ADOPTED MINUTES
CITY COUNCIL MEETING
June 16, 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 (Absent)

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Seth Perrins, City Manager
Bronco Hunter, Asst. Parks & Rec Director
Tyler Jacobson, Asst. City Manager
Dave Anderson, Community Development Director
Joshua Neilsen, Assistant City Attorney
Matt Johnson, Police Chief
Dale Robinson, Parks and Recreation Director
Cory Pierce, Public Works Director
Eddie Hales, Fire and EMS Director
Vaughn Pickell, City Attorney

Visitors Present:

Name	Name	Name
Marty Barber	Chase Thomson	Bin Fay
Dana Drake	Jeffery Cannon	Devin Thomsom
Jesse Gilman	Johnathan Cannon	Arlya Ault
Kaye Ault		

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

Visitors:

Staff Present: Seth Perrins, Mayor Mike Mendenhall, Councilmember Stacy Beck, Councilmember Jesse Cardon, Dale Robinson, Jordan Hales, Councilmember Landon Tooke, Chief Matt Johnson, Cory Pierce, Councilmember Kevin Oyler, Vaughn Pickell, Jack Urquhart, John Little, Kasey Woodard, Brandon Snyder - 5:20 pm

Mayor Pro Tem Stacy Beck started the meeting at 4:38 pm.

1. Code Enforcement Review

Mayor Mike Mendenhall arrived at 4:40 pm

The staff discussed a comprehensive review of the city's code enforcement program that would continue through January 2027. Rather than making immediate changes, the staff suggested taking a deliberate, community-driven approach that includes forming a review committee, holding regular meetings, gathering resident feedback, and ultimately considering potential ordinance updates. The process is intended to strike a balance between moving efficiently and ensuring that any changes are well-vetted, legally defensible, and supported by the community. Committee meetings would occur twice a month through the end of the year, with a council work session planned for September to review priorities and broader public outreach and surveys anticipated in October. The committee's recommendations and resident feedback would help shape future enforcement strategies and possible code revisions.

A significant part of the discussion focused on the makeup of the committee itself. Council members emphasized the importance of assembling a diverse group of approximately fifteen residents representing different neighborhoods, family situations, and perspectives throughout the city. The goal is to include individuals who may be directly affected by code enforcement decisions, as well as those who can provide practical insight into compliance challenges and community expectations. Council members discussed potentially inviting individuals who have previously experienced enforcement actions or representatives from homeowner associations to ensure the committee reflects a broad range of viewpoints. They believe this diversity would help prevent the process from becoming overly punitive and instead encourage solutions that balance neighborhood standards with compassion and practical realities. Staff and council members would work together to identify and vet nominees to create a balanced and effective committee.

The conversation highlighted several ongoing challenges within the current code enforcement system, particularly the broad and often vague nuisance definitions contained in existing ordinances. Because many nuisance provisions mirror state law, they can be difficult to enforce consistently and can create challenges when establishing legal proof of a violation. Staff noted that clearer and more specific ordinance language may be necessary, including defining particular prohibited activities such as front yard parking restrictions rather than relying on general nuisance standards. Council members acknowledged that enforcement is largely complaint-driven and that staff often have limited authority to address issues occurring on private property unless health and safety concerns exist. These challenges have contributed to inconsistencies in enforcement and prompted the desire for a more thorough review of the city's approach.

In addition to discussing legal and regulatory changes, Council members emphasized the importance of providing residents with tools and resources that help them comply with city standards. Several members expressed concern that stricter regulations alone may not effectively address neighborhood issues if residents lack the time, financial resources, or physical ability to meet expectations. As a result, the council discussed supportive initiatives such as community dumpster programs and cleanup efforts that could be funded through small additions to garbage collection fees. These programs would provide residents with practical assistance while encouraging voluntary compliance. Council members repeatedly emphasized that successful code enforcement should not focus solely on punishment but should also include education, support, and opportunities for residents to improve their properties. The discussion reflected a broader desire to create a code enforcement system that promotes community pride and neighborhood quality while remaining fair, compassionate, and realistic about the challenges some residents face.

2. Canyon Creek Parkway Corridor

The council discussed the need to reassess land use designations near Canyon Creek Parkway because of changing infrastructure, market conditions, and long-term growth needs. Staff expressed concern that the city may not be preserving enough commercial land along the corridor, which could limit future retail opportunities and reduce flexibility as the area develops. At the same time, they recognized that the corridor involves multiple landowners, developers, and competing interests, making it important for the city to approach the issue carefully and inclusively. Council members emphasized that future land use decisions should be guided by the city's long-term vision and priorities, not solely by individual development proposals or short-term market pressure.

To help guide the process, the council reached consensus on commissioning an independent market study from an impartial commercial real estate expert. The purpose of the study is to provide objective recommendations about the appropriate mix of residential and commercial development, the timing of potential projects, market feasibility, and the economic potential of the corridor. Council members felt that an outside expert without a financial stake in the area would give the city a credible basis for decision-making and help manage expectations among landowners and other stakeholders. They also noted that timing is important because upcoming road realignments and a new highway exit could significantly affect traffic patterns, visibility, and development opportunities in the area.

The discussion also acknowledged the political and financial realities involved in these land use decisions. Council members recognized that any final decision would likely create pushback from some property owners, depending on whether land is preserved for commercial use or allowed to develop residentially. Because of that, they stressed the need for transparency, careful messaging, and clear communication about the purpose of the study and how its findings would be used. The council wants to balance immediate development interest with broader strategic growth goals, including economic development, neighborhood impacts, infrastructure investments, and the city's long-term tax base.

Another important factor raised during the discussion was the presence of the railroad spur in the corridor and the uncertainty surrounding its future use. Council members noted that an active or potentially active rail line could affect nearby neighborhoods through noise, visual impacts, barriers between developments, and overall community acceptance of future land use plans. Because the railroad creates additional complications for redevelopment and neighborhood design, Council members indicated that more information from the railroad and continued coordination would be needed before final land use decisions are made. Overall, the council's approach is to gather objective data, involve affected stakeholders, and make corridor planning decisions that support both responsible development and the city's long-term vision.

3. Diligent - Council Agenda Software Training

The council reviewed the city's upcoming transition from BoardDocs to the Diligent software platform, which would become the new system for managing council agendas, meeting documents, and internal communications. The transition is scheduled to go live for the July 7 council meeting and is being driven in part by the impending discontinuation of BoardDocs. Staff explained that Diligent was selected because of its compatibility with the city's needs and its expanded functionality, including workflow automation, improved document management, member-only content areas, and public subscription features. While Council members acknowledged that there would be a learning curve associated with the new platform, they generally viewed the change as a necessary step toward improving efficiency, security, and public access to meeting information.

Staff provided Council members with a demonstration of Diligent's interface and capabilities, highlighting the distinction between public-facing content and confidential materials available only to Council members. Residents would continue to access agendas and supporting documents through the city's website, which would redirect users to Diligent's public portal. The system also allows residents to subscribe to agenda notifications, making it easier for community members to stay informed about upcoming meetings and council business. At the same time, Council members would have access to private briefing notes and restricted attachments that are not available to the public, helping preserve the integrity of internal discussions while maintaining transparency regarding official council actions.

The council also discussed how motions and other internal workflow items should be handled within the new platform. Members expressed a preference for keeping draft motions and preliminary discussions within private briefing notes before they were formally presented in public meetings. This approach is intended to prevent the perception that decisions have already been made before council deliberation occurs while still allowing members to prepare effectively for meetings. Diligent offers flexibility in how motions are entered and displayed, and staff would continue refining procedures to ensure consistency and ease of use. The overall objective is to improve council workflow while balancing transparency and appropriate confidentiality.

Several challenges associated with the transition were also discussed. Although historical BoardDocs records dating back many years have been imported into Diligent, users noted that the search functionality remains limited and can be difficult to navigate. Some Council members described the search process as cumbersome and expressed concerns about locating older agenda materials. Staff acknowledged these frustrations and committed to providing hands-on support and troubleshooting to ensure all Council members are comfortable using the system before the July rollout. While improvements are expected over time, staff indicated that delaying the transition is not an option because BoardDocs is being phased out.

Adjourned at 5:47 pm

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 16, 2026 at 6:03 pm. He welcomed those attending in the Council Chambers as well as those participating online and expressed appreciation for everyone taking the time to join the meeting. Mayor Mendenhall briefly remarked on the meeting room setup and noted that everything was ready to proceed. He then officially opened the meeting and stated that the City Council would begin the evening's agenda in accordance with the City's customary practice.

Mayor Mike Mendenhall stated that the meeting would begin with an invocation offered by Councilman Cardon, followed by the Pledge of Allegiance led by Councilman Tooke. He invited Councilman Cardon to come forward and offer the prayer as the Council and attendees prepare to begin the formal proceedings of the evening.

Councilman Jesse Cardon thanked Mayor Mendenhall and proceeded with the invocation.

Councilman Landon Tooke led everyone in the audience in the Pledge of Allegiance.

Mayor Mike Mendenhall formally transferred responsibility for Item C, Recognitions, to Assistant City Manager Tyler Jacobson and indicated that the City Council was prepared to receive the scheduled recognitions. He expressed confidence in the presentation and allowed the meeting to proceed to the next portion of the agenda under Mr. Jacobson's direction.

RECOGNITIONS:

1. **Employees of the Quarter**

    a. **Shelley Hendrickson**

Tyler Jacobson thanked Mayor Mendenhall and joked that the recognition item arrived more quickly than expected, much like the employee being recognized. He announced that the recipient of the Employee of the Quarter award is Shelley Hendrickson and noted that she recently reached an important milestone of twenty years of service with Spanish Fork City. He stated that the recognition was especially meaningful because, despite two decades of dedicated service, this was the first time Shelley received the Employee of the Quarter distinction. He described the honor as well deserved and the culmination of years of hard work and commitment to the organization.

Tyler Jacobson remarked that Shelley was known for surprising people and creating memorable interactions. He explained that anyone entering City Hall was typically greeted by Shelley's friendly smile and welcoming personality. He shared a humorous story in which Shelley decided to greet visitors even earlier by positioning herself near the elevator in the administration area of City Hall. Believing she was about to surprise a fellow employee, Shelley jumped out from behind a wall only to discover that the individual was actually a member of the public. Mr. Jacobson noted that the incident reflected Shelley's playful personality and the positive energy she brings to the workplace.

Tyler Jacobson stated that beyond her sense of humor, Shelley possessed an exceptional knowledge of city operations. He explained that she began her career in the Community Development Department, later served in Public Works, and currently works in Administration. Because of her experience across multiple departments, she developed a broad understanding of city services and procedures. He noted that when residents come to City Hall seeking assistance, Shelley was often able to direct them to the appropriate department or answer their questions immediately, helping ensure efficient and effective customer service.

Tyler Jacobson referenced comments submitted as part of Shelley's nomination for Employee of the Quarter. He stated that coworkers consistently describe her as someone who goes above and beyond to improve processes, support fellow employees, and provide exceptional service throughout the organization. He explained that Shelley regularly sought ways to improve operational efficiency and demonstrated a commitment to helping both employees and residents have positive experiences when interacting with the city.

Tyler Jacobson highlighted Shelley's role in managing the city's JotForms platform, which supported many of the online forms used by residents. He noted that individuals who recently sign up for utility services or complete forms through the city website likely benefit from Shelley's work behind the scenes. He explained that her efforts help streamline processes and improve accessibility for residents conducting business with the city.

Tyler Jacobson further explained that Shelley coordinated the weekly employee memo distributed by the City Manager. He stated that her attention to detail and organizational skills contribute significantly to the effectiveness of internal communications. He noted that her careful management of information and commitment to accuracy leave a lasting positive impact on city operations.

Tyler Jacobson described Shelley as someone who excelled at building relationships and making connections. He remarked that she seemed to know nearly everyone and often found common acquaintances or connections between people. He stated that her ability to connect individuals and foster positive relationships contributed to a collaborative and welcoming workplace environment.

Tyler Jacobson summarized Shelley's many contributions by describing her as dependable, creative, and consistently willing to help wherever needed. He noted that whether she was welcoming customers, covering office responsibilities, coordinating employee travel, managing administrative functions, or helping organize events such as the City Olympics and other employee activities, Shelley approached each task with enthusiasm and dedication. He added that her efforts help ensure that city events are inclusive, enjoyable, and successful for all participants.

Tyler Jacobson stated that Shelley continually demonstrated a willingness to learn new technologies, improve efficiencies, and support both employees and residents with a positive attitude. He emphasized that these qualities make her an invaluable member of the Spanish Fork City team and a deserving recipient of the Employee of the Quarter award.

Tyler Jacobson concluded his remarks by inviting those in attendance to recognize Shelley Hendrickson with a round of applause. He then invited Shelley to come forward and share a few remarks, noting that Mayor Mendenhall was often the one who extended that invitation during employee recognition presentations.

Seth Perrins described Shelley Hendrickson as someone who consistently maintained a positive, cheerful, and upbeat attitude. He stated that anyone who interacts with her is quickly greeted by her friendly disposition and welcoming personality. He noted that her positivity was refreshing and contributed to a pleasant atmosphere for both employees and members of the public. He added that Shelley was quick to laugh, quick to make others smile, and had a natural ability to help people feel comfortable and at home.

Shelley Hendrickson jokingly responded that it was probably best if she did not say anything, prompting laughter from those present.

Seth Perrins continued his remarks by comparing Shelley to a character from a musical, referencing the song "How Do You Solve a Problem Like Maria?" from The Sound of Music. He humorously suggested that predicting what Shelley might say was nearly impossible, noting that her spontaneous comments and unique perspective keep those around her on their toes. He stated that working with Shelley brings frequent moments of humor and enjoyment.

Shelley Hendrickson acknowledged the comments with brief responses and laughter as Mr. Perrins continued sharing stories about her personality.

Seth Perrins remarked that many of Shelley's unexpected comments become memorable moments among coworkers. He stated that her sense of humor and authenticity make her a joy to work with and contribute to the positive culture within City Hall.

Shelley Hendrickson offered brief remarks of appreciation. She thanked those present for their kindness and friendship and expressed gratitude for the recognition she received. She modestly stated that others are more eloquent than she was and chose to keep her comments brief.

Seth Perrins shared a story from Shelley's original employment interview approximately twenty years earlier. He recalled that Shelley was eighteen years old at the time and was interviewing for a position with the City. He noted that he was relatively new to the organization and was already familiar with Shelley because her husband worked for the City and she occasionally attended employee events. He explained that he assumed Shelley likely recognized him as well.

Seth Perrins recounted that during the interview, after only a few minutes of conversation, Shelley unexpectedly paused and asked him, "Who are you?" He recalled being surprised by the question, especially while serving as one of the interviewers. He noted that her straightforward and comfortable manner leaves a lasting impression and became a memorable example of her personality. He joked that interview practices were somewhat around 2007 and that such moments were simply part of what makes Shelley unique.

Mayor Mike Mendenhall humorously commented that Shelley was known for asking questions and engaging directly with people, prompting additional laughter from those present.

