



**ADOPTED MINUTES
CITY COUNCIL MEETING
June 2, 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 Tooke, Councilmember
Shane Marshall, Councilmember

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Seth Perrins, City Manager
Bronco Hunter, Asst Parks & Rec Director

Joshua Neilsen, Assistant City Attorney
Matt Johnson, Police Chief
Dale Robinson, Parks and Recreation Director
Cory Pierce, Public Works Director

Staff Members Absent:

Tyler Jacobson, Asst. City Manager
Dave Anderson, Community Development Director
Eddie Hales, Fire and EMS Director
Vaughn Pickell, City Attorney

Visitors Present:

Name

Darrin L. Mellor
Kara Brandt
Palmer Brandt
Garrett Gross

Name

Mathew Brandt
Robert Brandt
David Olson

Name

Kevin Olson
Kathleen Leavitt
Johnathan Ward

WORK SESSION - No formal actions are taken in a work session 4:30 pm

Visitors:

Staff Present: Seth Perrins, Mayor Mike Mendenhall, Councilmember Shane Marshall came in at 4:52 pm , Councilmember Stacy Beck, Councilmember Jesse Cardon, Bronco Hunter, Jordan Hales, Councilmember Landon Tooke, Chief Matt Johnson, Cory Pierce, t , Jared Bartel, Seth Perrins, Emily Leger, Councilmember Kevin Oyler, Joshua Nielsen, Scott Aylett, Jack Urquhart

Mayor Mike Mendenhall started the meeting at 4:36 pm.

1. Fiscal Year 2026 Revision 2 Work Session

The staff conducted a detailed review of the Fiscal Year 26 budget revision and financial transfers. Members discussed transferring FitCity operational profits into a capital savings fund, with transfers based on actual profits up to a \$500,000 cap. The fund was intended to help cover future costs associated with fitness equipment, HVAC systems, pool infrastructure, and other major capital needs. The council also supported increasing the general fund transfer for land acquisition and capital buildings from \$2.5 million to \$3 million to maintain a long-term savings target. Revenue projections increased due to stronger sales tax collections, ambulance billing, and golf operations, while expenses also rose across multiple divisions. Despite these adjustments, the city's projected fund balance position improved, and several loans, including the golf course water loan and airport fund loan, were paid off earlier than expected.

The financial health of the golf fund was highlighted as a positive example of fiscal management. Golf operations generated revenues that exceeded expenses, resulting in approximately \$1 million in positive cash flow. The fund paid off outstanding loans several years ahead of schedule and continued to build reserves for future capital improvements. The council viewed this approach as a model for other enterprise funds seeking to balance debt reduction with long-term capital planning.

Councilman Shane Marshall 5:52 pm

2. Review of LBA Parameters Resolution and Process

The council also reviewed a proposed Lease Revenue Bond (LBA) parameters resolution related to Fire Station 61 and the future Public Workshop project. Members discussed moving forward with early bonding authorization to ensure flexibility if construction challenges arose or market conditions became favorable. The proposed Fire Station 61 bond totaled approximately \$15 million with a ten-year repayment schedule. The Public Workshop bond remained under consideration and was estimated at approximately \$45 million with a twenty-year repayment period. The resolution established a maximum authorization of \$83 million and a maximum interest rate of 6%, although actual borrowing was expected to be significantly lower. Council members emphasized that only the amount necessary for project completion would be issued.

During discussions regarding debt management, the council favored shorter repayment terms where possible to avoid overlapping obligations from future capital projects. Members removed a previously suggested electric fund contribution from the repayment plan and instead relied on existing justice center bond funds and capital project revenues. They also stressed the importance of monitoring interest rates and maintaining flexibility so bonds could be issued when market conditions were most favorable.

The council reviewed upcoming public hearings related to the budget revision and bonding process. Members noted that the revised budget had been publicly available for approximately one month and had generated little public feedback. They agreed presentations should remain concise while still allowing opportunities for public comment. Financial advisor Jonathan Ward was expected to provide explanations of bond structures and answer questions in council meetings.

Governance and oversight were also discussed extensively. Staff supported requiring multiple designated officials, including elected representatives and administrative staff, to approve bond issuances. This additional layer of authorization was intended to prevent unilateral decisions and strengthen public confidence in the bonding process. Members also emphasized clear communication regarding each stage of bond approval to ensure transparency and public understanding.

Additional operational updates were presented during the meeting. Police overtime costs increased because of university-related events, although reimbursements offset much of the impact. Several software purchases and prepaid licenses contributed to budget adjustments. Enterprise funds such as the airport and broadband funds continued to be monitored for potential future budget revisions, while the gun club fund showed improved cash reserves due to grants and donations. The meeting concluded with plans for a closed meeting to discuss real property transactions and development agreements.

Councilman Cardon ▾ made a **Motion to Go into a Closed Meeting for strategy sessions to discuss the purchase, exchange, or lease of real property in the Explorer Room.**

Councilman Tooke ▾ **Seconded** the motion and it **Passed** with a roll call vote at 5:34 pm

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

CLOSED MEETING

Councilman Cardon ▾ made a **Motion** to **Adjourn**

Councilwoman Beck ▾ **Seconded** the motion and it **Passed** with a roll call vote at 5:55 pm

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

CITY COUNCIL

6:00 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Mayor Mike Mendenhall called the Spanish Fork City Council Meeting to order on June 2, 2026. He welcomed everyone attending in person, those in the lobby, and those watching on television. Mayor Mendenhall stated that the meeting would begin as customary with a prayer and the Pledge of Allegiance. He noted that Councilwoman Beck would offer the spiritual thought or prayer and Councilman Marshall would lead the pledge.

Councilwoman Beck thanked Mayor Mendenhall and proceeded with the opening prayer.

Councilman Marshall led the audience in the Pledge of Allegiance.

Mayor Mike Mendenhall thanked Councilwoman Beck and Councilman Marshall for their participation in the opening exercises. He stated that the Council had a couple of recognitions to begin the meeting before moving on to regular business. Mayor Mendenhall announced that the first recognition would be presented by Councilman Tooke, who would introduce an outstanding youth from the community. He then invited Councilman Tooke to come forward and begin the presentation.

RECOGNITIONS:

- 1. Palmer Brandt - a resident and student at Maple Mountain High School, is being recognized for his band accomplishments.**

Councilman Landon Tooke stated that the City Council appreciated opportunities to recognize individuals who were making positive contributions to the community. He

introduced Palmer Brandt, a student at Maple Mountain High School, and recognized him for his exceptional accomplishments in music and academics. Councilman Tooke stated that significant attention had been brought to Palmer's achievements, prompting the City to formally recognize him and share his accomplishments with the community.

Councilman Landon Tooke reported that Palmer had been selected for the prestigious Honor Band of America, earned First Chair Baritone Saxophone in the Utah All-State Wind Symphony, and secured a position in the Utah All-State Jazz Band. He further noted that Palmer had composed and premiered an original tenor saxophone concerto with the Utah Valley Youth Symphony Orchestra, organized and taught a jazz clinic for local junior high students, had artwork selected for the Utah All-State Art Show, and maintained a 3.9 GPA while achieving these accomplishments.

Councilman Landon Tooke read the inscription on a plaque presented to Palmer Brandt. The plaque recognized Palmer's selection to the 2026 Honor Band of America, his achievements as First Chair Baritone Saxophone in the Utah All-State Wind Symphony and member of the Utah All-State Jazz Band, as well as his dedication as a student and mentor. The plaque was signed by Mayor Mike Mendenhall.

Mayor Mike Mendenhall invited Palmer Brandt and his family to come forward and congratulated him on his accomplishments. He asked Palmer about his current grade level at Maple Mountain High School.

Palmer Brandt stated that he would be entering his senior year at Maple Mountain High School.

Mayor Mike Mendenhall asked Palmer about his plans following graduation.

Palmer Brandt stated that he planned to study saxophone performance at either Brigham Young University or the University of North Texas. He added that he was also considering pursuing a double major but had not yet decided on a second field of study.

Mayor Mike Mendenhall asked whether there were other musicians in Palmer's family.

Palmer Brandt explained that both of his parents were singers and that his father taught voice at Brigham Young University. He noted that both of his parents had studied classical voice at BYU. He also shared that one of his brothers played saxophone and another brother played guitar.

