



**ADOPTED MINUTES
CITY COUNCIL MEETING
December 12, 2023, at 5:20 PM
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present:

Mike Mendenhall, Mayor
Jesse Cardon, Councilmember
Chad Argyle, Councilmember

Kevin Oyler, Councilmember
Stacy Beck, Councilmember
Shane Marshall, Councilmember

Councilmembers Absent:

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Dale Robinson, Parks and Recreation Director
Dave Anderson, Community Development Director
Seth Perrins, City Manager
Tyler Jacobson, Assistant City Manager

Eddie Hales, Fire & EMS Chief
Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Chris Thompson, Public Works Director
Nick Porter, Public Information Officer

Staff Members Absent:

Visitors Present:

Name

Steve Leifson
Cheryl Leifson
Chris Beck
Wendy Osborne
Amber Mendenhall
Kathleen Leavitt
Issac Cranford
Mark Peterson

Name

Craig Jacobson
Jacob Rawlins
Jake Argyle
Kelci Argyle
Mandie Tuttle
Abbie Taylor
Paul Taylor
Amberli Cranford
Johnathan Ward

Name

Payzlie Taylor
Braxton Tuttle
Kylor Argyle
Jenson Argyle
Tayren Tuttle
Teresa Argyle
Culey Cardon
Landon Tooke & family

4:36 pm WORK SESSION -No formal actions are taken in a work session.

a. Golf Course - New GPS System and Front Nine Realignment

Ryan Rhees discussed the upgrade of the GPS system and re-route the front 9 holes.

Councilman Cardon ▾ made a **Motion** to **Adjourn to Closed Session for strategy sessions to discuss the purchase, exchange, or lease of real property.**

Councilwoman Beck ▾ **Seconded** the motion and it **Passed** at 5:04 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

6 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Call to Order- Mayor Mendenhall opened the Spanish Fork City Council Meeting on December 12th, 2023, at 6:04 pm by expressing gratitude to those present in the council chambers and the global audience tuning in. The meeting commenced with a motivational message or prayer, with Councilman Cardon leading the pledge.

Councilman Argyle asked Landon Tooke to offer words of encouragement and lead the gathering in prayer.

Landon Tooke expressed gratitude for the opportunity to serve Spanish Fork and described it as a dream come true. Despite his voice being compromised, he conveyed his eagerness to start working in the upcoming weeks. He apologized for his hoarse voice and proceeded to give the invocation.

Councilman Cardon had everyone recite the pledge of allegiance with him.

Mayor Mendenhall invited public comment.

PUBLIC COMMENTS:

Wendy Osborne

Wendy Osborne, the director of Tabitha's Way, began by acknowledging the donation received from the employees of Spanish Fork City, highlighting that the funds raised were equivalent to 2,160 meals. Osborne expressed tremendous gratitude for this generous contribution to Tabitha's Way, a local food pantry that relies on community support.

She took a moment to thank the city staff and employees for their hard work and generosity, emphasizing the impact of their donation on families within the community. Osborne encouraged applause for the meaningful contribution and urged everyone in the city to recognize and appreciate the goodness of those working in the community.

Osborne also reminded individuals about Tabitha's Way Christmas holiday basket giveaway and Christmas tree distribution event, where she was expecting over 800 families to benefit. She extended an invitation for volunteers and shared that there were still spots available. Despite acknowledging the busy schedules of the council members, she encouraged them to participate or at least visit the event and witness the positive impact on the community. Osborne concluded by expressing gratitude for the ongoing support from the city in helping Tabitha's Way carry out its mission.

Councilmembers Oyler and Beck provided additional information regarding the volunteer link mentioned by Wendy Osborne. Both council members confirmed that they had checked the link and found that all 16 slots for volunteer positions were filled.

In response to Councilmembers Oyler and Beck's information about the filled volunteer slots, Wendy Osborne clarified that Tabitha's Way had opened up four additional slots for volunteers. She encouraged individuals to sign up for these newly available positions. Osborne also mentioned that they had received notice of 50 Christmas trees that would be strapped to cars, expressing happiness in taking on the duty of distributing them.

Mayor Mendenhall acknowledged the overwhelming response from the community and expressed gratitude for the support. He mentioned that the number of participants had exceeded the initially planned figure.

Wendy Osborne provided additional information, stating that the initial plan was to support 500 families from the Spanish Fork pantry. However, they had received requests from 808 families to date. Despite the increased demand, Osborne reassured everyone that they had enough food and meals to meet the needs of the community. She expressed gratitude for the support, emphasizing that they were well-prepared to provide for the additional requests from their pantries. This information showcased the community's generosity and the ability of Tabitha's Way to respond to the increased demand for assistance during the holiday season.

Mayor Mendenhall expressed his gratitude for all Wendy does for the community and the readiness and excitement for the community's contributions to the Christmas events and thanked everyone for their efforts. The mayor then invited others for any additional public comments

Steve and Cheryl Leifson

Former Mayor Steve and Cheryl Leifson addressed the current City Council during the meeting, expressing their perspective from the "other side." They jokingly mentioned the advice given to the current mayor, encouraging them not to "screw it up" while acknowledging that the council was doing a fine job.

The Leifsons took a moment to recognize Chad, expressing appreciation for his service to the city. They conveyed gratitude to all council members for their dedication, emphasizing the challenges that come with such roles. Specifically addressing Chad, who was attending his last meeting, they highlighted the personal connections formed within the council, likening it to a family.

Steve and Cheryl shared a touching anecdote about Chad's support during a difficult time, reflecting on the compassion and camaraderie that transcends the responsibilities of public service. They acknowledged the deeper connection formed within the council, where members support each other like family.

Expressing love and support for all council members, the Leifsons conveyed their best wishes to Chad, expressing hope for future meetings at the senior center. Cheryl playfully mentioned providing drinks for the council members, showcasing the warm and supportive relationship between the former and current city officials. The Leifsons concluded by thanking the mayor and expressing appreciation for the entire council.

Amber Mendenhall

Amber Mendenhall conveyed gratitude and appreciation for the better half of the Argyle family, Teresa. She expressed love for Chad and Teresa, mentioning that she had always known them as Jed's parents and had formed a close bond, essentially becoming family.

Amber Mendenhall agreed with Cheryl's sentiments, highlighting the supportive nature of Teresa and Chad during difficult times in their family. She emphasized that their outreach meant the world to them. Amber asserted that Spanish Fork was a better place because of both Teresa and Chad, describing them as among the best of the best in the city.

Expressing thanks for their service and the time they dedicated, Amber acknowledged the sacrifices made by Teresa and Chad, as he was away a lot. She wished them both a fulfilling life after this chapter, encouraging them to live life to the fullest. The message concluded with an expression of love and gratitude toward Teresa and Chad.

Angela Oyler

Angela Oyler shared her sentiments during the City Council meeting, expressing appreciation for Chad and Teresa. While playfully mentioning the possibility of sharing an embarrassing story about Chad, she clarified that it was just a joke, aimed at seeing his reaction.

Moving on to a more serious note, Angela extended her thanks to both Chad and Teresa. She acknowledged that while Kevin might have known them longer, she, too, had the opportunity to get to know them better through council events. Angela mentioned enjoying

spending time with Teresa during meetings when Chad was occupied.

Chris Beck

Chris Beck expressed his gratitude to Chad and Theresa for their service during the City Council meeting. He acknowledged Teresa's supportive role, mentioning that she props Chad up in the background. Chris humorously noted that the better half was often behind the scenes but always present.

Reflecting on the council's experiences together, Chris emphasized the sense of family that had developed among the council members. He recalled spending time with Chad and Teresa at various outings and gatherings, such as the rodeo. Chris thanked them for always having the council and mayor's back, particularly during challenging times when not everyone stood up and spoke out.

Expressing a bit of jealousy about Chad's newfound free time, Chris wished him the best and hoped he would enjoy the upcoming holidays. He concluded by extending best wishes for an enjoyable and fulfilling future. The message conveyed a mix of appreciation, camaraderie, and good-natured humor.

Caley Cardon

Caley Cardon expressed her gratitude to Chad for always being there to support, help, and provide guidance to Jesse, especially in matters of leadership. She highlighted Chad's positive influence on Jesse, emphasizing how he looked up to him as a mentor.

Addressing Teresa, Caley thanked her for the short but meaningful time they've known each other. She praised Teresa for making amazing bread and acknowledged the wonderful family they have. Despite the relatively short period of knowing Teresa, Caley expressed how she had touched her heart, conveying gratitude for the service offered.

Looking ahead, Caley expressed excitement for Chad and Teresa in their new ventures.

COUNCIL COMMENTS:

Councilman Cardon provided updates during the council comments segment of the meeting, sharing his experiences with recent events in the community.

First, he mentioned the Angel Box lighting event, an annual gathering to remember and talk about the unfortunate loss of young lives. Councilman Cardon expressed admiration for the event, emphasizing its tenderness and the city's support through the donation of land. He highlighted the significance of the event as a respectful space for those who have lost loved ones to come together.