Mayor Mike Mendenhall reflected on Shelley's role in city government and noted that many residents who visit local government offices were doing so because they are facing a problem, concern, or challenge that requires assistance. He stated that having someone like Shelley as the first point of contact was invaluable because her friendly demeanor immediately helped people feel welcome and comfortable.

Mayor Mike Mendenhall explained that Shelley's ability to greet residents with a smile, direct them to the appropriate resources, and help them navigate city services significantly improved the public's experience with local government. He noted that she consistently helped create a positive atmosphere for residents, employees, elected officials, and visitors alike.

Mayor Mike Mendenhall further stated that Shelley helps members of the City Council and the Mayor feel approachable and connected to the community. He emphasized that her ability to make people feel comfortable was an important quality in public service and one that was not always found in government organizations. He expressed sincere appreciation for her contributions and thanked her for the positive influence she had on the City and its residents.

Tyler Jacobson thanked Shelley once again for her service and recognition. He asked her to remain at the front of the room following the presentation and explained that photographs would be taken after the announcement of the next Employee of the Quarter recognition. He then prepared to proceed with the next recognition item on the agenda.

b. Jack Urquhart

Tyler Jacobson introduced the next Employee of the Quarter recognition and explained that the seating arrangement for the evening was intentional because the Council would be viewing examples of the recipient's work. He announced that the recipient was Jack Urquhart, who was seated beside him. Mr. Jacobson noted that Jack joined Spanish Fork City in April 2024 after previously serving in Springville. He explained that Jack was initially hired as the City's Risk Manager, served in that capacity for approximately six months, and was then promoted to Public Information Officer. More recently, Jack was promoted again to become Spanish Fork City's first Communications Manager, a newly created leadership position within the organization.

Tyler Jacobson stated that Jack assumed significant responsibility by leading a division that did not previously exist within the City structure. He commended Jack for successfully building the communications program and creating a strong team. Mr. Jacobson recognized Pete Hansen, Adam Kelle, and Travis Borne for their contributions and noted that they work alongside Jack to support the City's communications efforts. He remarked that Jack's rapid advancement within a short period demonstrated his exceptional performance and ability to excel in every role he undertakes.

Tyler Jacobson explained that Jack and his team were responsible for managing the City's social media presence and producing a wide variety of public information content. He presented several examples of videos and social media campaigns created by the communications team to illustrate their creativity, humor, and effectiveness in engaging the community. The examples included educational public service announcements as well as lighthearted content designed to increase community interaction and awareness.

Tyler Jacobson noted that the communications team consistently found innovative ways to educate residents while maintaining an entertaining and approachable style. He highlighted the team's ability to use humor and storytelling to increase engagement with important public information, helping residents better understand city services, traffic safety, and community events.

Tyler Jacobson remarked that anyone who has spent time speaking with Jack quickly recognized his talent for communication. He stated that Jack had an exceptional command of language and possessed a unique ability to connect with people through both written and spoken communication. He added that Jack's work frequently evoked emotion, humor, and community pride while effectively conveying important information.

Tyler Jacobson read portions of the Employee of the Quarter nomination materials and stated that Jack was recognized for his outstanding leadership and impact as Communications Manager and Public Information Officer. He noted that multiple employees specifically highlight the transformation of the City's social media presence under Jack's leadership. According to the nominations, Jack helped create content that was more engaging, creative, and effective in connecting with residents and strengthening community involvement.

Tyler Jacobson shared a notable example of the communications team's success involving a social media post related to musician Post Malone wearing a Fiesta Days Rodeo hat. He explained that the post received more than 500,000 views, significantly increasing public engagement with the City's social media platforms. He noted that the visibility generated by the post greatly expanded the City's audience and strengthened its ability to communicate with residents.

Tyler Jacobson explained that one of the key performance indicators for municipal social media programs was the number of net followers gained across various platforms. He stated that growing the City's audience was important because it increased the likelihood that residents would receive critical information during emergencies, public service announcements, or important community updates. He credited Jack and his team with working diligently to increase public engagement and expand the City's communications reach.

Tyler Jacobson reported that the Post Malone-related social media post alone generated approximately 156 net new followers, which he described as a significant increase for a single post. He stated that this growth reflects the team's ability to create content that resonated with residents while simultaneously advancing the City's communication objectives.

Tyler Jacobson further noted that Jack's recognition extended beyond his professional accomplishments. He stated that coworkers consistently praise Jack for his positive attitude, kindness, collaborative spirit, and sincere commitment to the success of Spanish Fork City. He explained that employees describe Jack as someone who continually goes above and beyond expectations and who genuinely cares about the organization and the people he works with.

Tyler Jacobson shared a personal story from the hiring process that illustrates Jack's character. He recalled contacting one of Jack's references prior to his employment with the City. According to Mr. Jacobson, the reference spoke so highly of Jack that he remarked, "If I could, I would adopt him as my own son." Mr. Jacobson stated that this endorsement reflected the high regard others had for Jack and reinforced the positive qualities that City employees experience every day.

Tyler Jacobson concluded by expressing gratitude for Jack's leadership, professionalism, creativity, and dedication to the City. He stated that Jack is an outstanding member of the Spanish Fork team and was highly deserving of the Employee of the Quarter recognition. He then invited those in attendance to recognize Jack Urquhart with a round of applause before proceeding with the remainder of the recognition presentation.

Jack Urquhart thanked Tyler Jacobson for the recognition and humorously remarked that few experiences were as humbling as hearing one's own voice played publicly during a City Council meeting. He expressed sincere gratitude for the honor and stated that he was especially pleased to receive the recognition on the same evening as Shelley Hendrickson. He noted that Shelley's influence and welcoming personality play a significant role in helping him form a positive impression of Spanish Fork City during his initial interview process.

Jack Urquhart shared that before interviewing with Spanish Fork City, he believed there was only a small possibility that he would ultimately accept a position with the organization. He explained that after meeting Shelley Hendrickson prior to his interview, his interest in joining the City immediately increased. He stated that as he continued meeting employees and learning more about the organization, his enthusiasm for becoming part of the Spanish Fork team steadily grew.

Jack Urquhart reflected on his experience working for the City and stated that the people are what stand out most to him. He expressed appreciation for the teams he had been a part of during his tenure and noted that every department and group he had worked with had been supportive and enjoyable. He specifically thanked the Mayor and City Council for their support and encouragement and acknowledged City Manager Seth Perrins and Assistant City Manager Tyler Jacobson for the confidence they place in him.

Jack Urquhart stated that the opportunities he received to grow professionally have exceeded his expectations. He explained that the encouragement and trust shown by City leadership allow him to develop new skills and take on additional responsibilities. He expressed gratitude for the investment that City leaders make in his professional growth and noted that their support often feels greater than he believed he deserved.

Jack Urquhart discussed one of the aspects of his position that he enjoyed most, explaining that his communications role allows him to be involved with many different departments and projects throughout the organization. He stated that because he worked with nearly every division of the City, he frequently interacted with employees across the entire organization and gained a broad perspective on municipal operations.

Jack Urquhart jokingly remarked that his role sometimes allowed him to become a nuisance to other employees because he regularly seeks information, interviews, photographs, and assistance for communications projects. He quickly added that every employee he works with was generous with their time, patient with his requests, and willing to help him accomplish his responsibilities. He noted that he had not encountered a single employee who was unwilling to contribute or support the City's communications efforts.

Jack Urquhart concluded by thanking everyone for the recognition and reiterated how grateful he was to be part of the Spanish Fork City organization. He stated that he thoroughly enjoyed working for the City and valued the relationships he had built with employees, leadership, and elected officials.

Tyler Jacobson acknowledged the presence of Jack Urquhart's family in attendance and invited them to join him at the front of the Council Chambers for a commemorative photograph. He specifically invited Jack's wife, Ashley, to participate in the recognition photo. Mr. Jacobson then indicated that photographs would also be taken with Shelley Hendrickson and any family members, friends, or coworkers who wish to join her in celebrating the Employee of the Quarter recognition. He paused the proceedings to allow the photographs to be taken and the recognitions to be commemorated.

Mayor Mike Mendenhall concluded the employee recognition portion of the meeting by expressing appreciation for both honorees and their families. He stated that the recognitions highlight the quality of employees serving the community and noted that recognizing outstanding staff members was always one of the most enjoyable parts of City Council meetings. He specifically thanked Jack Urquhart and Shelley Hendrickson for their service and acknowledged the support provided by their families, recognizing the important role family members play in helping employees succeed.

Mayor Mike Mendenhall acknowledged the response and transitioned the meeting to public comments. Before opening the public comment period, he noted for the record that Councilman Marshall was absent from the meeting and was excused due to business commitments. He stated that Councilman Marshall would be welcomed back at a future meeting.

Mayor Mike Mendenhall invited anyone wishing to speak during public comments to come forward. He noted that there are public hearings scheduled later in the agenda but clarified that residents could address the Mayor and Council at this time regarding any topic within the Council's jurisdiction. He directed potential speakers to the podium and explained that a timer would be available to assist them in tracking their allotted speaking time.

Councilman Kevin Oyler noticed several young attendees in the audience and engaged them in a friendly manner. He asked whether any of the young men would like to come forward and ask a question of the Mayor and Council.

Mayor Mike Mendenhall playfully responded that the young attendees may not have arrived with prepared questions and jokingly suggested that offering candy might encourage participation.

Councilman Kevin Oyler continued the lighthearted exchange by announcing that candy was available for anyone willing to ask a question.

PUBLIC COMMENTS:

After allowing sufficient opportunity for public participation, Mayor Mike Mendenhall noted that no members of the public came forward to speak. He officially closed the public comment period and proceeded to the next item on the agenda.

Mayor Mike Mendenhall announced that the meeting would move to Council Comments. He stated that comments would begin on Councilwoman Stacy Beck's side of the dais and proceed across the Council, concluding with Councilman Tooke. He then recognizes Councilwoman Beck and invites her to begin the Council Comment portion of the meeting.

COUNCIL COMMENTS:

Councilmember Stacy Beck

Councilwoman Stacy Beck began her council comments by sharing a community reminder regarding the City's Yard of the Week program. She jokingly referred to the announcement as a shameless plug and noted that if Councilman Oyler could regularly encourage pet owners to spay and neuter their animals, she felt justified in promoting the Yard of the Week program. She encouraged residents to nominate neighbors, friends, family members, or anyone else whose property demonstrated exceptional landscaping and maintenance. She explained that nominations could be submitted online through the City's website and invited community members to participate in recognizing attractive and well-maintained properties throughout Spanish Fork.

Councilman Kevin Oyler responded humorously to Councilwoman Beck's comparison, suggesting that the two promotional efforts were not entirely equivalent, prompting lighthearted laughter among those present.

Councilwoman Stacy Beck transitioned to Fiesta Days announcements and informed residents that official Fiesta Days 2026 T-shirts were currently available for pre-order. She displayed the shirt design and pointed out that the front features recognition of America's 250th anniversary. She also highlighted the Fiesta Days logo and noted that the 2026 Fiesta Days theme is "At the Heart of It All." She explained that the shirts commemorate Fiesta Days 2026 and serve as part of the community's celebration of both local traditions and the nation's semiquincentennial observance.

Councilwoman Stacy Beck advised residents that T-shirt pre-orders remain available through July 1. She explained that individuals could place orders online and later pick up their shirts through the Parks and Recreation Department. She noted that most shirts were priced at approximately $10, while larger sizes such as double and triple extra-large shirts carry slightly higher prices, generally ranging between $13 and $14.

Councilwoman Stacy Beck reminded residents that Fiesta Days was scheduled for the upcoming month and encouraged the community to begin planning for participation in the celebration. She noted that the full calendar of Fiesta Days events was already available online and encouraged residents to review the schedule and take advantage of the many activities offered throughout the celebration.

Councilwoman Stacy Beck further reported that the annual Fiesta Days magazine was sent to the printer earlier that day and was expected to arrive in residents' mailboxes during the first few days of July. She explained that the publication contained event schedules, community information, and additional details regarding Fiesta Days activities and encouraged residents to watch for its arrival.

Mayor Mike Mendenhall commented on the upcoming Fiesta Days publication and noted that the annual Mayor and City Council photograph would appear in the magazine. Referring to the Fiesta Days theme and promotional imagery, he jokingly asked whether the selected photograph includes the Mayor and Council gathered around a tractor. He remarked that he has not yet seen the final image but assumed it must be a successful photograph if it was selected for publication.

Councilwoman Stacy Beck confirmed that the photograph was a good one and indicated that the final selection effectively captured the intended Fiesta Days spirit.

Mayor Mike Mendenhall responded that he was pleased to hear the photograph turned out well and commented that everyone clearly embraced the Fiesta Days theme and community spirit. He then concluded Councilwoman Beck's portion of council comments and recognized Councilman Kevin Oyler for his remarks.

Councilmember Kevin Oyler

Councilman Kevin Oyler thanked Mayor Mendenhall and began his council comments by offering his customary reminder on behalf of the Spanish Fork Animal Shelter. He encouraged residents to be responsible pet owners and asked that dog and cat owners have their pets spayed and neutered. He stated that responsible pet ownership benefits both the animals and the community and helped reduce the number of unwanted animals requiring shelter services.

Councilman Kevin Oyler transitioned to community and historical commemorations occurring during the coming year. He noted that many residents were already aware of the nationwide observance of America 250, commemorating the 250th anniversary of the signing of the Declaration of Independence in July 2026. He described the milestone as a significant and exciting event in the nation's history and noted that numerous Fiesta Days activities would incorporate themes and educational opportunities related to the anniversary celebration.

Councilman Kevin Oyler explained that in addition to the national observance, Spanish Fork had its own historically significant anniversary to celebrate during 2026. He reported that the year marks the 250th anniversary of the expedition of Fathers Silvestre Vélez de Escalante and Francisco Atanasio Domínguez, who traveled through the region while exploring and mapping portions of the American West. He noted that the expedition reached the Spanish Fork area while attempting to establish a route to California and ultimately turned back after arriving in the valley. He explained that their arrival represented an important historical event in the area's recorded history and provided an opportunity for the community to commemorate its heritage.

Councilman Kevin Oyler encouraged residents to reserve a date on their calendars for a special community celebration being planned to recognize this historical milestone. He explained that while the official anniversary date of Fathers Escalante and Domínguez arriving in the area is September 23, the community celebration was scheduled for Friday, September 18, 2026.

Councilman Kevin Oyler reported that the Spanish Fork Historic Preservation Commission, with assistance from the Parks and Recreation Department and other community partners, was organizing the event. He explained that the celebration would take place in the historic City Park located across the street from the Council Chambers. He stated that organizers were planning a variety of cultural and educational activities designed to recognize the diverse historical influences associated with the expedition and the region.

Councilman Kevin Oyler outlined several activities currently being planned for the celebration. He reported that the event was expected to include Latino cultural dance performances, Native American hoop dancing demonstrations, guest speakers, food vendors, and additional activities that would help tell the story of the expedition and its significance to the area. He noted that planning was still underway and that additional details would be announced as preparations continue.