Councilwoman Beck commented that the Brandt household must be very lively.

Mayor Mike Mendenhall remarked that the combination of talented musicians and singers likely created an enjoyable atmosphere in the home. He congratulated Palmer on his achievements and presented him with the recognition plaque.

Kara Brandt expressed appreciation for Palmer's band director, McKay Osborne, and his private instructor, Ray Smith, acknowledging their contributions to his success.

Mayor Mike Mendenhall thanked the Brandt family and invited them to join the Council for a commemorative photograph recognizing Palmer's accomplishments.

Mayor Mike Mendenhall congratulated Palmer Brandt on representing both Maple Mountain High School and the City of Spanish Fork at a national level. He commended Palmer for his accomplishments and encouraged him to continue pursuing excellence. Mayor Mendenhall stated that the City appreciated seeing young people achieve success and make positive contributions to the community.

Mayor Mike Mendenhall then announced a second recognition for the evening involving Spanish Fork High School's boys baseball team. He noted that state championship appearances by the team had become a familiar occurrence in recent years, although winning a state championship remained an extraordinary accomplishment. Mayor Mendenhall recognized the significance of the team's success and invited the head coach to come forward and share information about the team and its achievements during the season.

2. Spanish Fork High School Baseball Team State Champions

Hadley Thorpe thanked the City Council for the recognition and stated that the season had been very different from the previous year. He explained that the team entered the prior season as a young and largely unproven group but ultimately captured the state championship. In contrast, he noted that the team entered the 2026 season as the defending state champions and preseason favorites, returning most of their starting lineup. Coach Thorpe stated that despite the heightened expectations, the team successfully carried that momentum throughout the season and repeated as state champions. He described the season as an outstanding experience shared with a great group of student-athletes.

Mayor Mike Mendenhall commented on the contrast between the two championship seasons, noting that the previous championship team had finished only one game above a .500 record after winning its final game of the season.

Hadley Thorpe confirmed that the team had jokingly referred to that accomplishment as the best possible way to finish above .500, by winning a state championship.

Mayor Mike Mendenhall observed that the 2026 team had entered the season with a target on its back as the defending champions.

Hadley Thorpe agreed and stated that the season presented a completely different challenge. He explained that the team carried the pressure of being the top seed throughout the state tournament and faced every opponent's best effort. He contrasted that experience with the previous season, when the team had ridden the momentum and excitement of an unexpected championship run. He described the two seasons as very different but equally memorable.

Mayor Mike Mendenhall asked Coach Thorpe about his own experience as a Spanish Fork High School baseball player.

Hadley Thorpe stated that he had graduated from Spanish Fork High School in 2009.

Mayor Mike Mendenhall joked that Coach Thorpe's playing days were much more recent than those of longtime coach Rod Dart.

Hadley Thorpe shared that one of the assistant coaches often joked that Coach Dart was the adult in the room.

Mayor Mike Mendenhall continued the lighthearted exchange, joking that Coach Dart might be considered the great-grandfather of the program.

Hadley Thorpe stated that one of the greatest aspects of Spanish Fork baseball was the tremendous support provided by the community. He expressed appreciation to community members for attending games and noted that the championship games at Utah Valley University consistently drew strong attendance from Spanish Fork supporters. He stated that the community support was a significant part of what made being involved with Spanish Fork baseball special.

Mayor Mike Mendenhall referenced the extensive media coverage the team received following the championship and stated that the City was pleased to recognize the team after the excitement had settled. He asked Coach Thorpe about competing against Maple Mountain High School in what had become a notable city rivalry, observing that many of the players likely knew one another and had played together in previous years.

Hadley Thorpe explained that many players from both schools competed together during summer baseball seasons, creating a friendly rivalry. He shared that he and Maple Mountain Coach Thomas had joked that the state tournament would ultimately lead to a championship matchup between the two Spanish Fork schools. He noted that some observers had suggested the state tournament no longer ran through Spanish Fork, but the presence of both local schools in the championship game demonstrated the strength of baseball within the community. He described the championship matchup as a fitting conclusion to the season.

Mayor Mike Mendenhall agreed and remarked that it was a special accomplishment for the city.

City Manager Seth Perrins asked Coach Thorpe about comments he had received from opposing coaches following the championship game. He noted that he had heard one opposing coach had offered particularly high praise for the Spanish Fork baseball program and asked Coach Thorpe to share those remarks if he felt comfortable doing so.

Hadley Thorpe stated that the head coach from West Field High School had approached him following the game and expressed tremendous respect for the Spanish Fork baseball program. He noted that West Field had proven to be a resilient opponent and had repeatedly battled back despite facing deficits. Coach Thorpe shared that the opposing coach had told him it was an honor to play against Spanish Fork baseball and that his own program aspired to reach the same standard. Coach Thorpe stated that such comments represented one of

the highest compliments a program could receive, as they reflected both respect for the team's success and admiration for how the program conducted itself.

Mayor Mike Mendenhall commented humorously that many community members had initially been unfamiliar with West Field High School and had needed to determine where the school was located.

Hadley Thorpe joked that they had needed to consult a map but emphasized that he had great respect for West Field and considered them an outstanding team.

Mayor Mike Mendenhall then asked if any members of the Council had additional questions for Coach Thorpe.

Councilman Shane Marshall congratulated Coach Thorpe, the coaching staff, and the players on their success. He remarked that Spanish Fork had a long tradition of excellence in athletics, academics, music, and other pursuits. He noted that both Spanish Fork High School and Maple Mountain High School had contributed to the community's culture of achievement and competitiveness.

Councilman Marshall reflected on his own experience as a member of a championship baseball team and observed that success often brought different challenges and expectations from year to year. He emphasized that the true value of athletic programs was not solely measured by championships but by the development of good young people who became positive members of the community. He stated that participation, teamwork, commitment, and effort helped build character regardless of the final outcome. Councilman Marshall thanked the coaches and players for their dedication and contributions.

Hadley Thorpe thanked Councilman Marshall for his remarks and support.

Mayor Mike Mendenhall asked Coach Thorpe how he helped players remain motivated while participating in a sport where failure was a regular part of the game and even top performers succeeded only a portion of the time.

Hadley Thorpe stated that the team was fortunate to have an exceptional group of student-athletes who were highly self-motivated and committed to improving their skills. He explained that the players' work ethic made coaching easier because they consistently put in the effort required to succeed. Coach Thorpe stated that the team's success was a reflection of the dedication of the players and the countless hours contributed by the assistant coaches. He described the players as tough, resilient, and hardworking, and credited them for the program's accomplishments.

Councilman Jesse Cardon commented on the team's composure throughout the state tournament. He observed that even when the team faced adversity, the players consistently demonstrated confidence and belief in their ability to succeed. Councilman Cardon referenced a key game against West Field High School and noted that the team's determination and confidence were evident throughout the contest. He stated that the

championship run had been an exciting experience for the entire community and thanked the team for allowing residents to share in the accomplishment.

Councilman Kevin Oyler complimented the coaching staff and referenced a decision made during the championship game that with a good lead they allowed an opportunity to play as a senior.

Hadley Thorpe clarified that the player in question had been a junior rather than a senior. He explained that the player, Nixon, had faced challenges earlier in the state tournament but had served as a team leader throughout the season.

Councilman Kevin Oyler stated that he appreciated the decision and thought it was a memorable moment for the player and team.

Councilwoman Beck congratulated the team and commended them on their accomplishment.

Hadley Thorpe thanked Councilwoman Beck for her remarks.

Mayor Mike Mendenhall thanked Coach Thorpe for his leadership of the Spanish Fork High School baseball program and expressed pride in the team's accomplishments. He stated that he hoped another signed baseball would be added to the display in the Mayor's Office commemorating the championship season. Mayor Mendenhall explained that visitors to the office enjoyed viewing photographs and memorabilia recognizing outstanding youth from the community. He thanked the players for their hard work, for representing Spanish Fork positively on and off the field, and for serving as excellent ambassadors for the City. Mayor Mendenhall noted that character and conduct outside of competition were just as important as success on the field.

Mayor Mike Mendenhall invited the team to come forward for a commemorative photograph and requested a round of applause from those in attendance. He also encouraged the players to greet City officials following the photograph, starting with the Police Chief so they could become more familiar with community leaders.

