financing would proceed prematurely or without clear authorization.

He further explained that establishing the framework early would allow the city to act quickly if interest rates became favorable at some point during the process.

For example, if borrowing rates suddenly dropped and appeared likely to rise again, the city would have the flexibility to move forward quickly if the council had already approved the project.

Perrins repeatedly emphasized that no final project or debt decision had been made and that no commitment would exist until the council formally approved the GMP and financing authorizations.

After his explanation, Perrins asked the council how well he had explained the issue given the late hour.

Councilman Kevin Oyler responded that the explanation sounded clear and made sense.

Seth Perrins acknowledged that it was already around 10:30 p.m. and everyone was beginning to feel the long meeting.

Mayor Mike Mendenhall then stated that if there were no further questions, he would

entertain a motion to approve the Local Building Authority fiscal year 2027 tentative budget.

Trustee Oyler ▾ Moved to **Approve LBA Tentative Budget Fiscal Year 2027 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.**

Trustee Marshall ▾ **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

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