SPANISH FORK
CITY COUNCIL

ADOPTED RDA 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	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

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

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

ADJOURN TO LOCAL BUILDING AUTHORITY:

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

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