Mayor Mike Mendenhall asked the members of the championship team to introduce themselves before departing. He explained that the Council traditionally invited student-athletes to state their name, grade level, and parents' names in recognition of the support families provide throughout their children's accomplishments.

Kingston Johnson introduced himself as a member of the Class of 2029 and stated that his parents were Jason Johnson and Leslie Johnson.

Tate Wahlberger introduced himself as a member of the Class of 2028 and stated that his parents were Mike Wahlberger and Lisa Wahlberger.

Treyson Orton introduced himself as a member of the Class of 2029 and stated that his parents were Josh Orton and Melanie Orton.

Talon Nelson introduced himself as a member of the Class of 2029 and stated that his parents were Tyler Nelson and Heather Nelson.

Nolan Hickman introduced himself as a member of the Class of 2028 and stated that his parents were Ryan Hickman and Nicole Hickman.

Sammy Dart introduced himself as a member of the Class of 2027 and stated that his parents were Kyle Dart and Ali Dart.

Cohen Nelson introduced himself as a member of the Class of 2028 and stated that his parents were Tyler Nelson and Heather Nelson.

City Manager Seth Perrins asked Cohen Nelson what his favorite part of the season had been.

Cohen Nelson stated that his favorite moment was the dramatic comeback victory in Game Three against West Field High School.

Members of the Council commented positively on the excitement of the game and the memorable home run that contributed to the victory.

Dylan Chambers introduced himself as a member of the Class of 2028 and stated that his parents were Ryan Chambers and Bethany Chambers.

Matai Johnson introduced himself as a recent graduate and stated that his parents were Jason Johnson and Leslie Johnson.

Mayor Mike Mendenhall noted that Matai Johnson was one of the team's pitchers and commented on the impressive velocity demonstrated by the pitching staff during the season.

Cody McLean introduced himself as a member of the Class of 2028 and stated that his parents were Mike McLean and Lindsey McLean.

Trey Cloward introduced himself as a member of the Class of 2028 and stated that his parents were Casey Cloward and Amberly Cloward.

Tilden Scott introduced himself as a member of the Class of 2028 and stated that his parents were Matt Scott and Brandy Scott.

Easton Smith introduced himself as a member of the Class of 2028 and stated that his parents were Jeff Smith and Marlo Smith.

Heston Freeland introduced himself as a member of the Class of 2027 and stated that his parents were Jake Freeland and Lacey Freeland.

Mayor Mike Mendenhall observed that a significant number of the players were underclassmen, suggesting that the Spanish Fork High School baseball program would remain competitive in the coming years.

Councilman Kevin Oyler stated that he was already looking forward to next season.

Councilman Shane Marshall jokingly reminded the team that there was no pressure associated with those expectations.

Mayor Mike Mendenhall invited Coach Thorpe and members of the coaching staff to offer any final remarks.

Hadley Thorpe expressed appreciation for the tremendous support provided by the Spanish Fork community. He stated that opposing teams regularly commented on the size and enthusiasm of the Spanish Fork fan base and viewed it as something special. Coach Thorpe explained that the community's support added to the significance of winning a state championship and noted that one of the players' first thoughts after securing the title was anticipation for the traditional community celebration and fire truck procession. He thanked the City, residents, coaching staff, and players for their support and dedication, stating that the experience of winning a championship in Spanish Fork was unique and meaningful.

Mayor Mike Mendenhall thanked Coach Thorpe and the team for their remarks and accomplishments.

Councilmembers again congratulated the players and coaches on their championship season.

Mayor Mike Mendenhall invited the audience to give the team another round of applause and thanked the players and coaching staff for representing Spanish Fork City with excellence both on and off the field. The team then concluded its recognition and departed the meeting.

Mayor Mike Mendenhall and members of the Council engaged in lighthearted conversation regarding the recognitions presented during the meeting. Councilman Shane Marshall jokingly asked whether he would receive the saxophone if the Mayor received another commemorative baseball. Mayor Mike Mendenhall responded humorously that he would gladly accept the saxophone and noted the growing collection of championship memorabilia displayed in the Mayor's Office.

Mayor Mike Mendenhall explained that the office contained signed baseballs, softballs, soccer balls, volleyballs, and other memorabilia from state championship teams. He remarked that the City had enjoyed an impressive run of athletic success between Spanish Fork High School and Maple Mountain High School over the previous several years.

City Manager Seth Perrins jokingly asked what type of memorabilia had been received from championship wrestlers.

Mayor Mike Mendenhall and Councilman Kevin Oyler discussed the possibility of wrestling-related items and ultimately noted that the City had displayed photographs recognizing the wrestlers' accomplishments.

Mayor Mike Mendenhall thanked the students, parents, coaches, and community members who had participated in the recognition. He expressed appreciation for the opportunity to celebrate excellence in both the arts and athletics and stated that such accomplishments reflected positively on the community.

Mayor Mike Mendenhall then opened the public comment portion of the meeting. He invited members of the public to address the Mayor and City Council and noted that comments would generally be limited to three minutes.

PUBLIC COMMENTS:

Mayor Mike Mendenhall observed that no members of the public wished to speak.

Mayor Mike Mendenhall closed the public comment portion of the meeting and proceeded to the Council Comments section of the agenda.

Mayor Mike Mendenhall introduced the Council Comments portion of the agenda. He stated that comments would begin with Councilman Kevin Oyler and proceed through the Council in order, concluding with Councilwoman Stacy Beck. Mayor Mike Mendenhall then invited Councilman Kevin Oyler to offer his comments.

COUNCIL COMMENTS:

Councilmember Oyler

Councilman Kevin Oyler stated that he had no comments for the evening.

Councilmember Cardon

Councilman Jesse Cardon reported that the Youth Arts Festival was currently taking place at Maple Mountain High School and invited members of the Council and Mayor to attend if their schedules permitted. He noted that event organizers Whitney and Emily could provide additional information and access. Councilman Cardon also expressed appreciation to local veterans and those involved in the Memorial Day program. He specifically thanked cemetery staff for their efforts in maintaining the Spanish Fork Cemetery, commenting that it was exceptionally well maintained compared to other cemeteries he had recently visited.

Councilmember Tooke

Councilman Landon Tooke thanked Chamber of Commerce President Kathleen Leavitt and invited her to provide an update regarding Chamber activities.

Kathleen Leavitt announced that Nothing Bundt Cakes had been selected as the Chamber's Business of the Month. She explained that the business was under new ownership and that the owners had actively engaged with the community by visiting local businesses and schools, sharing their products, and building relationships. She stated that their generosity and community involvement made them deserving of the recognition. Ms. Leavitt also announced upcoming Chamber events, including a Women in Business activity at Legacy

House on June 10, 2026, and a networking luncheon on June 18, 2026, at Hampton Inn featuring a presentation by Trevor Sperry regarding emergency preparedness.

Councilman Landon Tooke thanked Ms. Leavitt for her work supporting the local business community. He then reported on the recent Little Miss Spanish Fork pageants, including the Mini, Junior, Preteen, and Teen competitions. Councilman Tooke noted that his daughter had participated in the Preteen competition and stated that it had been a positive experience for many young women throughout the community. He also recognized Parks and Recreation staff, including Bronco Hunter, Dale Robinson, and Nick Porter, for their efforts in opening the outdoor portion of the FitCity recreation facility on Memorial Day. He shared that his daughter was employed as a lifeguard at the facility and didn't want a picture taken with him because "She was working". He expressed appreciation for the successful opening.

Councilmember Shane Marshall

Councilman Shane Marshall joked that Councilman Tooke's daughter had finally reached the age where she did not want her father's attention while working. He then reported on a recent South Valley Solid Waste District meeting, where the tentative budget had been approved. Councilman Marshall noted that rising fuel costs could potentially result in future surcharges affecting operations if fuel prices remained elevated. He also expressed regret that travel delays had prevented him from attending the Memorial Day program and thanked City representatives who attended on behalf of the community. He stated that local veterans appreciated the City's support and participation.

Councilmember Beck

Councilwoman Beck stated that the Memorial Day program remained one of the highlights of the year. She reminded residents that the City's Yard of the Week program was underway and encouraged residents to submit nominations through the City website. Councilwoman Beck also promoted the Summer Reading Program at the library, noting that opportunities were available for children, teens, and adults, with prizes offered throughout the summer and a concluding celebration planned for August.

