ADOPTED MINUTES
LOCAL BUILDING AUTHORITY 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	**Name**	**Name**
Darrin L. Mellor	Mathew Brandt	Kevin Olson
Kara Brandt	Robert Brandt	Kathleen Leavitt
Palmer Brandt	David Olson	Johnathan Ward
Garrett Gross		

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:

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

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
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 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