Councilman Kevin Oyler stated that organizers hope the event would provide residents with an opportunity to learn more about local history while enjoying a family-friendly community gathering. He encouraged members of the public to attend and participate in the celebration.

Councilman Kevin Oyler concluded his comments by reminding residents of the September 18 date and expressing enthusiasm for the upcoming event. He noted that additional information would be shared as plans were finalized and stated that he looked forward to seeing strong community participation.

Mayor Mike Mendenhall thanked Councilman Oyler for his remarks and commented that the planned celebration sounded like a worthwhile and exciting community event. He then transitioned to the next member of the City Council and recognized Councilman Jesse Cardon for his council comments.

Councilmember Jesse Cardon

Councilman Jesse Cardon reported that the Youth Arts Festival concluded during the previous week and described the event as a significant success. He stated that more than 1,380 participation spots were filled throughout the festival, demonstrating strong community involvement and a high level of interest in youth arts programming. He noted that the event provides numerous opportunities for young people to engage in artistic activities, develop their talents, and participate in educational and recreational experiences.

Councilman Jesse Cardon explained that a substantial portion of the festival's funding comes through RAP Tax revenues, which support recreation, arts, and parks programs within the community. He emphasized the important role these funds play in making programs such as the Youth Arts Festival possible and help provide enriching opportunities for local youth.

Councilman Jesse Cardon expressed appreciation to residents and visitors who shop within Spanish Fork and contribute to local sales tax revenues that support RAP Tax-funded programs. He noted that their support directly benefits community arts, recreation, and cultural opportunities and helped ensure that events such as the Youth Arts Festival remain available to families throughout the city.

Councilman Jesse Cardon concluded his remarks by thanking those who contributed to the success of these programs and stated that he has no additional comments.

Mayor Mike Mendenhall thanked Councilman Cardon for his report and acknowledged the success of the Youth Arts Festival and the value of RAP Tax-supported programs within the community. He then moved to the next member of the Council and recognizes Councilman Landon Tooke for his council comments.

Councilmember Landon Tooke

Councilman Landon Tooke thanked Mayor Mendenhall and welcomed those in attendance. Before beginning his council comments, he recognized Kathleen Leavitt, President of the Spanish Fork Salem Area Chamber of Commerce, who was present at the meeting. He invited her to address the Council and share updates regarding Chamber activities and upcoming events.

Kathleen Leavitt thanked Councilman Tooke for the opportunity to speak and distribute invitations to members of the City Council. She began by announcing the Chamber's upcoming networking luncheon scheduled for June 18. She stated that the event would be held at the Hampton Inn and that Jersey Mike’s Subs would sponsor the luncheon meal. She reported that members of the Spanish Fork Emergency Preparedness Team would provide the featured presentation and noted that the Chamber looked forward to the opportunity for local businesses and community leaders to learn more about emergency preparedness efforts.

Kathleen Leavitt announced that the Chamber’s Business of the Month recognition is awarded to the UCCU branch located in Salem. She specifically recognized David Funk for his involvement and leadership within the Chamber organization, noting his service on the Board of Directors and his ongoing support of Chamber activities. She stated that the recognition event would take place on June 30 at noon at the Salem UCCU branch and expressed excitement about celebrating both Mr. Funk and the organization.

Kathleen Leavitt then highlighted several major events scheduled for later in the year and encouraged City Council members and residents to mark their calendars. She announced that the Chamber's 2026 Business Summit would be held on September 24th at the Spanish Fork Fairgrounds. She explained that planning for the event was still underway, including development of the speaker lineup and program schedule, but stated that organizers were already preparing for what they anticipate would be a successful gathering of business leaders and community stakeholders. She invited elected officials to attend and participate in the event.

Kathleen Leavitt also announced a special luncheon with local Mayors scheduled for October 8 at Texas Roadhouse in Spanish Fork. She explained that both Mayor Mike Mendenhall and Salem Mayor Christy Simons were invited to participate. She stated that the luncheon would provide an opportunity for local business owners and elected officials to engage in discussion, build relationships, and strengthen communication between the business community and local government. She concluded by thanking the Council for its continued support and participation in Chamber activities.

Councilman Landon Tooke thanked Kathleen Leavitt for her presentation and for the work of the Chamber of Commerce in supporting local businesses and community engagement.

Councilman Landon Tooke then shared several community updates of his own. He reported that he recently attended the groundbreaking ceremony for the Spanish Fork Hospital expansion project along with Councilman Jesse Cardon and Mayor Mike Mendenhall. He described the event as an exciting milestone for the community and noted that the hospital's continued growth reflected the expanding needs of Spanish Fork and the surrounding area. He stated that the expansion demonstrated the hospital's success and commitment to providing quality healthcare services to residents. He expressed enthusiasm about the improvements and additional services that the project would bring in the future.

Councilman Landon Tooke next discussed the upcoming Miss Utah competition taking place in Salt Lake City. He explained that fifty-two contestants from across the state were competing for the title of Miss Utah and noted that Spanish Fork is uniquely represented this year.

Councilman Landon Tooke reported that Madeline Smith, Miss Spanish Fork 2025, was competing for the Miss Utah title. He explained that traditionally the reigning Miss Spanish Fork spent a year observing and preparing before advancing to statewide competition. However, he noted that this year presented special circumstances because the newly crowned Miss Spanish Fork, Callie McGuire, was also competing in the Miss Utah program under the title of Miss Seagull Lily.

Councilman Landon Tooke explained that this dual representation provided an unusual and exciting opportunity for Spanish Fork. He noted that while Callie McGuire was gaining valuable experience by participating in this year's competition, she would also have the opportunity to represent Spanish Fork during the coming year. He expressed pride in both contestants and highlighted the accomplishments, leadership, and talents of the young women participating in the pageant program.

Councilman Landon Tooke informed residents that the Miss Utah competition begins that week and concludes on Saturday evening at the Capitol Theatre in Salt Lake City. He encouraged community members to support the contestants and celebrated the positive opportunities the program provides for young women throughout Utah. He remarked that Spanish Fork continued to be represented by exceptional participants and expressed confidence in their success.

Councilman Landon Tooke concluded his remarks by reminding residents that the election season was underway. He encouraged eligible voters to participate in the democratic process and exercise their right to vote. He noted that several important positions at the county, state, and other levels were appearing on ballots and stressed the importance of civic engagement. He encouraged residents to submit their ballots before the deadline and participate in the decisions that affect their communities.

Councilman Landon Tooke stated that those are all the comments he had for the evening and concluded his report.

Councilmember Shane Marshall

Councilman Shane Marshall was not present at the meeting.

Mayor Mendenhall

Mayor Mike Mendenhall thanked Councilman Landon Tooke for his report and expressed appreciation to all members of the City Council for their participation in various meetings and committee assignments over the previous several weeks. He acknowledged the significant amount of time Council members devote to representing Spanish Fork on regional boards, committees, and intergovernmental organizations and thanked them for their continued service.

Mayor Mike Mendenhall specifically recognized Councilwoman Stacy Beck for attending a Mountainland Association of Governments (MAG) meeting on his behalf. He noted that Councilwoman Beck served on several MAG committees as part of her responsibilities representing Spanish Fork and thanked her for her efforts and engagement in regional transportation and infrastructure discussions.

Mayor Mike Mendenhall reported positive news resulting from recent Mountainland Association of Governments deliberations regarding the Spanish Fork Airport. He announced that funding assistance was expected for the Taxiway Bravo project through Mountainland Association of Governments (MAG) participation. He explained that the project represented a collaborative effort involving state, county, and municipal resources working together to support important infrastructure improvements.

Mayor Mike Mendenhall emphasized that airport projects were typically large and complex undertakings that required significant financial investment and coordination among multiple governmental entities. He explained that the anticipated funding support demonstrated the value of regional partnerships and cooperative planning efforts. He noted that combining resources from multiple agencies helped make major projects financially feasible and allowed communities to complete improvements that might otherwise be difficult to fund independently.

Mayor Mike Mendenhall specifically recognized Councilwoman Stacy Beck, Airport Manager Christian Davis, Jered Johnson, and City staff members for their efforts in advocating for the Taxiway Bravo project and ensuring that it remained a priority during the funding process. He credited their persistence and ongoing work with helping keep the project moving forward and securing support from regional partners.

Mayor Mike Mendenhall stated that Taxiway Bravo was an important project for both the airport and the City as a whole. He explained that the improvement would support future airport operations, enhance infrastructure, and contribute to the continued growth and development of the airport facility. He reiterated his appreciation to everyone involved in advancing the project and noted that it remains on track to receive funding.

Mayor Mike Mendenhall concluded his council comments and asked whether any additional Council members had further remarks before moving to the next agenda item. After receiving no additional comments, he proceeded with the meeting.

Mayor Mike Mendenhall announced that the meeting would move to Staff Reports and invited City staff members to provide any updates or announcements.

Seth Perrins reported that staff did not have any additional updates or reports for the Council that evening. He indicated that there are no new items requiring discussion and stated that staff was prepared to proceed to the next item on the agenda.

Mayor Mike Mendenhall acknowledged the absence of additional staff reports and stated that the Council would move forward with the next scheduled agenda item, the Spanish Fork 101 presentation regarding the Green Waste Program.

SPANISH FORK 101:

1. **Spring Clean-up and Green Waste Vouchers**

Gatlin Gardiner presented the annual Spanish Fork Green Waste and Cleanup Program report as part of the Spanish Fork 101 educational series. He began by recognizing the efforts of Public Works staff and expressed appreciation for the planning, preparation, and coordination required to successfully operate the City's voucher programs, cleanup events, and green waste services. He noted that the program represents a significant team effort and credited staff for its continued success.

Gatlin Gardiner explained that the City's voucher program allowed residents to dispose of a variety of materials, including green waste, household hazardous waste, scrap metal, appliances, electronics, tires, furniture, and other approved materials. He remarked that the range of items brought through the program could be surprising and highlighted the importance of providing residents with convenient disposal options throughout the year.

Gatlin Gardiner reviewed historical data comparing the current voucher system with the former community dumpster program. He reported that the final year of the dumpster program costs approximately $81,000. Following the transition to vouchers, program costs declined significantly. He explained that the first year of the voucher program costs approximately $15,000 for spring cleanup activities, increased to roughly $22,000 the following year with approximately 2,245 vouchers used, and reaches approximately $26,000 during the current year with 2,241 vouchers redeemed. He noted that some of the increased cost was attributable to the voucher value increasing from $10 to $12 per voucher during the previous year.

Gatlin Gardiner reviewed green waste voucher usage trends and noted that participation remained relatively stable over the past several years. He observed that green waste voucher usage appeared to be slightly lower during the current season compared to previous years but explained that overall participation remains strong. He reported that approximately 1,222 green waste vouchers had been used during the current year at a cost of roughly $14,500.

Gatlin Gardiner reported that total voucher program expenditures for the year currently stand at approximately $41,559. He stated that residents had redeemed 3,463 vouchers across all cleanup programs. While costs continued to rise modestly, he noted that voucher participation levels remain relatively consistent.

Gatlin Gardiner presented a breakdown of voucher usage between green waste, spring cleanup, and fall cleanup programs. He explained that green waste usage was trending downward slightly while participation in the spring and fall cleanup programs remained steady. He suggested that distributing cleanup opportunities across multiple seasons may help balance participation throughout the year.

Gatlin Gardiner summarized the overall program impact and reported that nearly 3,500 vouchers have been redeemed by approximately 10 percent of the City's utility accounts. He explained that Spanish Fork currently maintains approximately 13,500 residential utility accounts and that participation levels indicate strong public engagement. Based on average disposal estimates of approximately 500 pounds per voucher, he estimated that residents dispose of significant amounts of material through the program. He further noted that the annual cost per customer averages approximately $3.06 per household, demonstrating that the program provided substantial value to residents at a relatively low cost.

Gatlin Gardiner discussed factors that may influence participation levels and noted that weather conditions could significantly affect cleanup activity. He explained that the unusually dry spring may contribute to lower spring cleanup usage because many residents began yard maintenance activities earlier than usual. He acknowledged the challenge of determining ideal voucher distribution dates because weather patterns vary from year to year.

Gatlin Gardiner reported that the City's communication efforts regarding the cleanup programs generate approximately 27,000 online views. He stated that staff actively monitor public feedback and are encouraged to find no complaints associated with the program during the reporting period. He noted that only two public comments were received online and both comments are positive. He explained that while the voucher program initially received some criticism when first implemented, public acceptance has improved considerably in recent years.

Gatlin Gardiner highlighted improvements in the City's recycling program and reported that contamination rates have fallen below 20 percent, reaching approximately 19.8 percent. He stated that this represents the lowest contamination rate achieved during his tenure and marks significant improvement from previous levels of approximately 25 percent. He credited the success to resident education efforts, the new transfer station, and increased public awareness regarding proper recycling practices.

Seth Perrins asked Gatlin Gardiner to explain the meaning of the contamination rate and how it affected recycling operations.

Gatlin Gardiner explained that contamination refers to materials delivered to recycling facilities that cannot actually be recycled. He stated that these rejected materials are separated at processing facilities and ultimately returned for disposal. He clarified that the reported contamination rate applies across the broader recycling district rather than solely within Spanish Fork but noted that the improvement remains a positive trend.

Seth Perrins asked which materials most commonly contaminate the recycling stream.

Gatlin Gardiner identified plastic bags as one of the most common contaminants. He also noted that some residents mistakenly use recycling containers as garbage receptacles because they believe materials were not actually recycled. He stated that despite these issues, overall participation and recycling practices continue to improve, as demonstrated by the declining contamination rate.

Councilwoman Stacy Beck asked for clarification regarding plastic bags and specifically inquired whether ordinary grocery bags were included among the prohibited materials.

Gatlin Gardiner confirmed that standard grocery bags should not be placed in recycling bins. He explained that plastic bags become tangled in sorting equipment and conveyor systems at recycling facilities, creating operational problems and increasing processing costs. He stated that recyclable materials should be placed directly into recycling containers without being enclosed in plastic bags. He further explained that materials were sorted at the transfer station before being transported to recycling facilities in Salt Lake City.

Councilwoman Stacy Beck remarked that she was relieved to learn the information and joked that she would have otherwise assumed plastic grocery bags were recyclable.

Seth Perrins asked when recycling policies regarding plastic bags change and noted that residents may remember earlier recycling guidance that accepted a broader range of plastic products.

Gatlin Gardiner reiterated that plastic bags are problematic because they interfere with automated sorting systems and emphasized that maintaining a clean recycling stream improved efficiency, reduced transportation waste, and increased the amount of material successfully recycled. He reported that Spanish Fork residents recycle approximately 1,330 tons of material during the current year. He also informed the Council that recycling costs were expected to increase from approximately $125 per ton to $150 per ton due to market and processing factors.

Mayor Mike Mendenhall asked whether the weather-related participation trends may be connected to residents beginning spring cleanup activities earlier than usual because of warm temperatures in April.

Gatlin Gardiner agreed that early spring weather likely contributed to reduced participation during the official spring cleanup period. He noted, however, that overall program participation remains relatively stable when annual totals are considered.