Mayor Mendenhall

Mayor Mike Mendenhall commented on the Memorial Day program and expressed appreciation to Sergeant Major Garrett Johnston for serving as the keynote speaker. He noted that Sergeant Major Johnston traveled from St. George to participate and delivered meaningful remarks reflecting his military experience. Mayor Mendenhall thanked those who attended and helped make the event successful. He also acknowledged the opening of the FitCity outdoor facilities and thanked staff members for their efforts in managing a busy start to the summer season.

Mayor Mike Mendenhall further observed that numerous commercial and residential construction projects were underway throughout the City. He noted that several new businesses were located in Spanish Fork and that residents would begin seeing additional signage and development activity. Mayor Mendenhall encouraged residents to exercise

caution during the busy construction season, particularly around residential streets where construction traffic, equipment, and materials might create additional hazards. He urged parents to remind children about safety and encouraged motorists to drive attentively and cautiously throughout the summer months to help keep the community safe.

Mayor Mike Mendenhall then concluded Council Comments and asked City Manager Seth Perrins if there were any staff reports to present.

STAFF REPORTS:

City Manager Seth Perrins provided a follow-up report regarding concerns raised by a resident at the previous City Council meeting related to a trail located near the railroad corridor east of Highway 6. He stated that City staff had conducted extensive research into historical records dating back to 2008 and had located agreements associated with the development of the area. Mr. Perrins explained that while the circumstances were not exactly as described during the prior meeting, the review had been beneficial in clarifying the history of the property and associated improvements.

Seth Perrins reported that most of the original agreements focused on roadway construction and utility connections serving the development rather than on trail construction. He stated that no land had been dedicated specifically for a trail and that no agreement requiring installation of a fence had been identified. However, he noted that Parks and Recreation staff were evaluating options for interim improvements, including the potential installation of a fence and future trail development. He explained that one of the primary challenges was that the proposed trail segment did not currently connect to other trail facilities to the north and west, which contributed to the project not advancing previously.

Seth Perrins further explained that extending the trail would require addressing railroad right-of-way constraints. He noted that the City could not construct a trail within the railroad right-of-way without proper authorization, making connectivity difficult. He stated that the trail was originally envisioned to connect northward toward existing trail facilities but that no practical route had been established because of the railroad corridor. As a result, the project had stalled despite the City possessing the necessary easement for future trail construction.

Mayor Mike Mendenhall asked whether the original intent had been for the trail to continue north and connect toward properties further along the corridor.

Seth Perrins confirmed that the original concept involved extending the trail northward toward existing trail connections. He reiterated that the railroad right-of-way created significant obstacles and that staff had been unable to identify a practical connection route. He noted that possible alternatives included connecting the area to nearby sidewalks or existing trail segments, but no ideal solution had yet been identified.

Seth Perrins stated that staff would continue evaluating options and would develop cost estimates for fencing and other potential improvements. He indicated that a more permanent solution might be appropriate when a meaningful trail connection could be

completed in the future. He concluded by stating that staff would present additional information and recommendations to the Council once further analysis was completed.

Mayor Mike Mendenhall thanked City Manager Perrins for the update and asked if there were any additional staff reports.

Seth Perrins stated that he had no further reports.

Mayor Mike Mendenhall then moved to the Consent Items portion of the agenda. He asked whether Council members had any questions regarding Consent Agenda Items A and B. Hearing none, Mayor Mendenhall entertained a motion to approve the consent items.

CONSENT ITEMS:

- A. Minutes of City Council for Spanish Fork City - 05-19-2026**
- B. Clinical Affiliation Agreement between Spanish Fork City and The EMS Training School, LLC dba School of EMS**

Councilwoman Beck ▾ Moved to Approve ▾ the Consent Items
Councilman Marshall ▾ **Seconded** and the motion **Passed** all in favor 6:42 pm

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

Mayor Mike Mendenhall stated that the Consent Agenda items had been approved. He then announced that the meeting would proceed to the Public Hearing portion of the agenda. Mayor Mendenhall noted that there were four public hearings scheduled for the evening and introduced the first public hearing items. He invited Jordan Hales to present information regarding the proposed Fiscal Year 2027 Budget.

PUBLIC HEARING:

A. Fiscal Year 2027 Budget

Jordan Hales reviewed the timeline for adoption of the Fiscal Year 2027 Budget. He stated that the tentative budget had been presented approximately one month earlier and noted that the presentation was available for public viewing on the City's YouTube channel. Mr. Hales also informed the Council that the proposed budget document was available on the City's website for public review.

Jordan Hales explained that four public hearings were scheduled for the evening, including hearings for the Redevelopment Agency (RDA) Budget, the Local Building Authority (LBA) Budget, the City's Fiscal Year 2027 Budget, and a Dividends Transfer. He stated that final budget adoption was scheduled to occur two weeks later.

Jordan Hales asked whether members of the Council had any questions regarding the proposed Fiscal Year 2027 Budget before opening the public hearing.

Mayor Mike Mendenhall asked if there were any questions for Mr. Hales. Hearing none, he thanked him for the presentation.

Mayor Mike Mendenhall then entertained a motion to enter into a public hearing regarding the proposed Fiscal Year 2027 Budget.

Councilman Cardon ▾ made a **Motion** to Go Into a Public Hearing
Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor 6:43 pm

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

Mayor Mike Mendenhall opened the public hearing for Item A, the proposed Title 15 amendment regarding religious structures, and invited members of the public to come forward and provide comments. He instructed anyone wishing to speak to state their name for the record.

Public Comments

Mayor Mike Mendenhall opened the public hearing for the proposed Fiscal Year 2027 Budget and invited members of the public to provide comments or testimony regarding the budget.

Mayor Mike Mendenhall observed that no members of the public wished to speak.

Mayor Mike Mendenhall then entertained a motion to close the public hearing for the Fiscal Year 2027 Budget.

Councilman Tooke ▾ made a **Motion** to Go Out of the Public Hearing
Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 6:44 pm

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

Mayor Mike Mendenhall asked whether any members of the Council had additional questions for Jordan Hales regarding the proposed Fiscal Year 2027 Budget.

Councilman Jesse Cardon stated that, while he could not speak for all members of the Council, he wanted to remind the public that Council members remained available to answer questions regarding the budget. He noted that the budget would not be adopted for another two weeks and stated that, to that point, he had not received any inquiries from residents regarding the proposed budget.

Mayor Mike Mendenhall thanked Councilman Cardon for his comments. He asked if any other Council members had questions or comments regarding the budget proposal.

Mayor Mike Mendenhall reminded the public that the budget hearing process remained open and that the proposed budget was available on the City's website for review. He encouraged residents to continue examining the budget and to contact City officials with any questions. He stated that if Council members did not have an answer to a question, staff would help direct residents to the appropriate source of information.

Mayor Mike Mendenhall then closed discussion regarding the Fiscal Year 2027 Budget public hearing and announced the next public hearing item concerning the Fiscal Year 2027 Enterprise Fund Transfers.

No motion was needed on this item.

B. Fiscal Year 2027 Enterprise Funds Transfers

Jordan Hales explained that one of the City's longstanding financial practices was to transfer a portion of utility fund profits into the General Fund. He stated that these transfers helped keep property taxes lower for residents. Mr. Hales noted that Utah state law required the City to hold a public hearing as part of the process for approving those enterprise fund transfers. He explained that the purpose of the public hearing was to provide public notice and an opportunity for comment regarding the proposed transfers.

Mayor Mike Mendenhall thanked Jordan Hales for the explanation and noted that information regarding the enterprise fund transfers could be found within the budget materials available online.

Mayor Mike Mendenhall then entertained a motion to enter into a public hearing regarding the Fiscal Year 2027 Enterprise Fund Transfers.

Councilman Oyler ▾ made a **Motion** to Go Into a Public Hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor 6:45 pm

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

Mayor Mike Mendenhall opened the public hearing for Item B, Fiscal Year 2027 Enterprise Funds Transfers, and invited members of the public to come forward and provide comments. He instructed anyone wishing to speak to state their name for the record and noted that each speaker would be given a three-minute time limit.