The second event he discussed was "Shop with a Cop," which he attended on Saturday. He commended the police officers for their time and effort, even after working graveyard shifts. Councilman Cardon shared a touching moment where an officer from Mapleton showed a video of a little girl he took to the Festival of Lights, expressing her joy and excitement.

Councilman Cardon then mentioned the Christmas Lights Parade on Main Street, describing it as a cool event. He humorously noted that riding in the parade was colder than watching it, acknowledging the efforts of the chamber and police officers in organizing and ensuring the safety of the event.

He concluded his comments by expressing gratitude to the Chief and the police team, recognizing their efforts in organizing events like "Shop with a Cop" that benefited 135 kids during the Christmas season. Councilman Cardon thanked everyone involved in making these events successful.

Councilman Cardon turned some time over to Kathleen Leavitt, the Spanish Fork Chamber of Commerce President.

Kathleen Leavitt expressed her gratitude to everyone involved in the Winter Lights Parade, thanking those who participated and acknowledging the collaboration with the police. She mentioned that the route for the parade was different this year and received positive feedback, expressing hope for the possibility of repeating the new route in the future.

Looking ahead, Kathleen shared upcoming events, starting with a deal struck with the back nine golf simulator. They were offering one free month of golf simulation for every chamber membership, with a ribbon-cutting event scheduled for December 14th. She invited businesses with memberships to come and enjoy the experience.

Additionally, there will be a ribbon-cutting event on December 15th for Throne Studios in Salem. Kathleen highlighted the events scheduled for December 21st and January 4th, including a networking Christmas party and a networking luncheon tour with Representative Stephen White at Rocky Mountain University.

She shared her experience from a previous tour at Rocky Mountain University, mentioning a visit to the cadaver lab. Kathleen concluded by outlining events scheduled for January 5th and January 24th, including a ribbon-cutting for Tag and Go Carwash and the annual awards gala and installation banquet at the Avanti Event Center. She reminded the Mayor about the Mayor's Choice award.

Councilman Oyler

He began by acknowledging the opportunity he and Councilman Cardon had to attend the Angel Box Christmas memorial. He publicly thanked Richard and Tamra Davis for their work on this meaningful event, emphasizing its significance and noting that it takes place every December 6th. The memorial was based on a book by Richard Paula Ellen, and this year's guest speaker was Mr. Rodeo, Steve Money, who delivered an impressive speech.

Councilman Oyler reflected on the difficulty of being a parent who has lost a child and expressed gratitude for the chance to attend the memorial, surrounded by families who have been through that experience. He thanked all those involved in organizing the event.

Councilman Oyler highlighted the senior center's annual Christmas dinner, praising the

kitchen staff for preparing a fantastic meal. He expressed gratitude to the committee members of the senior center for organizing the party and acknowledged the joyful atmosphere created by the seniors.

During the Christmas dinner, Councilman Oyler received multiple messages from people expressing their appreciation for the Christmas lights on Main Street and the decorated tree at City Hall. These individuals wanted him to convey their sentiments to the city staff involved in putting up the lights, as they consider it a special and heartwarming tradition that signals the holiday season.

Councilman Oyler concluded his comments, expressing gratitude and sharing the positive feedback he received from the community.

Councilman Argyle

Councilman Argyle added to the discussion, recognizing the Youth Council for their assistance at the senior center's Christmas dinner event. He emphasized the positive impact of the Youth Council, expressing how the seniors enjoy having them around. Councilman Argyle praised the Youth Council, noting that they have an exceptional group of members who eagerly contribute to community service every year.

He also acknowledged the Rotary's efforts in collecting food donations to support the pantry at the old high school. Councilman Argyle mentioned that they would be delivering the donations the following Saturday to ensure the pantry remains well-stocked. He expressed appreciation for the community's generosity in contributing to this cause.

Councilwoman Beck

Councilwoman Beck began her Council Comments by expressing her gratitude for the Rotary's invitation to their annual Christmas luncheon. She noted that most of the council members were able to attend, and the Rotary generously provided lunch for everyone. During the event, the Salem Hills High School Choir performed, adding a festive touch to the gathering. Councilwoman Beck found it heartwarming to see retired individuals, who had previously been employed, actively participating in the community and seeking ways to give back.

Switching topics, she shared her recent visit to the memorial building, where the Red Cross organized the Battle of the Badges, a blood drive competition between the police department, fire department and EMS. While the fire and EMS department emerged victorious, Councilwoman Beck was particularly moved by the strong turnout of Spanish Fork City employees, constituting half of the donors. This demonstrated the community's united effort to support such crucial initiatives.

Transitioning to the holiday season, Councilwoman Beck extended warm wishes for a Merry Christmas to all residents. She reflected on the joyous moments created by community traditions like the Winter Lights Parade and the Festival of Lights, emphasizing how these events bring families together. However, she also acknowledged the challenges faced by

some during this time, whether financial struggles or dealing with loss and sickness. Councilwoman Beck offered sympathy and love to those experiencing difficulties and concluded her comments by extending heartfelt wishes for a happy holiday season to both residents and city employees.

Councilman Marshall

Councilman Marshall provided updates during the City Council meeting, covering several key points. He mentioned a successful legislative breakfast involving representatives and a senator to discuss the city's concerns and priorities for the upcoming session.

Additionally, Councilman Marshall shared his experience at an event hosted at the library, describing it as amazing despite the cold weather.

Expressing gratitude, he acknowledged the special work employees, including EMS, police, and fire, who continue to serve diligently, emphasizing the commitment of the road crew in clearing snow irrespective of holidays or weather conditions.

Councilman Marshall concluded his comments, expressing thanks for the sacrifices made by city employees and their continuous commitment to serving the community.

Mayor Mendenhall

Mayor Mendenhall began his council comments by extending formal congratulations to Councilman Cardon, expressing appreciation for his service. He also acknowledged Councilman-elect Tooke and thanked all candidates for participating in the election. The mayor commended Councilwoman Beck for her continued dedication, emphasizing her third victory and recognizing her significant vote count.

Mayor Mendenhall shifted to discuss the PRC Convention and praised Dale, his staff, and the Diamond Fork Riding Club for their efforts in organizing a successful rodeo event. He likened Spanish Fork to the "Taylor Swift of rodeos" due to the rapid ticket sales and recognized the city's prominence among professional rodeos nationwide.

The mayor encouraged residents to watch the NFR on the Cowboy channel, anticipating coverage of Spanish Fork's contributions to the event. He expressed pride in the city's representation on a national stage and highlighted the efforts of those working behind the scenes.

Mayor Mendenhall proudly presented an award the city received for the outstanding project in the Community and Cultural Section. The award recognized the construction of Library Hall in the community and acknowledged the architects and builders involved.

Lastly, the mayor shared a picture of the Kiwanis Club scholarship program, where Commissioner Gordon and he joined Kiwanis members to award scholarships to deserving recipients at Maple Mountain High School. He praised the recipients, emphasizing their intelligence and expressing confidence in their future contributions as potential council members and mayors.

Mayor Mendenhall initiated the Councilman Argyle farewell portion of the meeting, outlining the procedure for sharing thoughts about Chad. He explained that each council member would have an opportunity to say a few words about Chad, with Councilman Marshall starting the process and others following suit in order. This approach indicated a structured and respectful way to express sentiments about Chad.

FAREWELL TO COUNCILMAN ARGYLE:

Councilman Marshall

Councilman Marshall began his farewell comments for Councilman Argyle by expressing a mix of happiness and sadness, acknowledging that although they might not see each other as often, Chad's family, particularly his kids, won't let him go anywhere. He jokingly hinted at using a poem to give a farewell to Councilman Gordon and proceeded to share an acrostic poem of Chad's name, playfully describing him as charismatic, handsome, attractive, and darling.

Councilman Marshall shared a personal reflection, recalling his initial defeat against Chad in the election. Over the years, he recognized the wisdom and voice that Chad brought to the council and the city. He commended Chad for teaching him patience and emphasized the unique contributions Chad made, even citing his knowledge of historic trees in the city.

Expressing genuine gratitude, Councilman Marshall acknowledged Chad's role in providing valuable context during discussions, praising his wisdom and historical insights. He shared a heartfelt moment when his mother passed away, highlighting Chad and Teresa's immediate support. Despite the playful banter about Councilman Marshall's election defeat to Councilman Argyle four years ago, he stated the residents made the right choice.

Councilman Marshall expressed genuine appreciation for Chad's contributions and friendship, thanking him for the last two years and recognizing the positive impact he had on the city.

Councilwoman Beck

Councilwoman Beck warmly reflected on her experiences working alongside Councilman Argyle, expressing gratitude for his dedicated service to the community. She fondly mentioned their shared enthusiasm for Disney, often evident in their matching shirts during their travels. In addition to their official council duties, she acknowledged the extensive commitment council members make by serving on various boards, emphasizing Chad's quiet but impactful contributions.

A particularly amusing anecdote was shared about Chad's strong dislike for mismatched socks, revealed during a lighthearted moment in the Grand Parade. The randomness of Chad's observations and his ability to bring humor to the council meetings were highlighted by Councilwoman Beck, illustrating the unique and enjoyable dynamics he brought to the

team.