Mayor Mike Mendenhall reflected on the City's former dumpster program and noted that several years had passed since the transition to vouchers. He recalled the challenges associated with placing large dumpsters throughout the community, including excessive use, overflowing containers, damage to parks and public property, and difficulties keeping dumpsters serviced and emptied. He stated that the voucher program continued to provide cleanup opportunities while addressing many of the problems associated with the former system.

Councilman Kevin Oyler shared personal experiences from the former dumpster program and recalled conversations with individuals from neighboring communities who brought waste to Spanish Fork because their own cities did not offer similar services. He noted that many users of the dumpsters were not Spanish Fork residents. He further observed that the City previously provided dumpsters only once each year, whereas the current voucher program provided opportunities during both spring and fall while still costing substantially less than the old system.

Gatlin Gardiner agreed and explained that the dumpster program required extensive staffing resources. He described how Public Works employees spend significant time operating loaders, compacting materials, transporting containers, and cleaning up debris left around dumpster locations. He recounted instances where commercial operators and nonresidents used the service extensively and noted that one individual even unloads materials directly into a parking lot and expected City crews to remove them. He stated that the voucher system ensured Spanish Fork residents receive the benefits they fund while minimizing abuse by outside users.

Mayor Mike Mendenhall reminded residents that the new transfer station was located within the community and provided convenient access for voucher redemption. He encouraged residents who have not yet visited the facility to take advantage of the service and remarked that children often enjoy visiting and observing transfer station operations.

Gatlin Gardiner added that the transfer station operates efficiently and allowed customers to move through quickly without lengthy delays.

Mayor Mike Mendenhall encouraged residents to utilize the vouchers available to them and noted that the program continues to provide an effective and economical service for the community.

Gatlin Gardiner thanked the Mayor and Council for their time and concluded the presentation.

Mayor Mike Mendenhall thanked him for the report and commended the work being performed by the Public Works Department.

After Gatlin Gardiner left the podium, Mayor Mike Mendenhall jokingly asked City Manager Seth Perrins whether he had any trash-related jokes or commentary to add to the discussion.

Seth Perrins responded that he would avoid making trash jokes but took the opportunity to praise Gatlin Gardiner's performance. He stated that Mr. Gardiner did an outstanding job managing the City's sanitation and cleanup programs and noted that his leadership extended beyond refuse collection responsibilities. Mr. Perrins explained that although Gatlin's professional background was as a fleet mechanic, he consistently accepted additional responsibilities and took ownership of every assignment given to him. He specifically commended the successful transition from dumpsters to vouchers, noting that the change saved residents money while continuing to provide valuable services.

Mayor Mike Mendenhall agreed and humorously observed that Gatlin's quick departure after completing his presentation reflected the practical nature often associated with Public Works employees. He reiterated his appreciation for the department's work and the effectiveness of the cleanup programs.

Mayor Mike Mendenhall then closed the Spanish Fork 101 presentation and transitioned the meeting to the next agenda item. He announced that the Council would proceed to the Consent Agenda and noted that three consent items were presented for consideration. He asked whether any Council members had questions regarding the consent items and, hearing none, requested a motion to approve the Consent Agenda.

CONSENT ITEMS:

A. **Minutes of City Council for Spanish Fork City - 06-02-2026**
B. **Real Estate Purchase Offer/Agreement - Mills Property Disposition**
C. **Franchise Agreement for Forged Fiber**

Councilwoman Beck Moved to Approve the Consent Items
Councilman Oyler **Seconded** and the motion **Passed,** all in favor, 6:46 pm

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

Mayor Mike Mendenhall announced that the Consent Agenda had been approved and transitioned the meeting to Item 9, Public Hearings. He noted that four separate public hearings were scheduled for the evening and prepared the Council to begin consideration of those items.

Mayor Mike Mendenhall formally opened the Public Hearings section of the agenda and invited Jordan Hales to present the first public hearing item related to the City's budget and financial planning. He signaled the Council's readiness to receive the staff presentation and begin the required public hearing process.

PUBLIC HEARING:

A. **Resolution Approving Fiscal Year 2026 Revision 2 Budget**

Jordan Hales introduced the first public hearing item concerning the final budget revision for Fiscal Year 2026. He jokingly remarked that the Council would be hearing extensively from him during the evening because this was the annual meeting during which the City approved both the final revisions to the current fiscal year's budget and the proposed budget for the upcoming fiscal year. He noted that Fiscal Year 2026 would conclude in approximately two weeks and explained that several adjustments were necessary to accurately reflect revenues, expenditures, and fund transfers before the fiscal year closed.

Jordan Hales reported that General Fund revenues were projected to increase from approximately $54.2 million to approximately $56 million, representing an increase of about $1.8 million. He explained that the increase was largely attributable to stronger-than-anticipated sales tax collections, continued growth in ambulance transportation revenue generated by Fire and EMS services, and strong financial performance at the City's golf course. He stated that these revenue sources collectively account for the majority of the positive adjustment to the General Fund revenue budget.

Jordan Hales then reviewed expenditure changes within the General Fund. He reported that General Fund expenditures were increasing from approximately $50.7 million to approximately $51.7 million, an increase of roughly $1 million. He explained that several departments required budget adjustments due to operational needs and increased activity levels throughout the year.

Jordan Hales reported that administrative expenditures increased due to software purchases and technology needs. He noted that some software contracts were paid several years in advance, resulting in larger upfront expenditures than would occur under annual payment arrangements. He reminded the Council that some of these software purchases were discussed earlier during the work session.

Jordan Hales explained that the Engineering Department budget increased by approximately $120,000 due primarily to increased inspection activity. He noted that additional revenues generated by inspection services fully offset the increased expenditures.

Jordan Hales reported that the Police Department budget increased by approximately $200,000, largely due to overtime costs. He explained that officers spend significant time assisting with events at local universities and other community functions. Because those organizations reimburse the City for the services provided, he noted that additional revenues offset the overtime expenditures.

Jordan Hales stated that the Parks Department budget increased by approximately $200,000. He explained that part of the increased results from a spreadsheet error associated with budgeting for a new employee position. He noted that the adjustment corrected the budget and accurately reflected personnel costs.

Jordan Hales reported that the golf course budget increased by approximately $123,000. He explained that the golf course added a second assistant golf professional position due to increasing demand and heavy usage at the facility. He noted that the golf course continues to generate sufficient revenues to support the additional staffing and associated costs.

Jordan Hales summarized that General Fund revenues were increasing by approximately $1.8 million while expenditures increased by approximately $900,000. He explained that the resulting surplus was allocated to several purposes, including transfers to capital project funds and long-term savings initiatives.

Jordan Hales reported that a portion of the additional revenue would be transferred into the Land Acquisition and Capital Buildings Fund. He also explained that the City planned to reserve approximately $500,000 in FitCity Center profits for future equipment replacement and capital maintenance needs. He noted that fitness equipment and facility systems would eventually require replacement and stated that establishing annual reserves now would help avoid future financial challenges.

Jordan Hales explained that the current fiscal year is unusual for the FitCity Center because many members pay annual membership fees while the facility was only open for approximately six months during the first year of operation. As a result, revenues exceeded normal expectations. He estimated that FitCity Center would generate between $300,000 and $500,000 in profit during the fiscal year and recommended reserving those funds for future capital replacement needs.

Jordan Hales noted that despite strong operating results, the General Fund balance was projected to decline by approximately $1.5 million. He explained that this reduction was primarily attributable to a $500,000 loan to the Airport Fund and the early repayment of approximately $1.2 million owed by the Golf Course Fund to the Water Fund.

Jordan Hales discussed changes within the Land Acquisition and Capital Buildings Fund. He reported that transfers into the fund increased by approximately $500,000 due to additional General Fund revenues. He explained that some projects are moving forward more quickly than originally anticipated, including reconstruction of the Willey Barn at the Fairgrounds. He also noted that the City successfully acquired additional residential properties near City-owned facilities, increasing land acquisition expenditures from approximately $500,000 to approximately $1 million.

Jordan Hales explained that funding for the greenhouse relocation project was moved from the Land Acquisition and Capital Buildings Fund into the Parks Capital Projects Fund. He stated that this change more accurately reflects the nature of the project and the department responsible for the facility.

Jordan Hales reported that the Golf Course Capital Fund budget increased significantly due to planned improvements. He identified replacement of sand in bunkers as one of the major projects scheduled for the course. He noted that the golf course generated sufficient revenue to support these improvements without creating financial concerns.

Jordan Hales proceeded to discuss revisions to the Recreation Center Construction Fund. He reported that miscellaneous income increased by approximately $1.5 million due to a planned land sale. He also noted that approximately $700,000 was being transferred from the Local Building Authority Fund because unspent funds from the Spanish Fork Community Network building project were being redirected to support recreation facility projects.

Jordan Hales reviewed changes within the Parks Capital Projects Fund and reported that approximately $236,000 for greenhouse relocation expenses were now budgeted within that fund rather than the Land Acquisition and Capital Buildings Fund.

Jordan Hales then discussed revisions to the Gun Club Fund. He reported that revenues increased by approximately $62,000 while expenditures increased by approximately $55,000. He explained that the facility experienced very strong participation and demand. The majority of the expenditure increased was attributable to target purchases because members were using targets at a much higher rate than originally projected. He noted that increased revenues fully offset the additional costs and indicated that the facility was performing very well.

Jordan Hales reviewed changes to the Wastewater Fund and reported that revenues increased due to receipt of a $5.6 million grant originally expected during the previous fiscal year. Because the grant was delayed, it was now recognized during Fiscal Year 2026. He also noted that interest earnings exceed expectations and contribute additional revenue to the fund.

Jordan Hales explained that expenditures at the Water Reclamation Facility, also known as the wastewater treatment plant, increased by approximately $2 million. He reported that several construction and contingency items originally expected in future years were completed during the current fiscal year. Additionally, operational costs were becoming more predictable now that the facility had been operating for approximately nine months. He identified fuel and utility expenses as notable areas where actual costs exceed original estimates.

Jordan Hales concluded his presentation by summarizing the major revisions and noted that the Council would discuss another budget-related public hearing later in the meeting concerning elevator modernization funding. He asked whether Council members had questions regarding the proposed final budget revision.

Mayor Mike Mendenhall asked whether any members of the Council had questions for Mr. Hales regarding the budget amendments. After allowing time for discussion and hearing no additional questions, he thanked Jordan Hales for the presentation and preparation of the budget revisions.

Mayor Mike Mendenhall then prepared to open the public hearing and invited a motion from the Council to enter into a public hearing for Item 9A, the Fiscal Year 2026 Final Budget Revision.

Councilman Tooke made a **Motion** to Go Into a Public Hearing
Councilman Oyler **Seconded** and the motion **Passed,** all in favor, 6:54 pm

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Absent

Mayor Mike Mendenhall formally opened the public hearing for Item 9A, a resolution approving Revision No. 2 to the Fiscal Year 2026 budget. He reminded those in attendance that the current fiscal year would conclude in approximately two weeks and explained that the proposed revision reflected adjustments to revenues, expenditures, transfers, and fund balances discussed during the staff presentation.

Mayor Mike Mendenhall invited members of the public to provide comments, questions, or testimony regarding the proposed Fiscal Year 2026 budget revision. He allowed an opportunity for public participation and asked whether anyone wished to address the Council concerning the item.

Mayor Mike Mendenhall observed that no members of the public came forward to speak. After providing adequate opportunity for comment and receiving no testimony, he noted for the record that no public comments were offered regarding the proposed budget amendment.

Mayor Mike Mendenhall then requested a motion from the City Council to close the public hearing for Item 9A and return to regular session for Council consideration and action on the proposed resolution.

Councilman Cardon made a **Motion** to Go Out of the Public Hearing
Councilwoman Beck **Seconded** and the motion **Passed,** all in favor, at 6:55 pm

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

Mayor Mike Mendenhall closed the public hearing and returned the matter to the City Council for discussion and consideration. He noted that this is the Council's second formal review of the Fiscal Year 2026 budget revision and invited Council members to offer comments or questions before taking action on the proposed resolution.

Councilman Kevin Oyler commented that it was always encouraging to see City revenues exceed projections. He noted that stronger-than-expected revenues provided flexibility and demonstrated positive financial performance throughout the fiscal year.

Mayor Mike Mendenhall acknowledged the comment and expressed appreciation for the clear and understandable manner in which the budget information was presented. He commended staff for making complex financial information accessible and easy to follow.

Councilman Jesse Cardon agreed and complimented Finance Director Jordan Hales on the presentation. He stated that the budget revisions were organized in a way that was straightforward and easy to understand and expressed appreciation for the clarity provided throughout the budget review process.

Mayor Mike Mendenhall thanked Council members for their comments and asked whether there were any additional questions or discussion regarding Revision No. 2 to the Fiscal Year 2026 budget. After allowing an opportunity for further discussion and hearing none, he noted that the Council appeared ready to proceed.

Mayor Mike Mendenhall then requested a motion from the City Council to approve Resolution approving Revision No. 2 to the Fiscal Year 2026 Budget. He placed the matter before the Council for formal consideration and action.

Councilman Cardon made a **Motion** to Approve the Resolution Approving Fiscal Year 2026 Revision 2 Budget

Councilman Tooke **Seconded** and the motion **Passed,** all in favor, at 6:55 pm

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

Mayor Mike Mendenhall announced that Item 9A, the public hearing regarding Revision No. 2 to the Fiscal Year 2026 Budget, was approved by the City Council. He thanks Jordan Hales for his presentation and the financial analysis provided throughout the budget process. With the budget amendment concluded, he moved the meeting to the next scheduled public hearing.

Mayor Mike Mendenhall introduced Item 9B, a public hearing concerning an ordinance approving updates to the City's construction standards. He explained that the item involves proposed revisions to standards governing public infrastructure and development requirements within Spanish Fork. He then recognized City Engineer Cory W. Pierce and invited him to present the proposed ordinance and explain the recommended changes to the Council and the public.

B. Ordinance Approving Updates to the Construction Standards

Cory Pierce presented Item 9B, an ordinance approving updates to the Spanish Fork City Construction Standards. He began with a humorous comment that he briefly considered reviewing all seventy-five pages of the proposed standards revisions in detail. Referencing previous discussions, he joked that he can already hear requests for a condensed version of the presentation rather than a page-by-page review.

Councilwoman Stacy Beck joined the lighthearted exchange and remarked that she was hearing the same request for a shortened presentation.

Cory Pierce acknowledged the comments and agreed to provide a summary of the proposed revisions rather than reviewing every individual change.

Seth Perrins joked that several audience members appear ready to leave if a lengthy technical presentation begins, generating laughter among those present.

Cory Pierce recalled a previous presentation on construction standards given before the Planning Commission. He shared a humorous story about presenting technical construction requirements in such detail that one commission member fell asleep during the meeting. When others later told him that his voice was soothing, he joked that the technical subject matter likely deserved more credit than his speaking style.