Public Comments

Mayor Mike Mendenhall paused to allow for public participation and then observed that no members of the public came forward to speak on the item. He remarked that no one chose to use the allotted time and, seeing no public comment, requested a motion to close the public hearing.

Councilwoman Beck ▾ made a **Motion** to Go Out of the Public Hearing

Councilman Marshall ▾ **Seconded** and the motion **Passed** all in favor at 6:46 pm

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

Mayor Mike Mendenhall asked whether there were any questions from the Council regarding the proposed Fiscal Year 2027 Enterprise Fund Transfers.

Mayor Mike Mendenhall noted that there were no questions from the Council and thanked Jordan Hales for his presentation.

Mayor Mike Mendenhall reminded the public that information regarding the Enterprise Fund Transfers was available within the Fiscal Year 2027 Budget documents on the City's website. He encouraged residents to review the information and contact City officials with any questions or concerns.

Mayor Mike Mendenhall then concluded discussion on the Enterprise Fund Transfers and announced that the meeting would proceed to Item No. 9 under New Business, an ordinance

amending Title 5 regarding directional signs. He invited staff to present the proposed ordinance amendment.

No motion was needed on this item.

NEW BUSINESS:

A. Ordinance to Approve Title 5 Amendment for Directional Signs

Joshua Nielsen jokingly referred to the agenda item as an intermission from the evening's budget public hearings. He explained that he was presenting the item on behalf of Community Development Director Dave Anderson. Mr. Nielsen stated that Title 5 of the City Code governs business regulations, including provisions related to signage.

Joshua Nielsen explained that Wheeler Machinery, a business located within the City, had requested a text amendment regarding directional signs on its property. He noted that businesses commonly use directional signs to guide customers, vendors, and visitors to appropriate entrances and locations on a site. He stated that Wheeler Machinery occupied an approximately 11-acre property with multiple access points and destinations, making wayfinding more challenging.

Joshua Nielsen reported that the current City Code limited directional signs to a maximum height of three feet and six square feet of sign copy. He explained that Wheeler Machinery had requested the ability to install slightly larger directional signs to better serve visitors navigating the site. He presented the proposed amendment, which would allow directional signs on properties larger than ten acres to be increased to a maximum height of four feet and up to sixteen square feet of sign copy. He noted that properties smaller than ten acres would remain subject to the existing sign size limitations.

Joshua Nielsen stated that the amendment was narrowly focused and applied only to larger properties where additional directional signage may be necessary. He then asked if the Council had any questions regarding the proposed amendment.

Mayor Mike Mendenhall thanked Mr. Nielsen for the presentation.

Councilman Shane Marshall jokingly remarked that he initially was not certain of the property's location before acknowledging that he was familiar with it.

Mayor Mike Mendenhall described the property as being located southwest of the freeway and near the former councilmember Chad Argyle.

Councilman Jesse Cardon indicated his understanding of the location.

Councilman Shane Marshall stated that the proposed amendment appeared reasonable. He commented that larger sites often required additional directional signage to help visitors safely and efficiently locate entrances, exits, and destinations within the property. He expressed support for allowing additional sign copy and size where necessary on larger sites.

Following discussion, the Council indicated it was prepared to proceed with consideration of the ordinance amendment.

Councilman Marshall ▾ **Moved** to approve **the Ordinance to amend Title 5 to change the size requirements for directional signs**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 6:49 pm.

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

City Manager Seth Perrins expressed enthusiasm about Wheeler Machinery's upcoming opening and noted that the company represented a significant addition to the Spanish Fork business community. He explained that while Wheeler did not sell consumer vehicles, the company specialized in large construction and industrial equipment that generated substantial economic activity. Mr. Perrins stated that the presence of Wheeler Machinery would benefit the City through sales tax revenue and by supporting construction and service operations throughout the region. He expressed appreciation for Wheeler's investment in the community and welcomed the company to Spanish Fork.

Mayor Mike Mendenhall added that Caterpillar, the manufacturer represented by Wheeler Machinery, ranked among the largest companies in the United States. He noted the significance of having a business of that scale represented within the City and stated that it was exciting to see such a company conducting operations in Spanish Fork.

Councilman Kevin Oyler joked that former Councilman Argyle would likely be interested in whether Wheeler Machinery had a gift shop.

Mayor Mike Mendenhall and Seth Perrins continued the lighthearted discussion, noting that several City employees had already expressed interest in company merchandise.

Seth Perrins jokingly asked whether the City would now need to replace all of its John Deere equipment with Caterpillar equipment.

Mayor Mike Mendenhall reiterated the City's excitement regarding Wheeler Machinery's opening and noted that a grand opening or ceremonial event was anticipated within the coming weeks.

Mayor Mike Mendenhall noted that City officials anticipated attending a groundbreaking or ceremonial event related to Wheeler Machinery later in the month. He also referenced another upcoming community project involving the hospital and noted that additional details would be forthcoming.

Councilman Shane Marshall again joked that former Councilman Argyle would likely attend the Wheeler Machinery event wearing Caterpillar-branded apparel.

Mayor Mike Mendenhall welcomed Wheeler Machinery to the community and thanked Joshua Nielsen for presenting the ordinance amendment. He stated that the proposed directional sign changes appeared appropriate for a large industrial site such as Wheeler's property.

Mayor Mike Mendenhall then announced that the meeting would adjourn as the City Council and reconvene as the Redevelopment Agency. He entertained a motion to enter the Redevelopment Agency meeting.

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 6:51 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 05-05-2026

Director Oyler ▾ **Moved** to approve the **Approve the RDA Meeting Minutes 05-05-2026**

Director Tooke ▾ **Seconded** and the motion **Passed** with 6:52 pm

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

The Redevelopment Agency meeting minutes were approved.

Mayor Mike Mendenhall announced the next item of business, consideration of the Redevelopment Agency Fiscal Year 2027 Budget.

RDA PUBLIC HEARING:

A. Redevelopment Agency (RDA) Fiscal Year 2027 Budget

Jordan Hales addressed the Redevelopment Agency Board and explained that the Redevelopment Agency budget followed the same schedule and process as the City's annual budget. He stated that the Board would hold a public hearing that evening and would consider final approval of the budget at its meeting two weeks later.

Mayor Mike Mendenhall thanked Jordan Hales for the presentation. He noted that the proposed Redevelopment Agency Fiscal Year 2027 Budget was available for public review through links provided in the meeting materials and on the City's website.

Mayor Mike Mendenhall then entertained a motion to enter into a public hearing regarding the Redevelopment Agency Fiscal Year 2027 Budget.

After confirming there were no further questions, Mayor Mike Mendenhall proceeded to the next step in the process and entertained a motion to open the public hearing for item A.

Director Cardon ▾ made a **Motion** to Go Into a RDA Public Hearing
Director Beck ▾ **Seconded** and the motion **Passed** all in favor 6:53 pm

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

Mayor Mike Mendenhall opened the public hearing for Item B, Fiscal Year 2027 Enterprise Funds Transfers s, and invited members of the public to come forward and provide comments. He instructed anyone wishing to speak and noted that each speaker would be given a three-minute time limit.

Public Comments

Mayor Mike Mendenhall paused to allow for public participation and then observed that no members of the public came forward to speak on the item. He remarked that no one chose to use the allotted time and, seeing no public comment, requested a motion to close the public hearing.

Director Tooke ▾ made a **Motion** to Go Out of the RDA Public Hearing
Director Marshall ▾ **Seconded** and the motion **Passed** all in favor at 6:53 pm

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

Mayor Mike Mendenhall asked whether there were any questions or discussion regarding the proposed Redevelopment Agency Fiscal Year 2027 Budget.

Hearing no comments from the Board, Mayor Mike Mendenhall noted that the proposed Redevelopment Agency budget would remain available for public review over the following two weeks. He encouraged members of the public to review the budget and contact the Redevelopment Agency Board or staff with any questions prior to final adoption.

No motion is needed on this item.

Mayor Mike Mendenhall then announced that the Redevelopment Agency meeting would adjourn and that the Council would convene as the Local Building Authority (LBA) for the next item of business. He entertained a motion to adjourn the Redevelopment Agency meeting and convene the Local Building Authority meeting.

Councilman Shane Marshall asked whether a formal adjournment of one entity and convening of the next was required.

Mayor Mike Mendenhall confirmed that the transition between entities required separate actions.