Councilwoman Beck expressed her heartfelt thanks to Chad for his years of service and noted how much she would miss his presence on the council. She also extended appreciation to Theresa for her steadfast support and contribution to the positive atmosphere within the team. The sentiments conveyed reflected not just professional respect but also the camaraderie and shared moments that make working together memorable and enjoyable.

Councilman Oyler

Councilman Oyler expressed his gratitude for the privilege of working alongside Councilman Argyle during the past two years. He highlighted the valuable friendship they developed, often sharing moments at conferences and driving around to inspect various developments. Councilman Oyler spoke highly of Councilman Argyle's character, admiring and respecting his commitment to Spanish Fork.

In acknowledging the things Chad genuinely loves, Councilman Oyler emphasized Chad's deep love for his family, regularly expressing his affection for his wife, children, and grandchildren. Additionally, he recognized Chad's profound love for the country, military, and veterans, highlighting his dedicated service on the veterans committee.

Adding a touch of humor, Councilman Oyler playfully mentioned Chad's love for big trucks and presented him with a hat that matched his interests. He expressed optimism about continuing to receive Chad's valuable input and knowledge even after his departure from the council.

Councilman Cardon

Councilman Cardon shared a heartfelt poem in tribute to Councilman Argyle, recalling the early days when he joined the council and playfully acknowledging the adjustment of seating arrangements. The poem highlighted Chad Argyle's dedicated service, noting his leadership, wisdom, and unwavering commitment to Spanish Fork. The mention of Theresa's steadfast support and their presence during tender moments in fellow council members' lives underscored the deep connections forged.

Councilman Cardon expressed gratitude for Chad's support during personal challenges, noting the timely encouragement and fatherly advice provided. He acknowledged the random yet memorable facts shared by Chad, emphasizing the unique contributions he made to the council dynamics. In conclusion, Councilman Cardon extended sincere thanks to Chad for his impactful service and support.

Mayor Mendenhall

Mayor Mendenhall started by showing a video of a farewell speech from Utah County Commissioner Brandon Gordon.

Commissioner Gordon expressed his video farewell to Councilman Chad Argyle through a

thoughtful and playful poem. The poem highlighted Chad's unique contributions to the City Council, emphasizing his thorough research, diverse perspectives, and the importance of unity after decisions were made. Commissioner Gordon fondly recalled shared moments, such as sitting next to Chad, swapping candy, and the Argyle and Evans families' camaraderie.

The poem also touched on the tight-knit bond within the Argyle family, expressing appreciation for the positive impact they've had on Spanish Fork. Commissioner Gordon extended gratitude for Chad and Theresa's service, acknowledging their role in making the town a better place. The poem concluded with warm wishes for the Argyle family and a humorous reference to Theresa's preference for Coca-Cola. The heartfelt message conveyed genuine appreciation and affection for Chad's service to the community.

Mayor Mendenhall delivered a poignant and detailed tribute to Councilman Chad Argyle, eloquently reminiscing about their long standing friendship rooted in their elementary school days with his son. Gratitude permeated the mayor's words as he acknowledged the warmth and hospitality extended by Chad and his family, fostering a welcoming environment for friends to gather and create lasting memories.

The mayor reflected on the deep connection between Chad and his grandpa, Lynn Mendenhall, underscoring the significance of Chad's institutional knowledge in discussions about the city's rich history. Highlighting Chad's pivotal role in shaping Spanish Fork's narrative, Mayor Mendenhall spoke of the positive impact that Chad's dedicated service had on the community.

To symbolize Chad's exemplary leadership qualities, Mayor Mendenhall presented three hats, each representing a fundamental trait of effective leadership: humility, authenticity, and tactfulness. The mayor specifically praised Chad's humility, emphasizing that success never swayed him from his grounded nature. He lauded Chad's authenticity, recognizing the genuine and reliable qualities that endeared him to colleagues. The mayor also commended Chad's tactful communication, noting his ability to connect with people on a personal level and convey genuine care.

Expressing confidence in Chad's ongoing positive contributions, Mayor Mendenhall concluded by affirming the enduring impact Chad had made on the city. The mayor's closing words resonated with love, deep appreciation, and a heartfelt assurance that Chad's legacy would continue to thrive in the hearts of those he touched and the community he served.

Mayor Mendenhall invited Seth Perrins, the city manager, to express his thoughts on his interactions with Councilman Argyle.

Seth Perrins

Seth Perrins, the city manager, shared his reflections on Councilman Chad Argyle, shedding light on the unique relationships formed with various city directors and departments during their time working together. Seth acknowledged the significant impact of Chad's willingness to assist, emphasizing that Chad was always among the first to offer help, whether it involved

lifting, carrying, or being present at various events. This quality, appreciated by the staff, showcased Chad's commitment to his assignments and committees.

Seth then delved into a lesser-known aspect of Chad's personality, highlighting the amusing fact that Chad had buried items all over the town, sharing stories that have become part of the city's lore. He commended Chad for his thoughtfulness towards employees, particularly in salary discussions, where Chad demonstrated a genuine concern for their well-being.

Expressing admiration for Chad's involvement in the construction of the All Abilities Park, Seth described witnessing Chad's enthusiasm for the project from its inception to the joyous ribbon-cutting ceremony. He acknowledged the park's special significance for Chad and his family, underlining the positive impact of their collective efforts.

On a more personal note, Seth expressed his appreciation for the regular Friday phone calls from Chad, reflecting on their diverse conversations about various topics. He humorously mentioned Chad's recent transition to sending text messages before calls, highlighting the technological shift. Seth concluded this aspect by apologizing to Chad and Theresa for a memorable trip to Washington, D.C., where he inadvertently subjected them to less-than-ideal accommodations.

In a more heartfelt tone, Seth expressed gratitude on behalf of the city staff for Chad's mindfulness, generosity, and contributions to the community's quality of life. He acknowledged that while the staff anticipates seeing Chad in various capacities in the future, they are truly grateful for his dedicated service during this chapter of his life.

Councilman Argyle

Councilman Argyle expressed gratitude and appreciation for various individuals during his remarks. He expressed his hope that Mark Warner or Edes Hill would prevail in the election due to their wisdom and common sense, but acknowledged the election results and expressed excitement for Landon's service and Stacy and Jesse's continued service.

Councilman Argyle personally expressed appreciation for each person he had the opportunity to interact with during his time as a councilman:

Councilman Argyle thanked Shane for the opportunity to get to know him and expressed appreciation for Shane's character, specifically mentioning a memorable incident involving Shane jumping into a pond in the middle of a rodeo arena.

Councilman Argyle conveyed his gratitude to Stacy Beck for her involvement in community events such as Fiesta days and PyroMusical. He acknowledged her significant contributions to the community and the positive impact she has had.

The councilman expressed thanks to Jesse Cardon, recognizing his background and education. He conveyed confidence in Jesse's intelligence and ability to make smart decisions

for the community, highlighting Jesse's role as a valuable member of the council.

Kevin Oyler received gratitude from Councilman Argyle for his family's long standing connection and his father's involvement in presenting the Spanish Fork City's budget. The councilman expressed confidence in Kevin's ability to fill important shoes and continue contributing positively to the community.

Councilman Argyle thanked Mayor Mike Mendenhall for his service and recognized his efforts in making the community safer. He highlighted Mayor Mendenhall's initiatives, including recognizing businesses and the heartfelt Valentine's Day gesture to high school students.

Expressed gratitude to Chief Matt Johnson and Chief Eddie Hales, Councilman Argyle thanked them for their dedication to public safety. He acknowledged the positive influence of first responders in the community and emphasized the importance of their role in maintaining Spanish Fork's status as a safe community.

The councilman expressed appreciation to Chris Thompson, commending his forward-thinking approach and dedication to the city. He acknowledged Chris's ability to plan for the future and ensure the city's utilities operate efficiently.

Councilman Argyle thanked Nick Porter for Spanish Fork University: 101 and acknowledged Nick's impact on individuals considering running for council. The councilman expressed gratitude for Nick's efforts in positively influencing people's perceptions of Spanish Fork through interviews and interactions.

Councilman Argyle thanked Jordan Hales, the city's finance director, for maintaining accurate financial records. He appreciated the reassurance received from an external audit, commending Jordan's work and the importance of having sound financial practices for the city.

Councilman Argyle thanked Dale Robinson for his services, humorously offering to mow the city parks for free. He expressed gratitude to Tyler Jacobson for his advice and wisdom and acknowledged Vaughn Pickell's role in keeping the council out of legal trouble.

Councilman Argyle expressed gratitude to Tara Silver for her role, acknowledging her attentiveness to the council's needs. He recognized her contributions and for her support of the council and the community. Councilman Argyle thanked Shelley for her involvement in organizing dinners.

Additionally, he addressed Seth, mentioning that Seth could borrow his van and truck anytime, expressing enjoyment in such arrangements and thanking him for advice and council over the years. He stated the councilman shared his appreciation for the city manager, emphasizing the forward-thinking approach and dedication to the community's well-being. He reflected on the positive experiences of his eight years in office, expressing hope for the continued progress of Spanish Fork in the future.