Cory Pierce explained that the proposed revisions primarily consist of clarifications, updates, and refinements rather than major policy changes. He emphasized that very few entirely new requirements were being introduced. Instead, the revisions were intended to align the written standards with current field practices, improve clarity for contractors and engineers, and reduce confusion during design and construction activities.

Cory Pierce reported that one notable addition involved standards related to utility boring operations. He noted that the section was humorously titled "Boring Inspections" and addresses inspection requirements when utilities were installed beneath roadways through boring methods rather than open trench excavation. He explained that the revisions provide additional guidance regarding inspection procedures, GPS documentation, and utility location requirements to improve record keeping and future maintenance efforts.

Cory Pierce discussed updates related to excavation permits and communication requirements. He explained that revisions were made to better reflect current staffing assignments and communication procedures when roads were closed or excavation activities affected public infrastructure. The change clarified which departments and personnel must be notified during the permitting process.

Cory Pierce reported that several revisions affect sewer infrastructure standards, including updates to manhole sizing requirements and minimum sewer main depths. He explained that these changes arise from practical field experience and were intended to address issues encountered during construction and maintenance operations.

Cory Pierce noted that a significant number of revisions occur within the electrical standards section. He explained that most of those changes are language clarifications designed to better reflect current practices and expectations. The objective was to eliminate ambiguity and reduce conflicts between contractors, designers, and inspectors during construction projects.

Cory Pierce summarized that the majority of the proposed revisions focus on improving clarity, consistency, and practical application rather than imposing additional requirements. He stated that the revisions help ensure that the written standards accurately reflect how projects were being designed, inspected, and constructed throughout the City.

Mayor Mike Mendenhall asked whether Council members had questions regarding the proposed construction standards updates before opening the public hearing.

Mayor Mike Mendenhall commented that he appreciated the collaborative approach taken by the Engineering and Inspection Departments when updating technical standards. He noted that these revisions were not developed in isolation but instead result from ongoing communication with contractors, engineers, developers, and others working within the construction industry. He stated that the City consistently seeks feedback from the private sector and attempts to incorporate best practices into its standards whenever appropriate.

Cory Pierce agreed and explained that City staff regularly engage with contractors, engineers, and industry professionals throughout the standards review process. He noted that once revisions were approved, the City typically hosts informational meetings with contractors and consultants to review the changes and ensure that everyone understood the updated requirements. He explained that the ultimate goal was to establish clear expectations during the design phase so that fewer issues arise during construction.

Mayor Mike Mendenhall thanked Mr. Pierce for the presentation and expressed appreciation for the proactive efforts to maintain clear and effective construction standards. He then requested a motion from the City Council to enter into a public hearing for Item 9B, the ordinance approving updates to the City's construction standards.

Councilman Oyler made a **Motion** to Go Into a Public Hearing
Councilman Cardon **Seconded** and the motion **Passed,** all in favor, at 6:59 pm

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

Mayor Mike Mendenhall formally opened the public hearing for Item 9B, the proposed ordinance approving updates to the Spanish Fork City Construction Standards. He invited members of the public to address the Mayor and City Council regarding the proposed ordinance and asked whether anyone wishes to provide testimony, comments, or questions concerning the construction standards amendments.

Public Comments

Mayor Mike Mendenhall allowed time for public participation and carefully observed the audience for anyone wishing to speak. After providing adequate opportunity for comment, he noted that no members of the public come forward to address the Council regarding the proposed ordinance.

Mayor Mike Mendenhall stated for the record that no public comments were received on Item 9B. He then requested a motion from the City Council to close the public hearing and return to regular session for Council discussion and consideration of the ordinance approving updates to the City's construction standards.

Councilwoman Beck made a **Motion** to Go Out of the Public Hearing
Councilman Oyler **Seconded** and the motion **Passed,** all in favor, at 6:59 pm

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

Mayor Mike Mendenhall closed the public hearing and brought the matter back before the City Council for discussion. He asked whether any Council members had questions regarding the proposed amendments to the City's construction standards or whether any clarification was needed from staff before action was taken.

Mayor Mike Mendenhall noted that the revisions appear reasonable and asked whether the proposed updates make sense to the Council based on the presentation provided by City Engineer Cory Pierce. He provided an opportunity for Council members to discuss the item or raise concerns regarding any of the proposed changes.

No Council members offer additional comments or questions regarding the ordinance. The Council indicated general agreement with the proposed updates and appears satisfied with the explanations provided by staff.

Mayor Mike Mendenhall observed that there were no further questions or discussion from the Council. He then requested a motion to approve Item 9B, the ordinance adopting updates to the Spanish Fork City Construction Standards. He placed the matter before the Council for formal consideration and approval.

Councilman Oyler made a **Motion** to Approve the Ordinance Approving Updates to the Construction Standards

Councilman Cardon **Seconded** and the motion **Passed,** all in favor, at 7:00 pm

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

Mayor Mike Mendenhall announced that Item 9B, the ordinance updating the City's Construction Standards, had been approved by the City Council. He thanked staff for their work on the revisions and moved the meeting to the next public hearing item.

Mayor Mike Mendenhall introduced Item 9C, an ordinance amending Title 15 of the Spanish Fork City Code related to Flood Damage Prevention regulations. Before turning the time over to staff, he humorously observed that the community had not experienced significant flooding issues during the current year and joked that there were no floods requiring immediate concern. His comment provided a lighthearted transition into what was primarily about flood damage prevention. a

C. Ordinance for a Title 15 Update - Amendment to Flood Damage Prevention

Cory Pierce presented Item 9C, an ordinance amending Title 15 of the Spanish Fork City Code related to Flood Damage Prevention regulations. He began by noting that the community experiences a favorable year with respect to flooding, as significant flood events were avoided. However, he remarked that water availability remained a challenge and used the opportunity to encourage residents to continue practicing water conservation and using water resources responsibly.

Cory Pierce explained that the proposed ordinance amendments result from a recent review conducted by the Federal Emergency Management Agency (FEMA). He stated that FEMA requested a copy of the City's floodplain management regulations and reviewed the code to ensure continued compliance with federal standards required for participation in federal flood insurance and floodplain management programs.

Cory Pierce reported that FEMA identified several minor revisions necessary to maintain compliance. He emphasized that the proposed amendments were largely administrative in nature and did not represent major policy changes for the City.

Cory Pierce explained that some of the revisions involve updating definitions contained within the ordinance. He noted that FEMA recommended modifications to definitions related to manufactured homes and certain floodplain-related classifications to ensure consistency with current federal terminology and requirements.

Cory Pierce further explained that FEMA requested the inclusion of a more specific definition for the term "violation." He stated that the federal agency uses a particular definition within its regulatory framework and recommended that the City adopt the same language to ensure consistency between local and federal regulations.

Cory Pierce reported that the ordinance also updated references to the most current FEMA Flood Insurance Rate Maps. He explained that these maps establish official floodplain boundaries and flood hazard information used for development review, flood insurance requirements, and floodplain management decisions. Updating the ordinance ensured that City code references the latest federally adopted mapping information.

Cory Pierce summarized that the amendments were straightforward housekeeping items intended to keep Spanish Fork's floodplain regulations aligned with FEMA requirements. He noted that maintaining compliance was important because it allowed residents and property owners within designated flood hazard areas to remain eligible for federal flood insurance programs.

Cory Pierce concluded his presentation and offered to answer any questions regarding the proposed ordinance amendments.

Mayor Mike Mendenhall commented that the proposed changes appear to be relatively minor adjustments and administrative updates rather than substantive policy revisions. He asked whether members of the City Council had any questions for Mr. Pierce regarding the FEMA-requested amendments.

No questions were raised by members of the Council.

Mayor Mike Mendenhall then requested a motion from the City Council to enter into a public hearing for Item 9C, the ordinance amending Title 15 of the Spanish Fork City Code related to Flood Damage Prevention regulations.

Councilman Tooke made a **Motion** to Go Into a Public Hearing
Councilwoman Beck **Seconded** and the motion **Passed,** all in favor, at 7:01 pm

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

Mayor Mike Mendenhall formally opened the public hearing for Item 9C, the proposed ordinance amending Title 15 of the Spanish Fork City Code relating to Flood Damage Prevention regulations. He invited members of the public to address the Mayor and City Council regarding the proposed amendments and asked whether anyone wishes to provide comments, testimony, or questions concerning the item.

Mayor Mike Mendenhall paused to allow an opportunity for public participation and carefully observed whether any members of the public wished to speak.

Public Comments

Mayor Mike Mendenhall acknowledged that no public comments are offered regarding Item 9C. After providing adequate opportunity for participation, he stated for the record that no testimony was received concerning the proposed amendments to the Flood Damage Prevention regulations.

Mayor Mike Mendenhall then requested a motion from the City Council to close the public hearing and return to regular session for Council discussion and consideration of the ordinance amending Title 15 related to Flood Damage Prevention.

Councilman Cardon made a **Motion** to Go Out of the Public Hearing
Councilman Oyler **Seconded** and the motion **Passed,** all in favor, at 7:02 pm

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

Mayor Mike Mendenhall closed the public hearing and returned the matter to the City Council for discussion. He asked whether any Council members had questions regarding the proposed amendments to Title 15 concerning Flood Damage Prevention regulations.

Mayor Mike Mendenhall noted that the revisions appeared straightforward and administrative in nature, consisting primarily of updates requested by FEMA to maintain compliance with federal requirements. He provided Council members with an opportunity to raise questions or concerns regarding the proposed ordinance.

No Council members offered comments or requested additional clarification regarding the amendments.

Mayor Mike Mendenhall observed that there are no questions from the Council and indicated that the proposed updates appear reasonable and appropriate. He then requested a motion to approve Item 9C, the ordinance amending Title 15 of the Spanish Fork City Code related to Flood Damage Prevention regulations, and placed the matter before the Council for formal consideration and action.

Councilman Cardon made a **Motion** to Approve the Ordinance for a Title 15 Update - Amendment to Flood Damage Prevention

Councilman Tooke Seconded and the motion **Passed,** all in favor, at 7:02 pm

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

Mayor Mike Mendenhall announced that Item 9C, the ordinance amending Title 15 related to Flood Damage Prevention regulations, had been approved by the City Council. He thanked staff for their work in maintaining compliance with federal requirements and moved the meeting to the final public hearing of the evening.

Mayor Mike Mendenhall explained that the item involved a requested zone change associated with the Arrowhead area and invited staff to present the proposal, provide background information, and explain the reasons for the requested zoning designation. He then turned the time over to the appropriate staff representative to begin the presentation and provided details regarding the proposed Arrowhead Commercial Zone Change before opening the public hearing.

D. Ordinance to Approve the Arrowhead Commercial Zone Change

Brandon Snyder presented Item 9D, the proposed Arrowhead Commercial Zone Change. He described the request as relatively straightforward and explained that it involves a small adjustment to an existing commercial area rather than the creation of a new commercial district.

Brandon Snyder explained that the property was located near the intersection of Arrowhead Trail and Del Monte Drive. He noted that the area already contained commercial zoning and development activity and was situated adjacent to existing commercial uses. To help orient the Council, he identified nearby landmarks and surrounding land uses. He noted that the Hideout Storage facility was located to the north across Arrowhead Trail, while the Arrowhead residential subdivision was located immediately to the south.

Brandon Snyder explained that the property in question was currently part of the Arrowhead residential subdivision. The applicant requested a zone change affecting two unusually deep residential lots in order to expand and square off an existing commercial area. He stated that the purpose of the request was to create a more functional and buildable commercial parcel that can better accommodate future development.

Brandon Snyder reviewed the zoning exhibits presented to the Council. He explained that the current zoning configuration contained an irregular forty-five-degree boundary line that creates an awkward lot shape. He noted that the proposed zone change would align the zoning boundary more closely with the City's General Plan, which already identified the area along Arrowhead Trail for commercial development.

Brandon Snyder stated that the request was consistent with the commercial designation shown on the General Plan. He explained that the proposal would eliminate the unusual angled boundary and create a more practical commercial lot layout that would be easier to develop and utilize efficiently.

Brandon Snyder displayed the approved preliminary plat and pointed out the specific residential lots affected by the request. He identified Lots 147 and 192 as the properties proposed for rezoning from residential to commercial. He explained that these two deep residential lots were highlighted on the exhibit and represent the area being incorporated into the adjacent commercial property.

Brandon Snyder stated that the Planning Commission reviewed the request and recommended approval. He explained that Planning Commission members determine that the revised lot configuration would improve building placement opportunities and allow for a more practical commercial site design. He noted that the proposal created a more usable development pad and improved the overall layout of the commercial corner.

Brandon Snyder discussed neighboring properties and boundary considerations. He noted that the city boundary established through the Sandhill Annexation in 1988 was located nearby. He also acknowledged that residential uses remain adjacent to portions of the proposed commercial area.

Brandon Snyder explained that development standards would require buffering between future commercial and residential uses. He stated that a masonry wall would be required along the commercial property boundary where it abutted residential development. In addition, he explained that residential lots developing adjacent to the commercial area would be required to install at least a vinyl fence. He noted that conversations were already occurring between neighboring property owners and Clyde Companies regarding possible alternative fencing or screening solutions that may exceed the minimum requirements.

Brandon Snyder reiterated that the Planning Commission carefully reviewed the proposal and ultimately forwards a positive recommendation to the City Council for approval of the zone change.

Councilman Jesse Cardon asked whether the Arrowhead subdivision was approved as a master-planned development and whether the remaining residential lots continued to meet minimum zoning requirements if the two lots were removed from the residential area.

Brandon Snyder confirmed that the subdivision was approved as a master-planned development. He explained that staff analyzed the lot sizes and verified that even after removing the two lots proposed for rezoning, the remaining residential lots continue to satisfy the applicable density and lot size requirements. He reported that the average lot size remains approximately 12,304 square feet, which exceeded the minimum standards required within the development.

Councilman Jesse Cardon asked for confirmation that the subdivision remained compliant after the proposed adjustment.

Brandon Snyder confirmed that all applicable requirements continue to be met and that the subdivision remained in compliance with approved standards.

Mayor Mike Mendenhall asked whether any additional questions remained for Mr. Snyder before opening the public hearing.

No additional questions were raised by the Council.

Brandon Snyder concluded his presentation and thanked the Council.

Mayor Mike Mendenhall thanked Mr. Snyder for the report and requested a motion to enter into a public hearing for Item 9D, the proposed Arrowhead Commercial Zone Change. He then opened the matter for public comment and testimony.

Councilman Cardon made a **Motion** to Go Into a Public Hearing
Councilman Oyler **Seconded** and the motion **Passed,** all in favor, at 7:06 pm

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

Mayor Mike Mendenhall formally opened the public hearing for Item 9D, the proposed Arrowhead Commercial Zone Change. He invited members of the public to address the Mayor and City Council regarding the requested zoning amendment and asked whether anyone wishes to provide comments, questions, or testimony concerning the proposal.

Mayor Mike Mendenhall allowed time for public participation and observed the audience for anyone wishing to speak on the matter. He specifically invited interested parties to come forward and share their views regarding the proposed zone change.

After providing adequate opportunity for public comment, Mayor Mike Mendenhall noted that no members of the public come forward to address the Council.