Councilman Jesse Cardon briefly responded that he wanted to do them in one motion. He asked regarding the procedural transition.

Tara Silver stated he was able to adjourn and convene into another with one motion.

Councilman Shane Marshall stated that he was simply curious about the process and clarified that he was not attempting to delay the proceedings.

The Board then proceeded with the transition to the Local Building Authority meeting.

With the RDA business completed, Mayor Mike Mendenhall then entertained a motion to adjourn the Redevelopment Agency meeting session and enter the Local Building Authority.

Director Cardon ▾ **Moved to adjourn from the Redevelopment Agency and go into the Local Building Authority**

Director Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote at 6:54 pm

Director Kevin Oyler	Yes
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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 05-05-2026

Mayor Mike Mendenhall announced that the Local Building Authority (LBA) meeting had been convened. He jokingly remarked that Councilwoman Beck did not encounter the same procedural challenges when serving as Mayor Pro Tem.

Councilwoman Beck responded that Council members were generally very respectful during her meetings.

Mayor Mike Mendenhall continued the lighthearted discussion, noting that she did not have to manage the same procedural transitions between governing bodies.

Councilman Shane Marshall recalled that on a prior occasion Councilwoman Beck had simply referred to Council members by their last names.

Councilman Jesse Cardon jokingly added that she called on members directly and firmly.

Councilwoman Beck humorously demonstrated by addressing Mayor Mendenhall by his last name.

Mayor Mike Mendenhall then directed the meeting back to the agenda and announced consideration of the Local Building Authority consent agenda, specifically the approval of the May 5, 2026, LBA meeting minutes. He noted that the agenda appeared to incorrectly reference the meeting date as May 5, 2025.

Councilman Jesse Cardon acknowledged the discrepancy.

Councilman Kevin Oyler noted that the attached meeting minutes correctly reflected the date as May 5, 2026.

Tara Silver agreed that the reference should be corrected to 2026.

Jordan Hales commented that the Local Building Authority had not met in 2026 regarding the item under consideration.

Seth Perrins confirmed that the tentative budget presentation had occurred on May 5, 2026.

Mayor Mike Mendenhall then entertained a motion to approve the Local Building Authority meeting minutes of May 5, 2026.

Trustee Oyler ▾ Moved to **Approve LBA Meeting Minutes 05-05-2026**

Trustee Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote at 6:55 pm

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

LBA PUBLIC HEARING:

A. Local Building Authority (LBA) Fiscal Year 2027 Budget

Mayor Mike Mendenhall announced that the Local Building Authority meeting minutes had been approved and that the Board would proceed to the public hearing for the Fiscal Year 2027 Local Building Authority Budget.

Jordan Hales presented the proposed Fiscal Year 2027 Local Building Authority Budget. He explained that the budget followed the same process and timeline as the City and Redevelopment Agency budgets. Mr. Hales stated that the purpose of the evening's public hearing was to receive public input and that final adoption of the budget was scheduled to occur in two weeks. He also noted that the Local Building Authority budget was included within the overall budget document available for public review on the City's website.

Mayor Mike Mendenhall thanked Jordan Hales for the presentation.

Mayor Mike Mendenhall then entertained a motion to enter into a public hearing regarding the Fiscal Year 2027 Local Building Authority Budget.

Trustee Marshall ▾ made a **Motion** to Go Into a LBA Public Hearing

Trustee Cardon ▾ **Seconded** and the motion **Passed** all in favor 6:56 pm

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

Mayor Mike Mendenhall opened the public hearing for Item B, Fiscal Year 2027 Enterprise Funds Transfers s, and invited members of the public to come forward and provide comments.

Public Comments

Mayor Mike Mendenhall observed that no members of the public wished to speak.

Mayor Mike Mendenhall then entertained a motion to close the public hearing for the Fiscal Year 2027 Local Building Authority Budget.

Trustee Beck ▾ made a **Motion** to Go out of the LBA Public Hearing
Trustee Tooke ▾ **Seconded** and the motion **Passed** all in favor at 6:56 pm

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

Mayor Mike Mendenhall reopened discussion on Item A following the public hearing and asked if there were any additional questions or comments from the council regarding the Local Building Authority (LBA) Fiscal Year 2027 Budget ..

No motion needed on this item.

Mayor Mike Mendenhall announced that the Local Building Authority public hearing had been closed. He jokingly apologized to Councilwoman Beck for referring to her by the wrong title during the proceedings and remarked that he would remember the proper title the next time.

The Board then proceeded to New Business Items A and B.

LBA NEW BUSINESS:

Seth Perrins introduced the item and invited Jonathan Ward and Garrett Gross to join him at the podium. He jokingly noted that Garrett Gross was not associated with Wheeler Machinery but instead represented Gilmore Bell, bond counsel for the City. Mr. Perrins explained that he had recently become acquainted with Mr. Gross through discussions regarding the proposed financing.

Seth Perrins presented the proposed Local Building Authority Parameters Resolution, explaining that it served as the preliminary step toward issuing bonds for future capital projects. He stated that the bonds would primarily finance the construction of Fire Station 61, which was already under construction, and could potentially finance a future Public Works

Shop facility. He emphasized that the Public Works Shop project had not yet been fully designed or approved by the City Council and that any future bond issuance for that project would remain contingent upon Council authorization.

Seth Perrins explained that City staff and financial advisors believed Local Building Authority bonds represented the most effective financing tool for the projects. He stated that initiating the bond authorization process early would allow the City to respond quickly if favorable interest rates became available prior to the anticipated bonding schedule. He noted that staff anticipated issuing approximately \$15 million in bonds for Fire Station 61 and estimated that the interest rate would likely fall within the four percent range. He stated that the City would prefer lower rates if market conditions allowed but was planning conservatively based on current market expectations.

Seth Perrins further explained that the proposed Public Works Shop facility remained approximately six to eight months behind the fire station project in terms of design and planning. Current estimates suggested that financing for the Public Works Shop would require no more than \$45 million. Combining both projects resulted in an estimated financing need of approximately \$60 million.

Seth Perrins noted that the proposed Parameters Resolution authorized bond issuance of up to \$83 million. He explained that the higher authorization amount was recommended by the City's financial advisors to provide flexibility and account for unforeseen costs, market fluctuations, or financing needs. He emphasized that the City was not planning to issue \$83 million in bonds but instead was establishing a maximum allowable amount to avoid the need for additional approvals if project costs exceeded current estimates.

Seth Perrins stated that financial advisors had recommended this approach as a prudent financing practice and asked whether his explanation accurately reflected the proposal.

Jonathan Ward indicated that the explanation was accurate.

Seth Perrins then explained that recent changes in state law required an additional statement to be read into the record before proceeding further with consideration of the bond authorization.

Garrett Gross explained that legislation adopted in 2024 required governing bodies to publicly read a statement resolution whenever lease revenue bonds exceeding \$10 million were being considered. He noted that the requirement was new and explained why the Board had not previously encountered the procedure.

Mayor Mike Mendenhall acknowledged the explanation and proceeded to read the required statement into the record.

Mayor Mike Mendenhall stated that, "The Local Building Authority of Spanish Fork City, Utah hereby intends to issue a lease revenue and refunding bond. The purpose of said bond is to provide funds to (a) finance the costs of construction of a fire station and public works building and all related improvements (the "Project"); (b) refund certain outstanding bonds of

the Authority; (c) fund any required debt service reserve fund; and (d) pay costs associated with the issuance of the Bonds. The estimated amount of the bond is \$83,000,000.”

Garrett Gross confirmed that the statement had been properly read into the record.

Mayor Mike Mendenhall thanked the financial advisors for their assistance and acknowledged Jonathan Ward's continued service as the City's financial advisor.

A. Statement Resolution: The Local Building Authority of Spanish Fork City, Utah hereby intends to issue a lease revenue and refunding bond. The purpose of said bond is to provide funds to (a) finance the costs of construction of a fire station and public works building and all related improvements (the “Project”); (b) refund certain outstanding bonds of the Authority; (c) fund any required debt service reserve fund; and (d) pay costs associated with the issuance of the Bonds. The estimated amount of the bond is \$83,000,000.

Mayor Mike Mendenhall read the required statement in the meeting.