Councilman Argyle offered advice to the Mayor and council, encouraging self-trust and

confidence in decision-making. He thanked the various departments, including the Development Review Committee and the Planning Commission, for their support and valuable advice. The councilman emphasized the importance of trusting one's instincts and confidence in decision-making.

Expressing gratitude to each council member, Councilman Argyle thanked them for their friendship and allowing him to serve the community. He specifically mentioned former Mayor Leifson, acknowledging his speeches and the impact they had. He even shared a humorous anecdote about his wife's Teresa's reactions to his voting decisions.

Councilman Argyle expressed profound gratitude to his wife, Teresa, for her support over their 45 years of marriage. He shared a personal story about their relationship and proposed that, given the chance, he would ask her to marry him again. He gave her a replacement for a ring that had been lost as part of his continued commitment to her.

In his closing remarks, Councilman Argyle thanked everyone collectively for their friendship, emphasizing his appreciation for the positive experiences shared and the growth observed over his eight years of service on the council.

Mayor Mendenhall expressed appreciation for Councilman Chad Argyle's well-deserved recognition and acknowledged his status as a seasoned public servant in Spanish Fork. He hoped that Chad would continue to represent the city effectively, emphasizing that the city would always be associated with the Argyles'. The sentiment conveyed was one of gratitude, recognizing that the city had benefited from the Councilmembers service on this side, indicating the positive impact of his tenure.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council Meeting 11-21-2023**
- b. Minutes Spanish Fork General Election Canvass City Council Meeting 12-05-2023**
- c. Center Street 300 East Signal Project - Larry and Kathy Wilson Right-of-Way Acquisition.**
- d. Spanish Fork Fire & EMS Seal & Secure Rotation Contract**

Councilman Cardon ▾ made a **Motion** to approve **Consent Items A-D**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 7:35 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

PUBLIC HEARING:

A. Ordinance for the Title 15 Amendments, Adult Daycare

Dave Anderson expressed gratitude to Mayor Mendenhall and the Council, and then proceeded to discuss a proposed change to Title 15 related to an application received in the past couple of months. The proposed change involved the land use category of adult day care, and Dave Anderson read the current definition from the zoning code.

The change would make adult day care a permitted use in nine different zoning districts, none of which were exclusively residential. Anderson highlights that the discussions at the Development Review Committee and Planning Commission centered around whether this use could be problematic for neighboring land uses, but no issues were identified. He viewed the proposed change as beneficial for facilitating the provision of services and notes that both committees had recommended its approval.

Councilman Cardon, addressed Dave Anderson and expressed curiosity about the reasoning behind the proposed change to Title 15 regarding adult day care. He specifically noted that it seemed to be permitted in various zoning districts, except for residential and industrial zones. Cardon seeks clarification on whether the rationale behind this decision was related to concerns about being a "bad neighbor" or if there are other considerations. He was interested in understanding the underlying reasons for the specific zoning choices.

Dave Anderson responds to Councilman Cardon's inquiry about the reasoning behind the proposed change to Title 15 regarding adult day care. Anderson suggests that if someone were to approach their office with the idea of building a facility for this service in a residential neighborhood, it might be worth discussing, depending on the specific setting and particulars of the use. However, for the current proposal, if approved by the council, it would simply make adult day care an allowed use in the specified nine zones without exclusivity to residential areas.

Councilman Oyler ▾ Moved to go into a Public Hearing

Councilman Cardon ▾ Seconded and the motion **Passed** all in favor at 7:39 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Public Comments:
There were none

Councilman Oyler ▾ **Moved** to go out of Public Hearing

Councilman Argyle ▾ **Seconded** and the motion **Passed** all in favor at 8:00 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Marshall wanted to know what had instigated the item.

Dave Anderson mentioned that the gentleman who made the application for the proposed change to Title 15 regarding adult day care was present at the meeting and was more familiar with the specifics of how the business would be executed..

Jacob Rawlins explained that the proposed change was aimed at addressing a gap for a specific demographic—the middle-class elderly who may struggle to privately pay for assisted living but don't qualify for state funding through Medicaid. Adult daycare was presented as a solution for this group, allowing their caregivers, often family members, to have daytime relief while running errands or taking breaks.

Councilwoman Beck wanted to clarify that we would need this in an ordinance because we wouldn't otherwise allow it.

Dave Anderson responded that was correct.

Jacob Rawlins explained that adult daycares were a relatively new concept in Utah, and while some cities like Orem allow them on certain larger roads or collector streets, the current proposal focused on specific zoning districts. He noted that in other cities, adult daycare had been placed in residential areas, but he didn't want to push the boundaries too much with the initial code change.

Councilman Cardon expresses familiarity with adult daycare due to his family's work with individuals with disabilities. He inquired about the exclusion of residential areas from the proposed changes, mentioning that some cities had allowed adult daycare in residential zones.

Jacob Rawlins stated he didn't want to push his luck of getting the zone change by including residential.

Councilman Jesse Cardon acknowledged the need for adult daycare, implying their importance in addressing community needs.

Seth Perrins discussed the consideration of the location in the neighborhood for the adult daycare service. He pointed out that, based on current regulations, such a service might be viewed as a home occupation type use, which could potentially conflict with the regulations

meant to maintain the residential nature of neighborhoods.

Councilman Cardon added that if they were to open it up in a broader way, it might become more challenging to administratively cover and regulate.

Councilman Marshall ▾ Moved to Approve ▾ **Ordinance for the Title 15 Amendments, Adult Daycare**

Councilwoman Beck ▾ Seconded and the motion **Passed** all in favor at 7:44 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

B. Ordinance to Amend Title 15, Community Development 2023.

Dave Anderson proposed changes initiated by the community development staff to include various adjustments to the zoning code. Here are some key points:

- **Visual Illustrations:** The proposal introduces visual illustrations to make zoning standards clearer. These illustrations covered different zoning districts and addressed aspects such as site design, building design, and lot design.
- **Substantive Changes:** The proposed changes include substantive modifications, such as clarifying the duration of project approvals before expiration and establishing consistent timelines for certain subdivision plots.
- **Parking Requirements:** Adjustments to parking requirements are proposed to eliminate potential loopholes, ensuring that parking was provided in safe and accessible locations for commercial developments. The changes also addressed the placement of portable containers and storage in parking areas.
- **Nonresidential Design Criteria:** Visual representations were provided to clarify nonresidential design criteria, specifically focusing on fencing requirements for regularly shaped lots.
- **Accessory Dwelling Units (ADUs):** The proposal addressed issues related to mailboxes for ADUs. The suggested change required developers to install larger mailboxes to accommodate ADUs, ensuring each dwelling unit had access to a mail slot.

Mayor Mendenhall commented that this reflects the practical concern of residents who want convenient and separate access to their delivered items.

Councilman Oyler clarified the developer would be responsible to provide the boxes.

Dave Anderson acknowledged that it's typically the developers who install mailboxes and gang boxes for postal services. He also emphasized that the proposed change to have larger mailboxes was a relatively small and incremental cost that could significantly improve residents' convenience in the long run.

Councilwoman Beck pointed out that the 6000 square feet number was the size of a lot needed for an ideal spot. She was raising the possibility that a neighborhood could have a larger mailbox on a big empty lot that might never be used.

Dave Anderson explained that the ideal setup was to have the boxes designed from the beginning so that each dwelling unit in the project had access to a mail slot. Explaining that retrofitting or retooling existing boxes to accommodate this would be more challenging and less efficient.

Mayor Mendenhall highlighted the challenge with using a P.O. Box as the physical address for certain purposes like opening a bank account. In such cases, individuals were typically required to provide a physical address that matched their residence, which can be different from a P.O. Box. This was an additional consideration when discussing the logistics of address usage.

Councilman Marshall inquired about the consequences if one of the illustrations was inconsistent with the corresponding text. Addressing such discrepancies was crucial to ensure clarity and accuracy in understanding the proposed changes.

Dave Anderson didn't believe there would be an inconsistency between the illustrations and the corresponding text

Vaughn Pickell agreed and asked them to add a sentence to the motion stating that in case of a conflict between the illustrations and the text, the textual control should prevail.

Councilman Oyler commended the use of illustrations, expressing that they make it easier to understand the information compared to reading through text alone.

Dave Anderson acknowledges the unique talent in the office responsible for creating the illustrations and gives credit to them for their contribution.

Councilman Argyle ▾ Moved to go into a Public Hearing

Councilman Oyler ▾ Seconded and the motion **Passed** all in favor at 8:00 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes

Shane Marshall	Yes
----------------	-----

Public Comments:

Jackie Larson raised a couple of questions and concerns related to the zoning code. She suggested considering moving certain provisions to be consistent with the state code and proposed adding language to provide sufficient buffer setbacks when there were existing adjacent properties. She specifically mentioned concerns related to the impact of building height and setbacks on agricultural activities, such as alfalfa farming, due to changes in sunlight angles and potential fungal issues.

She also suggested that higher-density zones adjacent to lower-density zones should not have the same setback and building height requirements as the lower-density zones. Additionally, she proposed considering variations in setbacks on a case-by-case basis, especially when adjacent to agricultural zones.