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.

Councilman Tooke made a **Motion** to Go Out of the Public Hearing
Councilwoman Beck **Seconded** and the motion **Passed,** all in favor, at 7:06 pm

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

Mayor Mike Mendenhall closed the public hearing and returned the matter to the City Council for discussion. He asked whether any Council members had additional questions or comments regarding the proposed Arrowhead Commercial Zone Change before the Council takes action.

Councilman Jesse Cardon stated that the proposal appears logical from a development standpoint. He noted that the current triangular configuration created a difficult building site and remarked that squaring off the parcel would make the property significantly more usable. He explained that the revised configuration should allow future development to occur more efficiently and with a better overall layout.

Mayor Mike Mendenhall agreed that creating a more practical commercial lot made sense and jokingly asked Brandon Snyder whether the resulting parcels would be large enough to accommodate a car wash and a chicken restaurant, referencing common commercial development patterns in the area.

Councilman Jesse Cardon joined the discussion and jokingly agreed that those types of businesses seem to be the standard commercial development formula.

Councilman Kevin Oyler remarked that the property was likely large enough to accommodate such uses.

Councilman Jesse Cardon continued the lighthearted discussion by suggesting that a roundabout should be included in the middle of the development as well.

Mayor Mike Mendenhall joked that he was simply curious about the future possibilities for the site and invited staff to share any information they may have regarding proposed uses.

Brandon Snyder responded by providing information regarding discussions that have occurred with the applicant. He explained that Lot 193, located at the corner of the development area, has reportedly been sold to Holiday Oil. He further stated that discussions had centered on developing a retail commercial pad on the proposed Lot 192. While he noted that the retail pad transaction had not yet been finalized, the anticipated development currently consists of a gas station at the corner and a retail strip center or similar commercial building on the interior lot.

Councilman Jesse Cardon observed that if Holiday Oil proceeded with development, residents may ultimately receive at least a partial car wash as part of the project.

Mayor Mike Mendenhall noted that a car wash already exists nearby and joked that the west side of the community may soon resemble the east side with similar commercial amenities and development patterns.

Councilman Jesse Cardon humorously commented that former Councilman Argyle would likely be pleased with the development and may no longer need to travel elsewhere for those services.

Mayor Mike Mendenhall continued the joke and remarked that former Councilman Argyle may no longer need to visit other parts of town once the development was completed.

Mayor Mike Mendenhall then returned the discussion to the official matter before the Council. He asked whether there were any additional questions for Brandon Snyder or the Planning Department regarding the proposed zone change.

No additional questions were raised by the Council.

Mayor Mike Mendenhall expressed appreciation for the work completed by the Planning Commission and noted that the Commission conducted a thorough review of the proposal. He commented that the Planning Commission discussion included thoughtful questions and valuable analysis that assist the Council in its decision-making process.

Mayor Mike Mendenhall observed that there were no further comments or questions regarding the proposal. He then requested a motion to approve Item 9D, the ordinance approving the Arrowhead Commercial Zone Change, and placed the matter before the Council for formal consideration and action.

Councilman Tooke made a **Motion** to Approve the Ordinance to Approve the Arrowhead Commercial Zone Change with the findings in the staff report.

Findings

1. That the proposal is consistent with the City's General Plan Designation of Commercial.
2. That the proposal will provide for the expansion of a conveniently located commercial area.
3. That the proposal will provide services to residents of Spanish Fork and expand the City's sales tax base.
4. That the proposal will promote commercial uses at a major intersection.
5. That the proposal is adequately sized to minimize the potential impacts on the residential area.
6. That the Applicant will be providing masonry walls and uniform fencing along the

west and south borders as the commercial and residential lots are developed.

7. That the Applicant will be finalizing access and cross access as the commercial lots are subdivided and developed.

Councilwoman Beck **Seconded** and the motion **Passed,** all in favor, at 7:08 pm

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

Mayor Mike Mendenhall announced that Item 9D, the Arrowhead Commercial Zone Change, was approved by the City Council. He jokingly observed that the Council members seated on the east side of the dais made the motion that ultimately approved the project and humorously suggested that they appear interested in bringing additional commercial amenities, including popcorn, to the west side of the community.

Councilwoman Stacy Beck responded that everyone in the community deserves popcorn, regardless of which side of town they live on.

Mayor Mike Mendenhall agreed and jokingly declared that popcorn should be available for everyone. The lighthearted exchange concluded the public hearing portion of the meeting and transitioned the Council to the next section of the agenda.

Mayor Mike Mendenhall announced that the meeting would move into the New Business portion of the agenda. He noted that Items A, B, and C were scheduled for consideration under New Business.

Mayor Mike Mendenhall introduced Item 10A, a resolution approving the Fiscal Year 2027 Budget. He humorously remarked that after spending much of the evening discussing revisions to the Fiscal Year 2026 budget, the Council was now ready to begin discussing Fiscal Year 2027. He noted the transition from closing out the current fiscal year to formally adopting the budget for the upcoming year.

Mayor Mike Mendenhall explained that the Council had already reviewed and discussed the proposed Fiscal Year 2027 budget during previous work sessions and public hearings. He prepared the Council to consider final adoption of the budget and turned the discussion toward the proposed financial plan that would guide City operations during the coming fiscal year. He then invited staff to present any final information regarding the Fiscal Year 2027 budget before Council action was considered.

<u>NEW BUSINESS:</u>

A. Resolution Approving Fiscal Year 2027 Budget and Adopting a Certified Tax Rate

Jordan Hales explained that the budget process followed a five-month timeline and noted that the Council was reaching the final step in that process. He stated that the proposed budget has been available for public review since the beginning of May and that a public hearing was held two weeks earlier. He explained that the budget before the Council reflected the culmination of months of planning, review, and discussion.

Jordan Hales reported several notable changes that occurred after the budget was initially published. He explained that approximately $200,000 was added to Information Systems capital expenditures to replace technology equipment identified as needing replacement. He also noted that approximately $300,000 was added to the Spanish Fork Community Network capital budget to support infrastructure upgrades capable of providing internet speeds of up to 10 gigabits. He explained that the Council would later consider the associated service rates during the meeting.

Jordan Hales stated that capital expenditures within the Veterans Resource Center project area decrease by approximately $400,000. He also reported that several budget adjustments occur within the FitCity Center operating budget. Staff determined that some budget categories, including pool chemicals and utilities, were overestimated, while part-time staffing needs, particularly in facilities maintenance and cleaning operations, were underestimated. He explained that funds were shifted between categories without changing the overall budget amount.

Jordan Hales further noted that a planned land sale along South Main Street was originally budgeted for the following fiscal year but was now expected to occur during the current fiscal year, resulting in adjustments between budget periods. He emphasized that these revisions represent relatively minor adjustments since the budget was first presented to the public.

Jordan Hales reported that the City received its certified property tax rate for the upcoming year. He explained that the average annual city property tax paid by a residential property owner decreased from approximately $270 per year to approximately $264 per year. He noted that the monthly impact was a reduction from approximately $22.53 per month to approximately $22.03 per month for the city portion of property taxes.

Mayor Mike Mendenhall asked Mr. Hales to explain why residential property taxes were decreasing despite continued growth within the community.

Jordan Hales explained that Utah's certified tax rate system generally allowed cities to collect the same amount of property tax revenue as the previous year unless a tax increase was formally adopted. He stated that property values shift differently among property classes. During the current year, commercial property values increased by approximately seventeen percent while residential values increased by only about two percent. As a result, a larger share of the property tax burden shifts toward commercial properties and away from residential property owners.

Mayor Mike Mendenhall asked whether Council members had questions regarding the Fiscal Year 2027 Budget and commented on the accessibility of the budget document. He noted that staff have made significant efforts to improve transparency and public understanding through graphics, summaries, and online accessibility tools. He stated that residents can gain a meaningful understanding of the budget without having to review all 144 pages of detailed financial information.

Seth Perrins explained that staff intentionally designed the budget to be functional, accessible, readable, and understandable to residents. He noted that while detailed spreadsheets and tables remain available for those wishing to analyze the financial data, the summaries and graphics help communicate the City's priorities and financial plans in a more approachable format. He expressed appreciation to Jordan Hales, CarsonHardy, and other staff members who helped make the budget easier for residents to understand.

Seth Perrins humorously remarked that the end of budget season was somewhat bittersweet because budget discussions were concluding and future meetings would largely focus on zoning and land-use matters. He noted that the budget process began each January and involved months of public meetings, department reviews, and collaborative planning efforts. He thanked City staff, division managers, department heads, and members of the City Council for their participation throughout the process. He stated that budgeting was not always easy but was one of the most important ways the City transforms priorities into action.

Councilman Kevin Oyler commended staff for producing a clear and informative budget document. He acknowledged that 144 pages may appear lengthy but noted that the introductory sections contain valuable information that was easy for residents to understand. He specifically referenced a statement within the budget that read, "Every dollar has a purpose," and stated that the phrase accurately reflects how Spanish Fork manages public funds. He commented that one of the strengths of local government was the ability to clearly explain how taxpayer dollars are spent and encourage residents to review the budget document.

Councilman Jesse Cardon reflected on the value residents receive from their property tax contributions. He noted that approximately $264 annually from the average residential property tax bill was allocated to Spanish Fork City. He stated that when residents consider the services provided by the City, including parks, roads, police services, fire protection, recreation facilities, and other municipal functions, the value received from those tax dollars was remarkable. He thanked current staff and previous generations of City leaders whose planning and stewardship help make the City's financial position possible.

Councilman Jesse Cardon also suggested including future comparisons between Spanish Fork's property tax rates and those of neighboring communities. He believed such information would help residents better understand how the City compared regionally and would further demonstrate the value provided to taxpayers. He expressed his belief that Spanish Fork likely delivers some of the strongest value per tax dollar within Utah County.

Seth Perrins responded positively to the suggestion and indicated that staff would explore including comparative information in a future budget revision. He noted that several Utah

County communities are currently proposing property tax increases and explained that staff wanted to ensure any comparisons were accurate and not misleading before publishing them.

Jordan Hales noted that many communities considering tax increases were doing so primarily to address public safety funding needs.

Seth Perrins expanded on that point and highlighted several major accomplishments achieved in Spanish Fork during recent years without increasing the City's property tax rate. He noted that the City successfully transitions from a volunteer fire department model to part-time staffing and ultimately to full-time staffing. He also pointed out that the City added five police officer positions during the previous two fiscal years, including three positions contained within the proposed Fiscal Year 2027 Budget. He stated that these achievements were significant, long-term investments that many communities struggle to accomplish without tax increases. He expressed pride in the City's leadership, staff, and elected officials for prioritizing public safety while maintaining fiscal discipline.

Mayor Mike Mendenhall agreed and described the accomplishments as significant and potentially generational in impact. He noted that the City's total budget exceeds $231 million and therefore required substantial documentation and analysis. He used the golf course as an example of the City's approach to financial stewardship. He explained that while a golf course was not a necessity for every municipality, Spanish Fork chose to prioritize the facility and has managed it in a way that generates revenue and returns funds to support other City operations. He highlighted ongoing improvements, including bunker renovations and maintenance enhancements, and noted that these investments were carefully managed and supported by staff expertise.

Mayor Mike Mendenhall stated that the City's commitment to responsible spending extended beyond any single department. He emphasized that employees throughout the organization take public funds seriously and approach their responsibilities with professionalism and care. He remarked that residents recognize the City's transparency and stewardship, which contributed to public confidence in the budgeting process. He thanked City staff at every level for their efforts and dedication in managing taxpayer resources responsibly.

Mayor Mike Mendenhall concluded the discussion by asking whether anyone had additional comments regarding the Fiscal Year 2027 Budget. He stated that if there were no further remarks, the Council should proceed with a motion to approve the Fiscal Year 2027 Budget and formally adopt the City's financial plan for the upcoming year.

Councilman Cardon **Moved** to Approve **the** Resolution Approving Fiscal Year 2027 Budget and adopt a certified tax rate
Councilman Tooke **Seconded** and the motion **Passed,** with a roll call vote, at 7:23 pm

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

Mayor Mike Mendenhall announced that the Fiscal Year 2027 Budget was approved by the City Council. He thanked City staff, department heads, financial personnel, and Council members for the extensive work that goes into developing and reviewing the budget. He expressed appreciation for the collaborative effort that supported the City's financial planning and transitioned the meeting to the next item of business.

Mayor Mike Mendenhall introduced Item 10B, consideration of a contract approval with Code 4 Labs. Upon reading the item title, he jokingly remarked that the subject matter sounded like something specifically associated with Police Chief Matt Johnson, referencing the law enforcement-related name of the company. His comment generated a lighthearted transition as the Council moved from budget discussions to the contract approval item.

Mayor Mike Mendenhall then turned the time over to staff, anticipating that Chief Johnson or another representative would present the details of the proposed agreement with Code 4 Labs and explain the purpose of the contract, the services being provided, and the reasons for recommending approval. He invited the presentation and prepared the Council for discussion of Item 10B.

B. Contract Approval for Code 4 Labs

Police Chief Matt Johnson began by expressing appreciation to the Mayor and City Council for their continued support of the Police Department. He specifically thanked the Council for approving the addition of three new police officer positions within the Fiscal Year 2027 Budget. He explained that the additional staffing would help reduce workloads, alleviate burnout among existing officers, and improve the department's ability to respond to calls for service. Chief Johnson noted that department personnel are grateful for the Council's support and asked that their appreciation be conveyed as well.

Police Chief Matt Johnson then presented the proposed contract with Code 4 Labs. He explained that in January 2026, the Police Department entered into a pilot program with the company to evaluate artificial intelligence-assisted report writing technology. The pilot program allowed officers to upload body-worn camera footage and in-car camera recordings into the software platform. The system then analyzed the footage and generated a detailed narrative report for officer review.

Police Chief Matt Johnson explained that officers do not simply accept the generated reports without review. Instead, officers are required to carefully examine the report, make any necessary corrections, add clarifications where needed, and verify the accuracy of the information before finalizing the document. He noted that the software served as an assistant rather than a replacement for officer judgment and responsibility.

Police Chief Matt Johnson reported that the pilot program proved highly successful. Ten officers participated in the evaluation and provided extensive feedback regarding both report quality and time savings. He stated that the feedback was overwhelmingly positive and demonstrated significant efficiency improvements.

Police Chief Matt Johnson highlighted one example involving detectives conducting complex investigations. He explained that detailed investigative reports that previously required approximately three hours to prepare can now be completed in roughly thirty minutes with the assistance of the software. He stated that the resulting time savings allow officers and detectives to spend more time conducting patrol activities, responding to calls for service, and engaging in proactive policing efforts.

Police Chief Matt Johnson recommended entering into a one-year agreement with Code 4 Labs. He explained that the proposed contract would begin on July 1, 2026, and continue through June 30, 2027. The total contract amount is $18,000 and would provide access to the software for approximately thirty officers within the department.

Police Chief Matt Johnson concluded his presentation by inviting questions from the Council regarding the technology, the pilot program, or the proposed agreement.