“The Local Building Authority of Spanish Fork City, Utah hereby intends to issue a lease revenue and refunding bond. The purpose of said bond is to provide funds to (a) finance the costs of construction of a fire station and public works building and all related improvements (the “Project”); (b) refund certain outstanding bonds of the Authority; (c) fund any required debt service reserve fund; and (d) pay costs associated with the issuance of the Bonds. The estimated amount of the bond is \$83,000,000. “

Mayor Mike Mendenhall stated that the bond authorization would provide flexibility while ensuring that actual bond amounts and interest rates would remain below the maximum parameters established in the resolution.

B. Consideration for adoption of a resolution of the Local Building Authority of Spanish Fork City, Utah authorizing the issuance and sale of not more than \$83,000,000 aggregate principal amount of Lease Revenue and Refunding Bonds; and related matters.

Jonathan Ward, financial advisor to the City, addressed the Local Building Authority Board and explained that consolidating the financing for Fire Station 61 and the potential Public Works Shop into a single bond issuance would be more efficient and cost-effective than issuing separate bonds for each project. He stated that combining the projects into one financing process would reduce issuance costs and administrative expenses.

Jonathan Ward further explained that the proposed resolution also included authority to refinance certain outstanding 2022 bonds if market conditions became favorable. He noted that municipal finance professionals refer to refinancing as “refunding.” While current market conditions could produce modest savings of approximately \$15,000 annually, he advised that waiting for more favorable interest rates could potentially generate significantly greater

savings in the future. He stated that including the refunding authority in the resolution preserved flexibility without obligating the City to refinance immediately.

Jonathan Ward also explained that the resolution contained reimbursement provisions allowing the City to begin spending funds on eligible projects before bonds were issued and later reimburse those expenditures from bond proceeds. He noted that federal tax law required the City to declare its intent to reimburse itself before issuing tax-exempt bonds and that the reimbursement language satisfied that requirement.

Jonathan Ward then discussed the designation of authorized representatives who would be empowered to finalize bond terms if the Board approved the resolution. He explained that the resolution allowed the Board to designate elected officials and staff members, such as the Mayor and Councilmembers, City Manager, and Finance Director, to review and approve final bond terms and conditions. He stated that the Board could determine how many individuals would serve in that capacity and that all designated representatives would be required to agree to the final financing terms before execution.

Councilman Shane Marshall asked whether the designated representatives would vote among themselves regarding final bond terms.

Jonathan Ward explained that all designated representatives would need to agree on the final terms and conditions before approving the transaction and authorizing execution of the financing documents.

Councilman Shane Marshall confirmed that without such delegation, the matter would return to the governing body for approval at a future meeting.

Seth Perrins confirmed that understanding was correct.

Councilman Kevin Oyler asked whether a future refunding of bonds would require another public hearing.

Jonathan Ward explained that if the parameters resolution were approved, future refunding actions within those authorized limits could be handled administratively without an additional public hearing.

Councilman Shane Marshall observed that the proposed action effectively delegated certain financing decisions from the governing body to designated representatives while maintaining limits established by the resolution.

Jonathan Ward agreed and explained that the delegation allowed greater flexibility in responding to favorable market conditions while remaining within the parameters authorized by the Board.

Councilman Jesse Cardon sought confirmation that bonds would not be issued for the Public Works Shop unless the City Council later approved construction of that facility.

Jonathan Ward confirmed that any financing associated with the Public Works Shop

remained contingent upon future Council authorization.

Councilman Shane Marshall clarified that references to “we” during the discussion referred collectively to City officials acting through delegated authority and not solely to the City’s financial advisors.

Jonathan Ward agreed and stated that financial advisors would assist with the process, but all decisions would remain under the authority of the City and its designated representatives.

Councilman Shane Marshall asked why the resolution authorized up to \$83 million when current project estimates totaled approximately \$60 million.

Jonathan Ward explained that the additional authorization provided flexibility for potential cost increases, future refunding opportunities, and other financing needs that might arise before bonds were issued. He noted that the City would not automatically issue the maximum amount but would have the flexibility to address future circumstances without restarting the authorization process.

Councilman Shane Marshall stated that the explanation regarding future refinancing opportunities helped clarify the purpose of the higher authorization amount.

Mayor Mike Mendenhall agreed and observed that the additional capacity would allow the City to take advantage of lower interest rates in the future without repeating the full approval process.

Councilman Kevin Oyler asked whether the City could use new bonds to pay off portions of existing debt at more favorable rates.

Jonathan Ward confirmed that refinancing could be used to replace existing debt with lower-cost financing when market conditions justified doing so.

Mayor Mike Mendenhall then asked Jonathan Ward to comment on the City’s overall financial standing and bond rating.

Jonathan Ward stated that Spanish Fork City maintained a strong credit profile and carried ratings in the AA range, which he described as a high investment-grade rating. He explained that such ratings reflected the City’s economy, financial condition, debt management, policies, and administrative practices. He noted that investors generally favored bonds issued by communities with strong credit ratings because they offered reliable and stable repayment streams.

Mayor Mike Mendenhall asked whether those ratings helped attract investors.

Jonathan Ward responded that investors often preferred highly rated municipal bonds because of their stability and dependability. He stated that Spanish Fork’s strong credit quality made its bonds attractive to investors seeking reliable income and long-term financial security.

Mayor Mike Mendenhall asked whether there were any additional questions for Jonathan Ward regarding the proposed bond parameters resolution.

Garrett Gross introduced himself as an attorney with Gilmore Bell and explained that he primarily handled the legal aspects of bond transactions. He stated that while the Local Building Authority had previously issued lease revenue bonds on behalf of the City, he was available to answer any questions regarding the legal structure or procedures associated with the proposed financing. Mr. Gross noted that he had joined Gilmore Bell approximately two years earlier after spending fourteen years working in-house for Zions Bank.

Councilman Kevin Oyler asked Mr. Gross about his experience with governing bodies designating two, three, or four individuals to approve final bond terms.

Garrett Gross responded that the appropriate number depended on the level of oversight desired by the governing body. He explained that having more designated representatives provided additional review and safeguards but could also make scheduling and decision-making more difficult when quick action was required. He stated that, in his experience, two designated representatives was the most common arrangement for municipalities, while larger or more complex authorities sometimes utilized three or four representatives.

Mayor Mike Mendenhall commented that City Manager Seth Perrins and Finance Director Jordan Hales would likely be appropriate designated representatives based on their involvement with City finances. He noted that he had served in that role during prior bond issuances and expressed a willingness to continue serving if desired.

Councilman Jesse Cardon remarked that the role appeared well suited to Mayor Mendenhall's experience.

Councilwoman Beck stated that she did not believe four designated representatives were necessary and indicated that she would be comfortable with either two or a smaller group.

Councilman Shane Marshall stated that he was less comfortable with limiting the authority to only two individuals. He noted that the proposed resolution provided significant flexibility and discretion regarding future financing actions. Councilman Marshall expressed support for maintaining balanced representation between elected officials and staff and suggested that four designated representatives, including two elected officials and two staff members, would provide appropriate oversight and accountability.

Garrett Gross commented that having both elected officials and staff represented among the designated officers was generally considered a good practice because it provided both policy-level and administrative oversight throughout the financing process.

Mayor Mike Mendenhall jokingly suggested that Mr. Gross was implying that elected officials sometimes preferred to shift responsibility to staff.

Garrett Gross humorously responded that such situations never occurred and expressed

confidence in the governance practices of Spanish Fork City.

Seth Perrins clarified that the proposed resolution did not require the Board to identify the specific designated officers that evening. He explained that the resolution simply authorized a specified number of designated officers selected from among the Mayor, Council members, City Manager, and Finance Director. He noted that the specific individuals could be determined later when bond issuance became imminent and based on availability.

Councilwoman Beck jokingly suggested that Councilman Marshall might not always be available when needed.

Councilman Shane Marshall laughed and acknowledged the comment.

Seth Perrins reiterated that the Board only needed to determine whether it preferred three or four designated officers and did not need to identify specific individuals at that time.

Councilman Shane Marshall asked whether Mr. Perrins recommended leaving the resolution at three or four designated officers.

Seth Perrins responded that he would recommend selecting a specific number rather than leaving both options in the resolution. He reiterated that the Board could choose either three or four designated officers while retaining flexibility regarding who would ultimately serve in those roles.