Finally, she expressed the need for clearer language or a separate zoning type for holding zones instead of using RR (Residential Rural) for that purpose.

Councilwoman Beck ▾ **Moved** to go out of Public Hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 8:04 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Marshall acknowledged Mrs. Larson's point and expressed the need to consider the transition between residential and agricultural zones, especially as the city expanded westward. While he was not ready to make a decision tonight, he proposed bringing the topic back for future discussion. He emphasized the importance of having relevant facts and information before making any changes. The idea was to have a conversation about how setbacks and changes in zoning could be addressed in the context of transitioning between different types of zones.

Councilman Oyler expresses his comfort with having the discussion about setback requirements. He raises the question of whether setback requirements should be based on the general plan or the existing zoning. He suggested that the current approach might be influenced by the current zoning of properties, which could impact adjacent properties, especially if there were potential future changes in land use. This emphasized the need for a thorough discussion to determine how current practices may be affecting adjacent properties and if adjustments were necessary.

Dave Anderson discussed Spanish Fork's approach to zoning properties for development. He explained that the city typically does not zone properties for development until the council has a specific proposal to review. This approach allowed the council to consider each site on a case-by-case basis, taking into account factors such as surrounding properties, adequate setbacks, and future development plans. Dave Anderson emphasized the importance of maintaining flexibility in zoning regulations to allow the council to exercise discretion based on the unique context of each situation.

Councilman Marshall expressed his perspective on the need to address the transition between residential and agricultural areas in Spanish Fork. While he appreciated flexibility, he also emphasized the importance of providing property owners and the community with some direction. He acknowledged the complexity of determining setback numbers, especially when considering factors like the sun's rays and agricultural operations.

Councilman Marshall highlights the significance of protecting agricultural areas and fostering a dialogue about the transition between different zones. While he doesn't propose specific numbers or regulations during the current discussion, he expressed a commitment to addressing this issue in the future.

Councilman Oyler raises the question of involving the consulting group working on the city's general plan in addressing the transition between residential and agricultural areas. He inquired whether the matter should be handled internally or if it's appropriate to seek assistance from the consulting group.

Councilman Marshall liked the question as well.

Dave Anderson responded that he didn't believe involving the consulting group was within their scope, and he suggested handling the matter in-house.

Mayor Mendenhall raised the question of legally being able to deprive crops of water, regardless of what you build next to them.

Vaughn Pickell suggested that more thorough legal research would be needed to provide a definitive answer on this matter.

Mayor Mendenhall expressed the idea that exploring and addressing these issues in the future was something that the governing body could consider, especially for unique areas in the city.

Seth Perrins mentioned that, to his knowledge, there were some protections in new tax codes related to distance, sight distance, or shadow distance for billboards. He noted that these protections were unique and special, and there might be more to explore on this topic.

Councilman Oyler ▾ Moved to Approve **Ordinance to Amend Title 15, Community Development 2023. Dec 12, 2023**

Councilman Marshall ▾ Moved to Amend ▾ the ordinance language to **Ordinance to**

Amend Title 15, Community Development Dec 12, 2023 with the addition that if there are any discrepancies between the text and illustrations the text shall take precedence.

Councilman Oyler ▾ Moved to Accept ▾ the new ordinance language **of Ordinance to Amend Title 15, Community Development Dec 12, 2023 with the addition that if there are any discrepancies between the text and illustrations the text shall take to Amend Title 15, Community Development 2023. Dec 12, 2023**

Councilman Marshall ▾ Seconded and the motion **Passed** all in favor at 8:12 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

C. Ordinance Vacating a Portion of 2940 North (Spanish Springs)

Vaughn Pickell discussed a proposal related to the Spanish Springs Commercial subdivision. Specifically, he mentioned a realignment of frontage roads and the potential vacation of a right-of-way south of the Ford dealership on 2700 North, near the new large industrial or warehouse buildings associated with the UDOT Interchange project. The proposed location was approximately 13,500 square feet, and if approved, the former public right-of-way would revert to the adjacent owner, the Spanish Springs Business Park.

Councilman Marshall asked if the original owner gave up that piece of property originally.

Vaughn Pickell mentioned that the land in question was dedicated as a public street with the plan provisionally. The area had not been developed yet, and part of it was in their parking lot while another part was undeveloped.

Councilman Oyler asked if the land was required to be developed.

Vaughn Pickell stated the undeveloped portion was described as extending farther south toward a future road. Additionally, he mentioned that the landscaping efforts may be hindered due to the lack of completed infrastructure, such as sidewalks or parks, in the area.

Dave Anderson explained that the situation unfolded because the specific plot, represented by the hatched area, was recorded before the individuals designing the improvements for the new 2700 north interchange were involved. There was an understanding of where the road needed to be to align with the project, and in collaboration with UDOT, the road alignment was shifted south. This resulted in the city owning a piece of land, which was then incorporated into the design of the Spanish Springs Development site. The developers were

accommodating in adjusting the alignment to suit the interchange project's needs.

Although the road was dedicated farther north than necessary, the site was developed in the appropriate location. However, this led to the city owning land surplus to the road right of way. Spanish Fork City and UDOT, as a commitment to the developer, approached them at some point and requested moving the road alignment further south, around 40 or 50 feet. The developer agreed to cooperate with the request.

As a result, the city was now left with land that was not needed for the road right of way. Dave Anderson mentions Vaughn Pickell who worked on the process of returning the unnecessary land to the developer.

Councilwoman Beck ▾ Moved to go into a Public Hearing

Councilman Argyle ▾ Seconded and the motion **Passed** all in favor at 8:19 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Public Comments:
There were none

Councilman Argyle ▾ **Moved** to go out of Public Hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 8:20 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Oyler expressed an assumption that the property owners were aware of the situation and the city's intention to give back the land to them. He further assumed that the property owners were agreeable to taking on the land and handling any necessary actions or responsibilities associated with it.

Dave Anderson indicated that the property owners were interested in leasing the land, and expressed a preference for obtaining the square footage of the land rather than outright ownership.

Seth Perrins suggested that returning the land to the property owners was perhaps the final

step in the process. He mentioned that they have anticipated this return and have designed their project with the expectation that the land would be part of it. It seemed like the necessary preparations had been made, and they are now ready to proceed with the return of the land.

Councilman Cardon ▾ Moved to Approve ▾ **Ordinance Vacating a Portion of 2940 North (Spanish Springs)**

Councilman Oyler ▾ Seconded and the motion **Passed** all in favor at 8:20 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

D. Ordinance Construction Standards Amendments

Chris Thompson explained that the city implemented standards twice a year, on January 1st and July 1st. The purpose of these standards was to have a consistent set of guidelines for reviewing plans from developers. Any changes made to the standards were synchronized with these dates. Chris mentioned that one of the focuses was on the issuance of excavation permits and road closures by contractors. The city charged a per day fee for each lane closed, even if the road was reopened. The clarification was made that the fee would not be waived until payment was received, aiming to encourage prompt resolution and proper road maintenance.

Other changes involved the protection of masonry walls from graffiti through a specific application. Additionally, adjustments were made to the design of mailboxes to address issues such as residents walking into them, damaging the surrounding area. The apron around the mailboxes was widened on either side to create a cleaner and more organized space, especially in front of residences.

Councilwoman Beck playfully referred to Councilman Argyle for this item, stating that any buried items without city approval would be re-excavated by the committee at no additional cost to the city.

Councilman Oyler humorously asked if this ordinance would be retroactive to catch Councilman Argyle.

Seth Perrins stated it would not be retroactive.

Councilman Argyle ▾ Moved to go into a Public Hearing

Councilwoman Beck ▾ Seconded and the motion **Passed** all in favor at 8:25 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Public Comments:
There were none

Councilman Cardon ▾ **Moved** to go out of Public Hearing

Councilman Argyle ▾ **Seconded** and the motion **Passed** all in favor at 8:25 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilwoman Beck ▾ Approve ▾ Moved to **Ordinance Construction Standards Amendments**

Councilman Argyle ▾ Seconded and the motion **Passed** all in favor at 8:26 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

E. Ordinance Regarding the Transportation Element of the General Plan Updates

Chris Thompson explained that the city had initially master planned a road, 1900 North, intending it to extend almost all the way to West Mountain. This road was considered a significant collective route. A railroad review, involving Union Pacific, UDOT, and other stakeholders, was conducted to assess the intersection. It was determined that installing a signal at that location would cost millions of dollars and, even after coordination with the

railroad crossing, wouldn't function well for traffic. Upon reevaluation of the transportation master plan, it was deemed more efficient to connect this major road north at 2050, a location farther from the railroad tracks, eliminating the need for an expensive coordinated signal and improving traffic flow. This change necessitated adjustments to the airport layout, which would be discussed later in connection with a related development.

Chris expressed confidence in this proposed change and welcomed questions before moving on to the next item. The subsequent change involved the trail element of the master plan. A creek called Dry Creek runs in the area, and the proposed adjustment extended the trail to loop along the creek. Chris emphasized the importance of having trails along creeks not only for aesthetics and recreational purposes but also for maintaining drainage.