Councilman Jesse Cardon asked Chief Johnson to explain the officer review process in greater detail for the benefit of the public. He noted that residents may want reassurance that officers remain responsible for the contents of reports generated with artificial intelligence assistance.

Police Chief Matt Johnson explained that officers must review every report, make edits and corrections as needed, and verify that the information accurately reflects the incident being documented. He further noted that each report contained a disclosure indicating that artificial intelligence assistance was used in generating the report. Officers then sign and approve the report, confirming that they have reviewed and accepted responsibility for its contents.

Councilwoman Stacy Beck remarked that it was encouraging to hear measurable results from the pilot program. She recalled that when the Council initially approved the pilot project several months earlier, there was uncertainty regarding how much benefit the technology would actually provide. She stated that hearing about the significant time savings validated the decision to test the software.

Police Chief Matt Johnson agreed and reiterated that the efficiency gains are substantial and exceeded expectations.

Councilman Jesse Cardon directed a question to City Attorney Vaughn and asked whether the use of artificial intelligence-assisted reports created any legal complications when reports were later used in criminal cases or other legal proceedings.

Vaughn Pickell responded that the issue was likely still evolving because the technology was relatively new. However, he noted that as long as officers thoroughly review, edit, and ultimately adopt the reports as their own work product, he believed the City was on solid footing legally. He acknowledged that artificial intelligence presented a new frontier and suggested that legal standards would continue developing as the technology became more widely used.

Councilman Kevin Oyler shared a similar experience from his own workplace. He explained that employees previously prepared reports and work tickets manually, but they now use artificial intelligence tools to generate drafts. He stated that the resulting documents are often more detailed and descriptive than those produced manually. He noted that the technology helped create clearer documentation and improve communication.

Police Chief Matt Johnson agreed with Councilman Oyler's observations and stated that the reports generated through Code 4 Labs were exceptionally detailed and thorough. He remarked that the quality of the narratives was impressive and contributed to better documentation overall.

Police Chief Matt Johnson reflected on how much report writing has changed during his law enforcement career. He recalled that thirty-two years earlier officers handwrote reports and that City employee Jill Thorpe manually entered those reports into the computer system and printed them for processing. He noted that technological advancements have dramatically changed police reporting practices over the years.

Mayor Mike Mendenhall humorously commented that anyone responsible for deciphering handwritten police reports deserved recognition for the challenge of reading officers' handwriting.

Police Chief Matt Johnson agreed and laughed at the observation.

Mayor Mike Mendenhall thanked Chief Johnson for the presentation and asked whether there are any additional questions regarding the proposed contract with Code 4 Labs.

No further questions were raised by the Council.

Mayor Mike Mendenhall noted that the Council appeared comfortable with the proposal and requested a motion to approve Item 10B, the contract agreement with Code 4 Labs for artificial intelligence-assisted police report writing services. He placed the matter before the Council for formal consideration and approval.

Councilwoman Beck **Moved** to Approve **the** Resolution Approving Contract Approval for Code 4 Labs and go into the Redevelopment Agency

Council Jesse Cardon asked if she intended to take action on the contract approval before proceeding to Item 10C. Realizing there was some confusion regarding the wording of the motion.

Councilwoman Stacy Beck explained that she is reviewing the motion language to make certain it references the correct item.

Mayor Mike Mendenhall jokingly remarked that Councilwoman Beck appears ready to shorten the motion considerably by removing most of the formal wording.

Councilwoman Stacy Beck responded with humor and stated that she simply wants to approve the Code 4 Labs contract.

Councilwoman Beck **Moved** to Approve **the** Resolution Approving Contract Approval for Code 4 Labs
Councilman Tooke **Seconded** and the motion **Passed,** with a roll call, vote at 7:27 pm.

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

Mayor Mike Mendenhall announced that Item 10B, the contract approval with Code 4 Labs, was approved by the City Council. He thanked Chief Matt Johnson for the presentation and the department's work evaluating the technology.

Councilman Jesse Cardon jokingly remarked that the Council certainly did not want Chief Johnson to come to the meeting dressed professionally and prepared to present without ultimately approving the item.

Mayor Mike Mendenhall responded humorously that Chief Johnson was indeed present and prepared, making the approval worthwhile.

Mayor Mike Mendenhall then transitioned the meeting to Item 10C. He introduced the proposed CMGC (Construction Manager/General Contractor) agreement with Barber Company for the new Fairgrounds Arena Stall Barn Project. He noted that the item involved an important phase of the ongoing Fairgrounds improvements and invited staff to provide details regarding the agreement.

Mayor Mike Mendenhall recognized Dale R. Robinson and turned the time over to him for presentation of the CMGC agreement. He asked Mr. Robinson to explain the project, discuss the role of Barber Company, outline the proposed construction management services, and provide the Council with the information necessary to consider approval of the agreement for the new Fairgrounds Arena Stall Barn Project.

C. CM/GC Agreement with the Barber Company for the New Fairground Arena/Stall Barn Project

Dale Robinson introduced Item 10C, the CMGC (Construction Manager/General Contractor) Agreement with Barber Company for the new Fairgrounds Indoor Arena and Stall Barn Project. He expressed enthusiasm about the project and stated that construction planning continued to move forward. He then yielded the presentation to Parks and Recreation Project Manager Matt Romero, who had been directly involved in managing the project.

As Matt Romero approached the podium, several members of the Council and staff commented on his appearance, noting that he is dressed particularly professionally for the occasion. Mayor Mike Mendenhall invited him forward while jokingly suggesting that a photograph may be necessary to document the rare event. Laughter followed as staff tease one another about their attire and project involvement.

Matt Romero jokingly remarked that he was actually going to miss working with Dale Robinson once the project concluded and noted that they still have a few more months to work together. He expressed hope that additional future projects would provide opportunities for continued collaboration.

Matt Romero presented the proposed CMGC agreement and reviewed the project's history. He reminded the Council that on February 3, 2026, the City approved GMP Phase 1 for approximately $5.14 million. He explained that Phase 1 primarily consisted of purchasing the steel building package early in order to avoid anticipated material price increases, while also covering design fees, bonding costs, and other preliminary expenses.

Matt Romero reported that staff and Barber Company spent the previous several months thoroughly reviewing project costs and refining the design to stay within the established project budget. He commended Barber Company for their willingness to work collaboratively and transparently throughout the process. He specifically praised Marty Barber and Rob Weber for their honesty and commitment to finding solutions that allow the project to proceed successfully.

Matt Romero explained that one of the most significant concessions made by Barber Company was a substantial reduction in its contractor fee. He reported that the company's fee decreased from approximately $378,000 to approximately $183,000, effectively cutting the fee in half. He stated that Barber Company demonstrated a strong commitment to the project and the community by making that adjustment. He further noted that project contingency funds remain available and that if those funds are not needed, some of the contractor fee reduction may potentially be restored.

Matt Romero presented GMP Phase 2 in the amount of approximately $4.49 million. Combined with the previously approved Phase 1 amount, the total contract value with Barber Company reaches approximately $9.63 million. He explained that when furniture, fixtures, equipment, permitting fees, and impact fees were added, the total project budget reached approximately $11.36 million. He noted with satisfaction that the final project remained within budget by approximately $27,000.

Matt Romero highlighted several design improvements incorporated into the project. One notable enhancement involved relocating existing overhead power lines behind the outdoor arena. He explained that the power infrastructure would be moved underground, eliminating visual clutter and significantly improving the appearance of the fairgrounds.

Matt Romero also discussed a redesign of the facility entrance. He explained that the primary public entrance was moved to the south side of the building, allowing spectators to access the facility from the Reams parking area. He stated that this change improved safety by separating vehicle traffic from pedestrians and livestock activities while also reducing congestion around event areas.

Seth Perrins emphasized two important aspects of the project. First, he noted that Utah County was funding approximately half of the project's cost through the partnership agreement with Spanish Fork City. He stated that the partnership significantly reduced the City's financial burden while delivering a major community asset.

Seth Perrins further explained that the facility would serve multiple purposes. In addition to housing livestock and equestrian activities, the building would include office space for Utah State University Extension Services. He noted that the new facility would incorporate warm-up areas and flexible-use spaces that allow for a broader range of activities than the existing Willey Barn.

Seth Perrins stated that the revised south-facing entrance was one of the most impactful improvements made during the design process. He explained that although the change appears simple, it dramatically improved spectator access, event circulation, safety, and overall functionality. He praised staff and the project team for identifying the opportunity and incorporating it into the final design.

Seth Perrins also expressed appreciation for Barber Company's professionalism and noted that all feedback received regarding the company had been overwhelmingly positive.

Mayor Mike Mendenhall invited representatives from Barber Company to speak if they wished.

Marty Barber introduced himself as "second in command" in a humorous manner, while Rob Weber introduced himself as well. Mayor Mendenhall jokingly identified himself as "third in command," creating a lighthearted exchange.

Marty Barber expressed gratitude for the opportunity to work with Spanish Fork City. He stated that the company had completed numerous projects within the community, including work at the airport, and consistently enjoys working with City staff. He specifically praised personnel throughout the organization, including building officials, inspectors, engineering staff, and public works employees.

Mayor Mike Mendenhall thanked Barber Company for its willingness to participate in such an important public project. He emphasized that the facility represented a significant investment in the community's agricultural heritage and would serve future generations. He noted that the arena would provide a safe, attractive, and functional venue for youth activities, livestock events, rodeo participants, and spectators for many years to come.

Councilman Kevin Oyler asked about the project timeline and whether construction can be completed in time for future fairgrounds events.

Matt Romero explained that utility relocation work would begin almost immediately, with underground power installation commencing during the following week. Construction activity would pause temporarily to accommodate Fiesta Days and other scheduled events. He reported that full demolition and construction activities would begin immediately after the County Fair, with August 3 identified as the target start date.

Councilman Kevin Oyler asked about the anticipated completion date.

Matt Romero reported that construction was scheduled for completion by March 29, just prior to the Utah High School Rodeo events. He acknowledges that the schedule was extremely aggressive but that the contractor was confident in meeting the deadline.

Marty Barber noted that demolition of the existing Willey Barn would be the first major construction activity beginning August 3.

Councilman Kevin Oyler jokingly asked whether an invitation should be extended to Willie himself for the demolition.

Matt Romero laughed and responded that perhaps they should consider it.

Mayor Mike Mendenhall jokingly asked whether leftover explosives from Wings and Wheels could be used to accelerate the demolition process.

Seth Perrins responded humorously that the City knows people who might be able to assist.

Seth Perrins then turns serious and explained that because of the compressed timeline, the City would not be able to accommodate numerous requests from individuals hoping to salvage materials from the existing Willey Barn. He emphasized that the demolition and reconstruction schedule was extremely tight and leaves little room for delays. He noted that while some useful materials would be salvaged for City use, the project team must remain focused on meeting critical construction milestones.

Mayor Mike Mendenhall added that reusable materials from the facility would be preserved whenever practical and that any surplus items not needed by the City may eventually be offered through the City's surplus disposal process.

Matt Romero explained that demolition of the Willey Barn would require careful disassembly rather than simple mechanical demolition. Because of the building's structure, crews would remove materials in stages while simultaneously beginning foundation work for the new facility. He noted that the construction sequence would be highly coordinated and complex.

Councilwoman Stacy Beck commented that the project was very exciting and expressed enthusiasm about seeing construction begin.

Seth Perrins asked Marty Barber whether this type of accelerated demolition and reconstruction schedule was common for the company.

Marty Barber responded that while the timeline was certainly challenging, Barber Company routinely undertook complex projects. He further noted that the City saved several hundred thousand dollars by purchasing steel materials early before subsequent market price increases occurred. He explained that three separate steel price increases took place after the City secured the building package, validating the decision to move quickly.

Councilman Kevin Oyler asked whether the project budget includes both the arena and the new stall barn.

Matt Romero confirmed that both facilities were included within the project budget and timeline. He noted that the stall barn structures were already delivered and sitting on-site awaiting installation.

Mayor Mike Mendenhall emphasized the importance of the project for rodeo participants and fairgrounds users. He explained that the facility would significantly improve safety and functionality for both livestock and human participants. He noted that current operations often require spectators, animals, and competitors to share common circulation areas, while the new design would provide a safer and more efficient environment.

Councilman Jesse Cardon joked that Matt Romero should wear a tie to every council meeting.

Matt Romero responded that he originally dressed up because Councilman Marshall was absent and he wanted to demonstrate what wearing a tie looked like.

Councilman Jesse Cardon joked that Councilman Marshall likely would not know how to tie one anyway. The exchange generated laughter among those present.

Before concluding, Marty Barber offered additional comments praising Spanish Fork City's Building Department, inspectors, plan reviewers, and permitting staff. He stated that among the many jurisdictions in which Barber Company works throughout Utah, Spanish Fork consistently ranks as the company's favorite. He explained that City staff were professional, responsive, and solution-oriented, making development and construction projects significantly easier to complete successfully. He further stated that Barber Company often recommended Spanish Fork to prospective clients because of the quality of the City's staff and development processes.

Councilwoman Stacy Beck expressed appreciation for hearing such positive feedback regarding City employees.

Mayor Mike Mendenhall thanked Marty Barber for the comments and jokingly remarked that, as a politician, he was tempted to take credit for the praise. He quickly acknowledged that the recognition truly belonged to the City employees who work directly with contractors and residents every day. He thanked Barber Company for the kind words and for its partnership on the project.

Mayor Mike Mendenhall asked whether there are any additional questions regarding the CMGC Agreement with Barber Company. Hearing none, he requested a motion to approve Item 10C and placed the agreement before the Council for formal consideration and action.

Councilman Tooke **Moved** to Approve **the Resolution Approving the CM/GC Agreement with the Barber Company for the New Fairground Arena/Stall Barn Project and adjourn to the Redevelopment Agency**
Councilman Oyler **Seconded** and the motion **Passed,** with a roll call vote, at 7:44 pm.

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

Mayor Mike Mendenhall announced that Item 10C, the CMGC Agreement with Barber Company for the Fairgrounds Indoor Arena and Stall Barn Project, was approved by the City Council. He briefly asked whether any additional language or modifications need to be added to the approved motion before proceeding.

Seth Perrins responded that no additional modifications are necessary.

Brandon Snyder began to respond but confirmed that no further action was required.

Matt Romero acknowledged the approval and expressed appreciation for the Council's support of the project.

Mayor Mike Mendenhall thanked Matt Romero, Barber Company representatives, and everyone involved in preparing and refining the project. He recognized the considerable effort invested in bringing the proposal forward and moving the project toward construction.

Seth Perrins noted that significant technical and construction work still lay ahead as the project moved into implementation.

Mayor Mike Mendenhall again thanked the project team for their efforts and participation in the meeting.

Mayor Mike Mendenhall announced that the City Council was now convening as the Redevelopment Agency (RDA). He asked for clarification regarding official titles within the Agency structure.

Councilman Jesse Cardon responded that the Council members serve as directors of the Redevelopment Agency.