Councilman Jesse Cardon agreed that the approach made sense.

Mayor Mike Mendenhall stated that the discussion had been productive and indicated support for incorporating the Board's preference regarding designated officers into the eventual motion. He then asked whether there were any additional questions or comments regarding the proposed parameters resolution.

Councilman Jesse Cardon indicated that he had no further questions.

Councilman Shane Marshall asked for clarification regarding the formal title of the group authorized to approve final bond terms.

Seth Perrins responded that the group would be referred to as the "designated officers" under the resolution and directed attention to the applicable language within the document.

Councilman Jesse Cardon encouraged Councilman Marshall as he prepared to make the forthcoming motion.

Councilman Shane Marshall indicated that he was prepared to proceed.

Trustee Marshall ▾ Moved to Approve the Parameters Resolution of the Local Building Authority of Spanish Fork City, Utah authorizing the issuance and sale of not more than \$83,000,000 aggregate principal amount of Lease Revenue and Refunding Bonds; and related matters. He specified that the resolution would establish four designated officers

authorized to act under the provisions of the resolution.

Trustee Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:19 pm.

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

Mayor Mike Mendenhall announced that the Parameters Resolution of the Local Building Authority of Spanish Fork City had been approved.

Mayor Mike Mendenhall then entertained a motion to adjourn the Local Building Authority meeting and reconvene the Spanish Fork City Council meeting.

Trustee Cardon ▾ **Moved** to approve the **Adjourn from the Local Building Authority and Reconvene Back to City Council to Continue New Business**

Trustee Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:19 pm

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

Mayor Mike Mendenhall announced that the Local Building Authority meeting had been adjourned and that the Spanish Fork City Council meeting was reconvened.

Mayor Mike Mendenhall then recognized City Manager Seth Perrins and invited him to continue with the next item of new business before the City Council.

RECONVENE BACK TO CITY COUNCIL FOR NEW BUSINESS ITEM B

B. Consideration for adoption of a resolution of the City Council of Spanish Fork City, Utah (the “City”) authorizing and approving the execution and delivery of a Master Lease Agreement and a Ground Lease Agreement by and between the City and the Local Building Authority of Spanish Fork City, Utah (the “Authority”); authorizing the issuance and sale by the Authority of not more than \$83,000,000 aggregate principal amount of Lease Revenue and Refunding Bonds; and related matters.

Mayor Mike Mendenhall reconvened the City Council meeting and recognized City Manager Seth Perrins to present the final agenda item.

Seth Perrins displayed one of the bond resolutions that had been approved earlier in the evening and remarked on the substantial amount of documentation involved in municipal bond transactions. He noted that the resolution contained numerous exhibits and supporting documents and emphasized the extensive legal and financial review required whenever the City considers financing projects involving millions of dollars. Mr. Perrins expressed appreciation to City Recorder Tara Silver for organizing and assembling the large volume of materials required for the meeting. He also explained that the process of moving between the City Council, Redevelopment Agency, and Local Building Authority meetings could appear unusual to the public, but each entity served a distinct legal purpose.

Seth Perrins explained that although the same elected officials served in multiple capacities, the City, Redevelopment Agency, and Local Building Authority were separate legal entities. He stated that when the Local Building Authority undertakes a financing action on behalf of the City, legal agreements must exist between the entities, even though the governing officials are the same individuals acting in different roles. He described the process as temporarily changing from one legal "hat" to another in order to conduct the necessary business. Mr. Perrins noted that the City Council would now consider a related resolution governing the relationship between the City and the Local Building Authority regarding the proposed bond financing.

Garrett Gross explained that under Utah law the Local Building Authority derives its authority from the City and therefore cannot independently undertake financing activities without City approval. He stated that actions taken by the Local Building Authority must be approved and ratified by the City Council. He further explained that the lease revenue bond structure required legal agreements between the City and the Local Building Authority, under which the City agreed to make lease payments to the Authority, and the Authority in turn assigned those payments to a bond trustee for repayment of bondholders.

Garrett Gross also explained that federal securities regulations required the City to provide certain financial disclosures whenever bonds were offered to investors. Although the Local Building Authority would technically issue the bonds, investors ultimately relied upon the financial strength and creditworthiness of Spanish Fork City. Therefore, the City was required to approve disclosure documents and enter into continuing disclosure agreements that obligated the City to report certain material events throughout the life of the bonds. He noted that such requirements were standard practice in municipal finance.

Garrett Gross apologized for the complexity and volume of documents associated with the financing process and acknowledged the efforts of staff in organizing the materials. He noted that lease revenue bond transactions were inherently complicated and required substantial documentation and review.

Mayor Mike Mendenhall jokingly observed that despite advances in technology, the municipal finance industry still relied heavily on paper documentation and signatures.

Garrett Gross responded that the industry was slowly progressing toward more modern processes.

Mayor Mike Mendenhall thanked Mr. Gross and Jonathan Ward for their assistance and asked whether there were any additional comments from staff.

Jordan Hales stated that the bond financing process was highly technical and complex and indicated that he preferred to defer to the legal and financial professionals regarding detailed explanations.

Mayor Mike Mendenhall thanked Johnathan Ward for his work and noted that the City relied on experienced financial and legal advisors when addressing specialized financing matters. He then summarized that the City Council would now consider a resolution similar to the one approved by the Local Building Authority because the City's creditworthiness ultimately supported the proposed bond financing. Mayor Mendenhall stated that the Council's action would mirror the approvals already discussed during the Local Building Authority meeting.

Councilman Oyler ▾ **Moved** to approve **the Resolution of the City Council of Spanish Fork City, Utah authorizing and approving the execution and delivery of a Master Lease Agreement and a Ground Lease Agreement by and between the City and the Local Building Authority of Spanish Fork City, Utah; authorizing the issuance and sale by the Authority of not more than \$83,000,000 aggregate principal amount of Lease Revenue and Refunding Bonds; and related matters.**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:28 pm.

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

Mayor Mike Mendenhall announced that New Business Item A had been approved.

Seth Perrins stated that the approved parameters resolution established a future public hearing date approximately one month later. He explained that the hearing would occur during the City Council meeting scheduled for July 7, 2026 and would provide an opportunity for public comment regarding the proposed bond issuance. Mr. Perrins noted that public notice requirements would be satisfied through publication and other legally required notification methods.

Garrett Gross returned to the podium and explained that changes to state law enacted in 2024 created an additional public hearing requirement for lease revenue bond issuances. He stated that two separate public hearings would now be required, each serving a slightly different legal purpose. Mr. Gross commented that the hearings were somewhat redundant

but explained that the legislation was intended to provide greater public disclosure and transparency regarding lease revenue bonds that were not subject to voter approval. He noted that the hearings could occur consecutively during the same meeting but could not legally be combined into a single hearing.

Mayor Mike Mendenhall asked whether the additional hearing requirement was part of the same legislative changes discussed earlier in the meeting.

Garrett Gross confirmed that both hearing requirements originated from the 2024 statutory amendments governing lease revenue bonds.

Seth Perrins explained that the process would be similar to the budget hearings conducted earlier in the evening, with two separate public hearings scheduled consecutively during the July Council meeting. He stated that the hearings were expected to occur during the July 7, 2026 City Council meeting. Mr. Perrins further explained that unless market conditions changed, staff anticipated completing the financing process and entering the bond market during late winter or early spring of 2027. He noted that City staff and financial advisors would continue monitoring interest rates and market conditions and would communicate with the Council if circumstances arose that justified moving more quickly.

Councilman Shane Marshall asked for clarification regarding the date of the public hearings.

Seth Perrins confirmed that the hearings were scheduled for July 7, 2026, which would be the City's only regular Council meeting during July.

Mayor Mike Mendenhall referred to the meeting as the Fiesta Days Council meeting.

Councilwoman Beck confirmed that only one regular Council meeting was scheduled during the month of July.

Mayor Mike Mendenhall then asked whether any additional matters needed to come before the City Council. He noted that a closed session had already been held earlier in the evening and stated that if there was no further business, he would entertain a motion to adjourn the meeting.

Councilman Cardon ▾ **Moved** to adjourn the meeting

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:31 pm

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

Attest: June 2, 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 June 2, 2026. This document constitutes the official minutes of the City Council meeting.

Tara Silver

TARA SILVER, CITY RECORDER