The final change discussed by Chris pertained to an extension outside the general plan identified during the transportation master plan. The plan was updated to include connector roads extending north to the East-West Connector, eventually connecting to the Extreme Bull's Eye View area on the lakeside.

Councilman Cardon asks a question about the purple lines going north and south, specifically inquiring whether one of these lines passed through the top of the airport.

Chris Thompson stated the road was shortened to not go that far now.

Councilman Argyle ▾ Moved to go into a Public Hearing

Councilman Oyler ▾ Seconded and the motion **Passed** all in favor at 8:30 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Public Comments:

There were none

Councilwoman Beck ▾ **Moved** to go out of Public Hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 8:31 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Marshall ▾ Moved to Approve ▾ **Ordinance Regarding the Transportation Element of the General Plan Updates**

Councilman Argyle ▾ Seconded and the motion **Passed** all in favor at 8:31 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

NEW BUSINESS:

A. Canyon View Meadows Preliminary Plat Reapproval Request

Dave Anderson addressed the Mayor, expressing gratitude and indicating a quick amendment. He wanted to recognize that seven or eight years ago, changes were made to the general plan and zoning code with the aim of creating lots capable of accommodating larger homes than those being constructed at the time. The specific area discussed was on the east side of Spanish Fork Parkway, extending to the Spanish Fork-Mapleton boundary. Since these changes were implemented, several developments in this area had been approved for lots of 15,000 square feet or larger.

Dave noted that the current project, proposing 91 lots, was one of the first to bring a large number of lots to the market, illustrating that it takes time for such initiatives to materialize. He emphasized that this development was a result of explicit council direction given several years ago. The project had been previously approved, with the first phase already developed. However, the preliminary plat approval lapsed due to a lot not being recorded within the required timeframe.

Dave expressed staff's keen interest in reinstating the preliminary plat approval. He mentioned having final plans for several phases of the project on the Design Review Committee (DRC) agenda for the next day, indicating the urgency to complete the process by the end of the year. Dave assured us that there had been no changes to the design, including the street layout and lot configuration, from the previous approval. He expressed eagerness to have the project approved so that construction could commence in this part of the city.

Councilman Cardon pointed out he had seen the dirt work being done.

Councilwoman Beck ▾ Moved to Approve ▾ **Canyon View Meadows Preliminary Plat Reapproval Request based on the following finding and subject to the following**

conditions:

Finding

1. That the proposal conforms to the City’s General Plan Designation and Zoning Map.

Conditions

- 1. That the applicant meets the City’s Development and Construction standards, Zoning requirements and other applicable City ordinances.**
- 2. That the applicant addresses any red-lines.**

Councilman Cardon ▾ Seconded and the motion **Passed** all in favor at 8:34 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

B. General Aviation Development - Airport D

Chris Thompson explained that this was the item he had mentioned earlier, referring to the realignment of the road. The alignment of the north edge of the right-of-way of that road was adjusted, impacting the development of hangars in the area. Chris expressed appreciation for the applicant working with the city on this matter, highlighting the importance of catching this issue at a timely moment. He noted that making the proposed change would have been challenging if hangars were already present in that area.

Chris discussed another development related to the airport, where the applicant proposed leasing the ground for development. The proposal involved paying the city \$0.08 per square foot during the development phase. Once developed, a \$0.42-square-foot lease payment would be provided for the actual hangars built. Chris mentioned that this arrangement would contribute significantly to the airport's budget, expressing excitement about the various developments at the airport. The anticipated annual revenue during the building phase was approximately \$21,000, and would increase to around \$27,000 once the buildings were completed.

Mayor Mendenhall inquired about the line representing the boundary of the new road that Chris mentioned.

Chris Thompson confirmed that the line in question represented the right-of-way line, situated behind the sidewalk. He explained that the sidewalk would be right at that edge, followed by a planter in the curve and gutter.

Mayor Mendenhall sought clarification, specifically asking if the bottom right corner of the image would not be developed, indicating that most of that area would become a road.

Chris Thompson responded it would be the road. He explained that the road had been developed, and the rest of the hangars were built, making them accessible. He described how planes could up through the taxiways, and a fence, likely an airport fence, was installed along the designated area.

Chris Thompson added that \$9,000 had come in and approved use at the rest of the corner. He mentioned the outside of the curve, which was identified as the best place to enter due to excellent visibility.

Councilwoman Beck asked whether they had to give up all that future hangar space for the construction of this road.

Chris Thompson clarified that as the city owns the property, they had to inform the interested parties that the proposed development of hangars on that particular land was not permissible due to the construction of the road. The road now occupied the space where the hangars were originally planned.

Councilman Marshall reiterated that they had to decline the proposal to build hangars on the city's property because the road had been constructed in that location.

Councilman Oyler inquired about how the new road layout would impact the entrance to the airport.

Chris Thompson explained that the current main west entrance to the airport was situated in the current location. However, with the new road layout, the entrance would be off a major road, adding significant visibility to the airport.

Councilman Oyler inquired if there were plans to change or realign the current main west entrance to the airport as a result of the new road layout.

Chris Thompson answered, stating that there was a small amount of realignment. The entrance formed a "T" on the outside curve. He emphasized that bringing in a road on the outside curve was ideal due to the excellent visibility it provides.

Mayor Mendenhall noted that one development or contract would pay to lease the entire area discussed.

Chris Thompson stated there had been a lot of movement at the airport

Mayor Mendenhall agreed, expressing that if this development and other projects on the east side of the airport proceeded, the city would have a significantly larger airport in a couple of years.

Councilman Marshall mentioned that there was no doubt these developments would be built in the coming months as soon as it was approved.

Chris Thompson explained that the development was not viable until the hangars were constructed and leased, indicating that the process would move swiftly once that happened. He expressed appreciation for the ability to collect money on the reservation of the hangars, describing it as a great model. Chris also mentioned his curiosity about the eventual sale price, highlighting that the lease was a good deal.

Councilman Marshall expressed that the arrangement was a good deal for both the city and the applicant. He characterized it as a positive example of a public-private partnership for developing land that might not have been developed otherwise.

Seth Perrins commended the airport, including Chris and the board, for implementing a policy that effectively motivates action and activity, such as the land lease program. He highlighted the effectiveness of the land lease as a tool to generate interest, ownership, and spur development activities. Seth shared an example of a company that had leased land for a couple of years before deciding not to proceed with their initial plans. However, during that period, the airport was compensated for the use of the land.

He praised the policy and program, noting that this was the third significant lease in recent council meetings, indicating a positive trend. Seth expressed the exciting and energetic atmosphere surrounding the airport, echoing Councilman Marshall's expectation that the aerial photograph of the area would show land being disturbed and hangars under construction by the next year.

Councilman Marshall mentioned that the airport was experiencing a lot of activity, including preparations for a Wings and Wheels event that required parking space.

Chris Thompson commended Christian Davis who had facilitated a lot of the changes.

Mayor Mendenhall acknowledged Christian for the positive feedback about his work at the airport. He noted that, with the exception of a potential future phase on the northeast side going down Taxiway Bravo, all the vacant land at the airport had been leased up, generating lease payments for the city. Mayor Mendenhall anticipated that this would stimulate further activity, and even if it didn't, it would still contribute revenue to the city.

Chris Thompson shared that the airport had an aggressive plan to eliminate the subsidy. He expressed optimism that if some of the current initiatives panned out, achieving this goal would be easily done.

Councilman Cardon ▾ Moved to Approve ▾ **General Aviation Development - Airport D**
Councilman Oyler ▾ Seconded and the motion **Passed** all in favor at 8:44 pm with a roll call vote.

Kevin Oyler	Yes
-------------	-----

Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

C. Parameters Resolution for Sewer Bond - Consideration of adoption of a resolution of the City Council of Spanish Fork City, Utah (the “City”) authorizing the issuance and sale of not more than \$50,000,000 aggregate principal amount of Sewer Revenue Bonds, Series 2024 (the “Series 2024 Bonds”); providing for the posting of a notice of public hearing and bonds to be issued; providing for the running of a contest period; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution, and related matters.

Chris Thompson explained that the plan for securing bonds had been in place for about four years, driven by historically low interest rates. He quoted Johnathan Ward with Zion’s public finance,, who had mentioned that interest rates were the lowest they had been since Adam and Eve. The initial bond of \$87 million was obtained at an interest rate of 1.62%, allowing them to make a great start on their treatment plant. As construction progressed, they anticipated the need for another bond.

Currently, they had four different schedules for the treatment plant, and costs were well-forecasted. The proposal involved a bond coupled with some grants, including a low-interest rate loan. Chris clarified that they would go to the bond market to acquire two bonds—one for the needed funds and another for the subsidized loan. He sought confirmation from Johnathan and expressed interest in having Johnathan provide further explanation on why, even with a subsidized loan from the state, they would still need to go to the bond market for that loan.

Johnathon Ward confirmed that there would indeed be two separate bond issues, two series of bonds. The city would sell these bonds to investors, and one of these investors would be the state of Utah through the Division of Water Quality. The state would make a loan to the city and evidence that loan with municipal bond certificates. Johnathon explained that the city was authorized to sell these certificates to the state. The state would make the loan in the form of a bond purchase, hence the need to go through this process. The other series of bonds would be sold to different investors interested in investing in Spanish Fork's sewer project.