Mayor Mike Mendenhall confirmed that he serves as Chair of the Redevelopment Agency while the Council members serve as Agency Directors. He formally called the Redevelopment Agency meeting to order and transitions from City Council business to Redevelopment Agency business.

ADJOURN TO REDEVELOPMENT AGENCY:

Mayor Mike Mendenhall clarified the organizational structure of the Redevelopment Agency following the adjournment of the City Council meeting. In a lighthearted manner, he explained that he served as the Chair of the Redevelopment Agency while the members of the City Council serve as Agency Directors.

Mayor Mike Mendenhall formally called the Redevelopment Agency meeting to order and noted that the Board was now conducting Redevelopment Agency business rather than City Council business.

Mayor Mike Mendenhall then requested a motion to approve the minutes from the previous Redevelopment Agency meeting. He placed the approval of the meeting minutes before the Agency Board for consideration and action as the first item of Redevelopment Agency business.

RDA CONSENT:

A. RDA Meeting Minutes 06-02-2026

Director Cardon **Moved** to Approve **the RDA Meeting Minutes 06-02-2026**
Director Oyler **Seconded** and the motion **Passed**, all in favor, at 7:45 pm

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

The Redevelopment Agency meeting minutes were approved.

Mayor Mike Mendenhall announced that the Redevelopment Agency consent items have been approved and moved to the next item of business. He introduced a resolution approving the Fiscal Year 2027 Budget for the Spanish Fork Redevelopment Agency.

Mayor Mike Mendenhall recognized Finance Director Jordan Hales and invited him to present the proposed Redevelopment Agency budget for Fiscal Year 2027. He turned the time over to Mr. Hales to review the Agency's financial plan, anticipated revenues and expenditures, and any significant projects or obligations included in the upcoming year's budget.

RDA NEW BUSINESS:

A. Redevelopment Agency (RDA) Resolution Approving Fiscal Year 2027 Budget

Jordan Hales presented the proposed Fiscal Year 2027 Redevelopment Agency budget and noted that, unlike the City's general budget, no revision to the Fiscal Year 2026 RDA budget was necessary. He explained that there were no significant changes, and in fact essentially no changes, to the Redevelopment Agency budget during the current fiscal year that would require amendment before year-end.

Jordan Hales further reported that there are also no substantive changes between the tentative Fiscal Year 2027 RDA budget previously presented and the final budget now before the Agency Board for approval. He explained that the budget remains substantially the same as the version reviewed during earlier budget discussions.

Jordan Hales reminded the Agency Board that the required public hearing for the Redevelopment Agency budget was conducted two weeks earlier in accordance with state requirements. Because the public hearing process was already completed and no significant modifications have been made since that time, he explained that the only action remaining was formal approval of the Fiscal Year 2027 Redevelopment Agency budget.

Jordan Hales concluded his presentation and indicated that he was available to answer any questions from Agency Board members.

Mayor Mike Mendenhall noted that there have been no changes since the Board's previous review of the budget. He asked whether any Agency Directors had questions or comments regarding the proposed Fiscal Year 2027 Redevelopment Agency budget.

Mayor Mike Mendenhall observed that no questions were raised by the Board. He reminded the Agency that the public hearing requirement had already been satisfied and stated that the matter was ready for action. He then requested a motion to approve the Fiscal Year 2027 Redevelopment Agency Budget and placed the item before the Redevelopment Agency Board for consideration and approval.

Director Beck made a **Motion** to Approve the Redevelopment Agency (RDA) Resolution Approving Fiscal Year 2027 Budget AND moved to adjourn from the Redevelopment Agency and go into the Local Building Authority
Director Cardon **Seconded** and the motion **Passed,** all in favor, at 7:46 pm

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

Director Shane Marshall	Absent

Mayor Mike Mendenhall confirmed that Director Beck made the motion and acknowledged the action of the Redevelopment Agency Board. He announced that the Fiscal Year 2027 Redevelopment Agency Budget was approved and thanked the Board for its consideration of the item.

Mayor Mike Mendenhall then transitioned the meeting from Redevelopment Agency business to the Local Building Authority (LBA). He noted that the governing body was now convening in its capacity as the Local Building Authority and reminded members that their title changes once again, this time serving as Trustees of the LBA.

ADJOURN TO LOCAL BUILDING AUTHORITY:

LBA CONSENT ITEMS:

A. LBA Meeting Minutes 06-02-2026

Mayor Mike Mendenhall requested a motion to approve the Local Building Authority meeting minutes dated June 2, 2026. He placed the consent item before the Trustees for consideration and approval as the meeting proceeds into Local Building Authority business.

Mayor Mike Mendenhall announced that the Local Building Authority (LBA) meeting had been convened.

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 June 2, 2026, LBA meeting minutes.

Trustee Oyler Moved to Approve **LBA Meeting Minutes 06-02-2026**
Vice Chair Beck **Seconded** and the motion **Passed,** with a roll call vote, at 7:47 pm

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

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 LBA Resolution Approving Fiscal Year 2026 Revision 1 Budget

LBA PUBLIC HEARING:

A. LBA Resolution Approving Fiscal Year 2026 Revision 1 Budget

Jordan Hales reported that there is one notable change to the Local Building Authority budget since the previous review. He explained that the adjustment was the same transfer discussed earlier during the City budget presentation. Specifically, $700,000 was being transferred from the Local Building Authority Fund to the Recreation Center Construction Fund.

Jordan Hales directed the Trustees' attention to the budget summary and noted that the transfer appears in the lower right portion of the budget documents. He explained that aside from the $700,000 transfer, there were only a few minor revenue and expenditure adjustments that did not significantly alter the overall financial position of the Local Building Authority.

Seth Perrins provided additional context regarding the transfer and noted that some of the Local Building Authority funds originate from interest earnings associated with the recreation center construction project. He explained that a portion of those funds were being utilized for improvements and amenities connected to the facility.

Seth Perrins highlighted a recently installed large video display located in the competition pool area at the FitCity Center. He noted that residents attending swim meets or other aquatic events had likely seen the substantial screen mounted in the facility. He explained that the naming rights associated with the display were purchased by Spanish Fork Community Network (SFCN), allowing the network's branding to be prominently featured on the display.

Seth Perrins recalled discussions held approximately two years earlier regarding whether the facility should include a large video board or display screen. He noted that SFCN expressed strong interest in associating its brand with that feature and that the City was now carrying out the plan originally discussed during the facility design process.

Mayor Mike Mendenhall jokingly asked whether Adam could use the large screen to present his meeting recap videos, suggesting that the display could become a new venue for community communications.

Seth Perrins responded that Adam was generally willing to participate in almost any project and would likely be open to the idea.

Councilwoman Stacy Beck agreed and commented that Adam was usually enthusiastic about creative opportunities.

Seth Perrins humorously remarked that Adam was willing to take on virtually any task, even joked that he would probably mow someone's lawn if asked.

Mayor Mike Mendenhall continued the lighthearted discussion and suggested that the larger the screen, the better the opportunity for Adam's meeting recaps.

Seth Perrins jokingly proposed that Adam could even film the recap while riding the City's Whippet amusement ride.

Councilwoman Stacy Beck remarked that such a presentation would actually be entertaining.

Mayor Mike Mendenhall acknowledged that ideas are certainly being generated, although he was not yet convinced all of them are good ideas.

Seth Perrins noted that the brainstorming process was definitely underway.

Jack Urquhart agreed and commented that several ideas are emerging from the discussion.

Councilman Jesse Cardon joked that whether those ideas were good remains a separate question.

Seth Perrins humorously suggested that receiving Employee of the Quarter recognition may have removed some of the normal filters on staff creativity.

Councilman Kevin Oyler and other members of the Council laughed at the comment.

Councilman Jesse Cardon remarked that things have clearly changed since the recognitions earlier in the meeting.

Mayor Mike Mendenhall then returned the discussion to the budget item. He noted that the $700,000 transfer and a few other minor adjustments represent the only meaningful changes to the Local Building Authority budget.

Mayor Mike Mendenhall asked whether any additional questions remain regarding the Fiscal Year 2026 Local Building Authority Budget Revision. Hearing none, he requested a motion to go into a LBA Public Hearing.

Trustee Cardon made a **Motion** to Go Into a LBA Public Hearing
Trustee Tooke **Seconded** and the motion **Passed,** all in favor, at 7:49 pm

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

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 LBA Resolution Approving Fiscal Year 2026 Revision 1 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 7:50 pm

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

Mayor Mike Mendenhall reopened discussion on Item A following the public hearing and asked if there were any additional questions or comments from the Trustees regarding the Local Building Authority (LBA) Resolution Approving Fiscal Year 2026 Revision 1 Budget.

Trustee Cardon Moved to Approve the **Local Building Authority (LBA) Resolution Approving Fiscal Year 2026 Revision 1 Budget**
Trustee Tooke **Seconded** and the motion **Passed,** with a roll call vote, at 7:50 pm

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

Mayor Mike Mendenhall announced that the Fiscal Year 2026 Local Building Authority Budget Revision 1 was approved by the Trustees. He acknowledged the action taken by the Board and moved the meeting to the next agenda item.

Mayor Mike Mendenhall introduced New Business, specifically the proposed Fiscal Year 2027 Local Building Authority Budget. He noted that the Trustees have just completed consideration of the current fiscal year's budget revision and were now moving to adopt the budget for the upcoming fiscal year.

Mayor Mike Mendenhall stated that the item before the Trustees was approval of the Fiscal Year 2027 Local Building Authority Budget and turned to staff for any final comments or explanation regarding the proposed budget. He invited Jordan Hales to identify any changes, notable items, or adjustments included in the Fiscal Year 2027 budget before the Trustees consider formal approval.

LBA NEW BUSINESS:

A. LBA Resolution Approving Fiscal Year 2027 Budget

Jordan Hales explained that the required public hearing for the Fiscal Year 2027 Local Building Authority Budget was held two weeks earlier, satisfying all statutory public notice and hearing requirements. He noted that no changes are made between the tentative budget presented during the public hearing and the final budget now before the Trustees for adoption.

Jordan Hales stated that the budget remained exactly as previously presented and reviewed. Because there are no revisions, additions, or adjustments, he explained that the item was ready for final approval.

Mayor Mike Mendenhall thanked Mr. Hales for the update and confirmed that there were no changes from the version reviewed at the prior meeting. He asked whether any Trustees had questions or comments regarding the Fiscal Year 2027 Local Building Authority Budget.

Mayor Mike Mendenhall paused to allow for discussion and questions from the Board. Seeing none, he noted that the budget had already undergone public review and hearing and that the Trustees had ample opportunity to examine its contents.

Mayor Mike Mendenhall stated that no further discussion appeared necessary and requested a motion to approve the Fiscal Year 2027 Local Building Authority Budget. He placed the matter before the Trustees for formal consideration and adoption.

Trustee Tooke **Moved to** Approve **the LBA Resolution Approving Fiscal Year 2027 Budget and Reconvene Back to City Council.**

Trustee Beck **Seconded** and the motion **Passed,** with a roll call vote, at 7:51 pm.

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

<u>RECONVENE TO CITY COUNCIL:</u>

Mayor Mike Mendenhall announced that the Fiscal Year 2027 Local Building Authority Budget was approved. He then transitioned the meeting back from the Local Building Authority to the regular City Council meeting, noting that members were once again serving in their capacity as Council members.

Seth Perrins asked for feedback from the Mayor and City Council regarding the City's budget approval process. He explained that the current process included presentation of the tentative budget in May, a public hearing in June, and final budget approval at a later meeting. He noted that this created multiple public touchpoints but also meant that the Council discussed the budget several times before final adoption.

Seth Perrins stated that staff want to make sure the process remains current, useful, transparent, and consistent with best practices rather than simply continuing a process because it has always been done that way. He asked whether Council members prefer the current format, where the public hearing and approval occur at separate meetings, or whether they would like the option to approve the budget on the same night as the public hearing if there are no comments or concerns.

Councilman Jesse Cardon stated that he personally liked the current process because it provided multiple opportunities for public comment and engagement. He acknowledged that the City does not often receive many public comments on the budget, but he valued the fact that residents have time to review, ask questions, send emails, and express concerns if they choose to do so.

Seth Perrins thanks Councilman Cardon for the feedback.

Councilman Kevin Oyler asked whether state law requires any particular timing between the public hearing and final budget approval.

Seth Perrins explained that state law required the budget to be approved by a specific June deadline but did not prohibit holding the public hearing and final approval on the same night. He noted that the certified tax rate could be a complicating factor because the City typically received that information around the time of the final approval meeting.

Jordan Hales noted that the City could likely adopt the budget without the certified tax rate number, or address that rate separately if needed.

Seth Perrins agreed and explained that the certified tax rate could potentially be approved by separate resolution if necessary. He emphasized that he was not pushing the Council toward one approach or another but wants to confirm whether the current process still makes sense. He noted that government processes can sometimes appear inefficient to the public, but public process and transparency often require additional steps.

Mayor Mike Mendenhall stated that some flexibility may be appropriate depending on the nature of the budget being considered. He explained that if the City was not proposing a property tax increase, the timing may feel less urgent because the budget had already been discussed and reviewed multiple times. However, he stated that if the City were ever proposing a property tax increase or another major change, he would favor giving the public more time to ask questions, receive answers, and understand the proposal.

Councilman Kevin Oyler said he understood the concern about the process seeming somewhat confusing or stretched out. He suggested that one option could be to present the tentative budget earlier, provide a longer review period, and then hold the public hearing and approval on the same night. He noted that this could still allow residents time to review the budget before formal action.

Councilman Jesse Cardon responded that the challenge with that approach was that if concerns were raised during the public hearing, the Council would have very little time to evaluate or adjust the budget before voting.

Jordan Hales agreed and stated that having a two-week period between the public hearing and approval was useful because it allows staff and elected officials time to consider public feedback and make changes if needed.

Seth Perrins acknowledged that while the City does not typically receive budget comments requiring changes, it was helpful to preserve the ability to respond if concerns arise.

Councilman Kevin Oyler noted that during his years on the Council, he had not seen significant public concern raised during the budget process. However, he agreed that leaving time between the public hearing and final adoption was helpful if concerns do arise. He concluded that the current process was probably a good one.

Seth Perrins thanked the Council for allowing the discussion and for providing feedback.

Mayor Mike Mendenhall again thanked the City Council for their public service and for the way they handle financial decisions. He stated that budget discussions can sometimes become political, but the Council does its work professionally and communicates well with residents. He also credited City staff for preparing information in a clear, concise, and understandable way.

Mayor Mike Mendenhall stated that the lack of controversy surrounding the budget reflects both strong staff work and Council members being in touch with their constituents. He thanked the Council for their thoughtful approach.

Mayor Mike Mendenhall asked whether there was a need for a closed session.

Seth Perrins confirmed that no closed session was needed and remarked that it was a great night.

Councilwoman Beck **Moved** to **Adjourn**
Councilman Cardon **Seconded** and the motion **Passed,** with all in favor, at 7:57 pm

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

Attest: June 16, 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 16, 2026. This document constitutes the official minutes of the City Council meeting.

Tara Silver

TARA SILVER, CITY RECORDER