Chris Thompson added that there was some additional money in the bond designated for replacing sewer lines that were in serious need of replacement. The city had undertaken a video inspection of all the sewer lines in town and identified some that needed immediate replacement to avoid potential cave-ins and other issues. Chris mentioned that they had delayed some of these projects due to the significant expenditure on the treatment plant,

but the urgency required them to proceed with these sewer line replacements.

Councilman Marshall inquired about the approximate interest rate they anticipated the state of Utah would receive when purchasing their series of bonds.

Johnathan Ward provided information about the anticipated interest rates for the state of Utah's series of bonds and the other series of bonds. The state of Utah's rate was already locked in, and it was approximately 1.6%, which he emphasized was very low. For the other series of bonds, if sold on the public market, they expected a rate in the higher 4% range, specifically around 4.2%. If they chose a direct purchase method, the rate might be 4.7%.

Johnathan explained that with a direct purchase, the bonds would be sold to a limited number of investors outside the Securities and Exchange Commission (SEC) regulatory framework. Alternatively, if sold on the public market, the bonds would be offered to any interested investor under SEC regulations. The decision on the method would depend on various factors, and both options would be explored.

Chris Thompson explained that the resolution before the council that night would authorize them to go through the process of exploration, determining to whom they would sell the bonds and what terms and conditions would benefit the city the most. Chris let them know the amount was 50 million.

Councilman Marshall wanted to know what the payback would be for the city.

Chris Thompson clarified that the revenue stream for the sewer treatment plant primarily comes from user rates, with a significant contribution from industrial, especially those with high load wastewater. Additionally, about 20% of the revenue comes from Mapleton, who has a 20% interest in the treatment plant. Chris mentioned that out of the proposed \$50 million, \$10 million would come from Mapleton City.

Councilman Marshall asked if rates had already been accommodated to pay for this project.

Chris Thompson explained that they anticipated this development around eight or nine years ago. In preparation, they began raising rates to save money and contribute toward the sewer treatment plant. This proactive approach allowed them to establish rates gradually, avoiding significant rate increases as a direct result of the upcoming project. Chris emphasized that the necessary rate adjustments had already been implemented, and they were building up funds for the project as they moved forward. Chris Thompson highlighted the financial strategy behind the sewer treatment plant project. He mentioned that even at an interest rate of 4.5% or possibly 5%, they considered the option of delaying the project until they had the cash to pay for it and found it was not the best option.

Councilman Marshall emphasized the importance of moving forward with the sewer treatment plant project despite the higher interest rates. He explained that waiting for cash could result in increased costs in the future, making it more challenging to catch up. Councilman Marshall highlighted that the decision to proceed with the project at a 4.5% interest rate was a strategic move to ensure compliance, meet capacity needs, and cater to

the next generation of Spanish Fork residents.

Councilman Oyler inquired about the flexibility of the bond rates, asking if they could be refinanced or resold at a different rate in the future if rates were to go down.

Johnathan Ward explained that under the direct sale methodology, some investors are willing to make the bonds pre-payable at any time, allowing for refinancing if interest rates drop. However, if the bonds were sold in the public capital markets, there was usually a ten-year lockout window before refinancing could occur. He mentioned the importance of preserving flexibility to refinance in case interest rates decrease.

Mayor Mendenhall asked when Mapleton's bond rating would come into account.

Johnathan Ward explained that the bond rates are entirely based on the city's credit rating, and the rates were increased over the past couple of years in preparation for the current bond issuance. The city's credit rating was boosted by purchasing bond insurance for the first series of bonds sold in 2020, and they may consider doing the same for the current bonds to enhance the credit rating. The rates would be influenced by the city's creditworthiness.

Seth Perrins clarified that the initial understanding was that the parameters of the state bond loan could be satisfied with the old parameters resolution. However, it was learned later that this wasn't the case, and they now recommend approving a parameters resolution with a \$50 million principal amount, allowing for some wiggle room in case additional funds are needed. Currently, they estimate needing around \$47 million, including the city's portion, Mapleton's portion, and the state's \$5 million loan.

Councilman Oyler inquired about the \$137.9 million, asking if that was the Guaranteed Maximum Price (GMP) settlement, seeking confirmation if that represents the total cost.

Chris Thompson clarified that the \$137.9 million would not change, emphasizing that it represented the final bond amount needed for the project. He mentioned the presence of contingencies and noted that building a new treatment plant was a regulatory requirement, stating that if they had a choice, they would not spend the \$137.9 million.

Councilman Oyler expressed that the project's timing was appropriate, considering that delaying it might have incurred higher costs. He acknowledged that addressing sewer lines, lift stations, and other necessary work was vital for the city and all other costs had been considered.

Chris Thompson provided an update that all the necessary aspects, including sewer lines, lift stations, and additional work outside of the sewer plant, had been thoroughly examined, considered, and incorporated into the plan, with some aspects already completed.

Mayor Mendenhall emphasized that the regulations, which initially required a measurement of 0.1 parts per million, had become more stringent, necessitating a reduction to 0.01.

Chris Thompson stated the state made them reduce it by 90%.

Seth Perrins stated the regulations had undergone significant changes, transitioning from three or four down to 0.1, and now to 0.01. The construction of a modern, state-of-the-art plant was essential due to the evolving regulatory landscape, with anticipation of further changes in the future.

Chris Thompson mentioned that they tasked their engineers with developing a plan that was future-proof, capable of accommodating potential changes in nitrogen levels similar to what occurred with phosphorus. The construction of a modern plant addressed evolving regulatory requirements. He highlighted the success of bonding in 2020 at an exceptionally low interest rate of 1.6%. While considering the unrealistically low interest rates, he expressed that, in hindsight, an improvement would have been to initiate the project a year earlier to further capitalize on favorable conditions and mitigate the impact of inflation on costs.

Councilman Marshal wanted to know what year the Guaranteed Maximum Price was done.

Seth Perrins responded that the project would be done in phases and the Guaranteed Maximum Price was done last year and the designs were done in 2021.

Chris Thompson stated the current bond was down to 9 million so they were ready for the next phase and additional bond amount.

Councilman Marshall relayed that some may say why didn't you bond for the full amount.

Chris Thompson replied they were pretty close to what they had predicted it would be. He went on to say they could always look back and think I could have saved more money if it was done earlier.

Councilman Oyler asked if there were state laws that required you to only bond what you needed. Councilman Oyler inquired about the feasibility of bonding for a higher amount than initially estimated, such as \$137.9 million, at the beginning of the sewer treatment plant project. He asked if the city could sell back any unused funds if the actual cost turned out to be lower than the bonded amount.

Johnathan Ward explained that it was possible for a city to intentionally under-bond and return unused funds to investors, and he cited examples of such practices with other city projects. However, he mentioned that the IRS limits how much a city can borrow and has rules regarding the timing of spending the borrowed funds. The IRS discourages excessive borrowing or borrowing too early, and there are conditions related to spending the money within a certain timeframe to maintain tax-exempt status for the bonds.

Seth Perrins commended the collaborative efforts of the council, staff, and other agencies, stating that the actual bonding between Spanish Fork and Mapleton was approximately \$121 million. This was due to successfully securing grants totaling \$17 million, which reduced the repayment amount to about \$97 million for Spanish Fork. He emphasized the positive impact of securing these grants, some of which were not initially known in 2020 and 2021.

Mayor Mendenhall emphasized the role of the sewer treatment plant in facilitating anticipated growth, particularly in the area around the airport. He highlighted that the industrial sector's development relies on infrastructure like the treatment plant. The plant was crucial for accommodating growth, especially in commercial and industrial sectors. The Mayor mentioned that inquiries from economic development organizations often revolve around the city's capacity in this area. The plant was considered a critical factor in attracting industries and supporting the city's ongoing growth.

Dave Anderson mentioned there was also a big deal in food manufacturing.

Councilman Oyler raised the question of whether the city's population growth over the next 20 years would have an impact on paying off the bonds sooner. He suggested that with more utility users, it could be a significant factor in the repayment process.

Chris Thompson explained that the number of residents paying off a bond affects the repayment structure. He gave an example with the pressurized irrigation bond in 2023, where they had more residents paying the payment, allowing them to lower rates. Additionally, he mentioned that bonds can be refunded to take advantage of lower interest rates while keeping the bond in place, allowing for potential rate reductions as more people contribute to the payments.

Councilman Argyle - Moved to Approve - **Parameters Resolution for Sewer Bond - Consideration of adoption of a resolution of the City Council of Spanish Fork City, Utah (the "City") authorizing the issuance and sale of not more than \$50,000,000 aggregate principal amount of Sewer Revenue Bonds, Series 2024 (the "Series 2024 Bonds"); providing for the posting of a notice of public hearing and bonds to be issued; providing for the running of a contest period; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution, and related matters.**

Councilman Marshall - Seconded and the motion **Passed** all in favor at 9:11 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

D. Resolution Approving the Multi-jurisdictional, Automatic Aid, Mutual Aid, Fire, Training, Emergency Medical, and Other Services Agreement

Nick Porter explained that the agreement was a collaborative effort among 20 cities in Utah County, excluding Eagle Mountain, which utilized a fire authority. The purpose of the

agreement was to update a 1995 agreement, enabling the involved agencies to collaborate on training, coverage, mutual aid, emergency medical services, and other related matters. The update was necessary to reflect changes and ensure alignment with the evolving needs and practices of the participating cities.

Councilman Oyler asked if other cities had approved this as well.

Nick was unsure but assumed it was on their city agendas for city council.

Tara Silver informed the group that she had received a total of five signed city documents up to that point.

Councilman Argyle ▾ Moved to Approve ▾ **Resolution Approving the Multi-jurisdictional, Automatic Aid, Mutual Aid, Fire, Training, Emergency Medical, and Other Services Agreement**

Councilman Cardon ▾ Seconded and the motion **Passed** all in favor at 9:13 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

E. Recreation Center Guaranteed Maximum Price

Dale Robinson let us know that on November 7th, a partial Guaranteed Maximum Price (GMP) for the recreation center was presented and approved, totaling just under \$30 million. This allowed the project to move forward and helped in securing prices before potential increases. Since then, a value engineering process was undertaken to explore ways to save money without compromising quality or future maintenance issues. Through this process, \$1.15 million in changes were identified, and other issues were discovered early, preventing the need to dip into contingency funds. The current GMP for approval was \$70,851,002, including a \$2 million contingency and a performance payment bond of \$408,790.

Councilman Oyler asked him to explain what a contingency was.

Dale Robinson explained that the \$2 million contingency was set aside for unforeseen circumstances that might rise during the construction of the project. It served as a buffer to address unexpected issues or changes that could have occurred as the construction progressed. The performance and payment bonds were standard contractual elements included by the contractors to ensure that the project was completed as agreed upon, and payments to subcontractors and suppliers were made. The performance bond provided

assurance that the contractor would fulfill their contractual obligations, and the payment bond guaranteed that subcontractors and suppliers were paid for their work and materials. The contingency was there as a precaution for potential unforeseen challenges that might have arisen during the construction process.

Councilman Marshall inquired from Dale whether the recently approved \$70 million, included the \$30 million approved a month ago.

Vaughn Pickell stated it was an amendment of a previous Guaranteed Maximum Price.

Dale Robinson confirmed that the \$70 million presented included the \$30 million approved a month ago. He mentioned that the contract amendment needed approval for the maximum amount.

Councilwoman Beck clarified that the approved project would not increase property taxes. She confirmed that the previous assessment, which was just under \$5 per month for the average home, would remain unchanged.

Chris Thompson stated that was correct.

Councilman Marshall assumed the bond amount would remain consistent, and he inquired whether the bond amount was \$65 million.

Seth Perrins responded that the target was a little over \$61 million.

Councilman Marshall recalled that when the mayor initially proposed the project, there was a general agreement to keep the bond in the \$62-\$65 million range. He mentioned that this range was reflected in the current average monthly fee of \$4.80. He inquired whether the budget would be reprioritized or if there were changes in other revenue streams to accommodate the project, emphasizing that they were not raising fees or taxes to fund it.

Seth Perrins mentioned that about 18 months ago, around March 2022, when the announcement was made, they were targeting a bond amount of \$55 to \$60 million. He acknowledged that costs had increased since then, and they were now pleased to still be targeting the \$60 million range. He indicated that bonding for \$61 million was within their expectations. Perrins also discussed the potential for a sales tax bond and the considerations for a direct placement that might allow for favorable terms for a potential refinance or refund before the typical ten-year period. The current structure included a 15-year plan, and they were actively considering various scenarios for the future.

Mark Peterson (Westland Construction) provided an update on the current status of the project. He mentioned that the majority of the dirt work was complete, which was a significant cost-saving factor. The building pad was in place, and footings for the main part of the building had been dug. Construction activities, such as pouring and forming important footings, were underway, with the expectation that walls would start to emerge soon. Site utilities, particularly electrical work, were progressing, with conduit installation and under-slab MEP (mechanical, electrical, plumbing) set to begin in the coming weeks. Overall,

there was visible progress on multiple fronts of the construction.

Mark Peterson mentioned that the plan for the construction to start going vertical was in March. He emphasized that this timeline was relatively fast for starting construction at this time of year. The initial Guaranteed Maximum Price (GMP) had allowed them to lock in steel prices.

Mark Peterson mentioned that the construction project had made significant progress, including locking in prices for items like steel and air handlers. He highlighted the challenges in the current market where prices for certain items may only be held for 48 hours, but they were able to secure the necessary components to move the project forward.

Seth Perrins asked about cement pricing.

Mark Peterson stated when forecasting the schedule, they secured pricing for a year, and with their subcontractors, the pricing was locked in through 2024.

Seth Perrins pointed out the forecasted January and June price increase of around \$600,000, stating they had factored that in and addressed this significant amount in their calculations and plans.

Mark Peterson let us know they strategically anticipated a price increase slated for January 1st and June 1st and had the price locked in for a year.

Councilman Marshall pushed for a year completion date.

Mark Peterson stated their current goal was to advance the structure significantly within the next year to minimize vulnerability to weather conditions. Closing in the structure would be beneficial, especially for the pools, allowing work to progress indoors during the winter. They were currently excavating the indoor pool to facilitate the installation of utilities under it.

Councilman Marshall noted the absence of a specific item for the pool in the detailed list of the GMP.

Mark Peterson explained that specialty construction, such as building a pool, typically falls under the category of special construction in a GMP, so the pools wouldn't have a specific line item.

Seth Perrins wanted him to tell the residents how many pools there would be.

Mark Peterson mentioned that there are five bodies of water in the project, with three located inside and two outside. Mark Peterson highlighted the efficiency of the project design, especially in managing the three indoor pools. He mentioned that the selected pools in procurement were among the best in terms of maintenance and longevity.

Councilwoman Beck wanted to clarify that they had been able to save 1.2 million dollars by value engineering.

Mark Peterson responded she heard correctly. He went on to say that over the last two months, they have been looking through numbers more strategically and, through value engineering, were able to save 1.2 million dollars. This involved examining every aspect of the project, such as materials, and finding similar or equivalent options that meet the criteria at a better price point. He stated for the last 2 years they had used value engineering.

Mayor Mendenhall clarified that It seemed that the value engineering approach had been a consistent practice applied not only to our specific project but also to various other projects over the last two years.

Mark Peterson responded it was for all the projects.

Seth Perrins mentioned that there were additional savings identified during the last few weeks before awarding the project, totaling a few hundred thousand dollars. In addition to the value engineering savings of 1.15 million, there were discoveries of missing elements that, if not addressed, would have resulted in future expenses and dipped into the contingency funds. The combined effect of these factors would help them stay within the \$2 million contingency fund. He felt their efforts were worth the savings they achieved.

Dale Robinson provided another example of the value engineering efforts, stating that by changing the floor in the track and fitness areas, they saved over \$200,000. They explored alternative floors used in high school weight rooms and similar spaces across the state. This illustrates one of the 130 line items they scrutinized during the value engineering process, examining details such as light bulbs and more.

Councilman Oyler wanted to clarify he wasn't suggesting we were using old flooring for the new recreation center.

Dale Robinson responded that they didn't physically gather floors to bring in but rather explored materials that would be just as effective as initially bid on. This highlighted the types of discoveries made through the value engineering process, including considerations like detention basins.

Councilman Marshall restated that the materials were equal or better.

Mark Peterson explained that they found a lower-cost floor through a subcontractor's recommendation. This floor product was being used in various high schools in the area, gaining a good reputation for its durability and ease of maintenance.

Dale Robinson elaborated that they were looking for cost-effective solutions, and the floor replacement was a good example. They visited a high school where a similar floor had been in use for ten years

Dale Robinson explained that they engaged in conversations with custodians to understand the upkeep of the floor. While they studied various options, not all changes were implemented, as they wanted to ensure that quality was not compromised. Some ideas were

discarded due to aesthetic concerns or other factors. Additionally, they explored the possibility of not constructing certain pools or areas.

Councilman Marshall reiterated it would be as good and it was cost effective to do it right now in the process.

Mayor Mendenhall sought assurance that the schematics available on the website accurately represented the project, and the features seen in virtual walk-throughs and pictures would be included in the final construction.

Seth Perrins assured that residents wouldn't notice any significant differences even if there were changes in construction materials. He mentioned the possibility of a slight hue change in glass, but overall, he emphasized that the project would look great, and residents would be proud.

Dale Robinson assured them the public wouldn't know the difference.

Councilman Marshall commended Mark and Westland, along with Dale and his team, for their meticulous approach in tackling the project's challenges. He emphasized the need to deliver on the promises made to citizens and acknowledged the difficulties presented by the current market conditions, where project estimates have seen a significant increase. Despite the challenges, Councilman Marshall expressed confidence in getting the project right and meeting the community's expectations.

Mark Peterson wanted them to know that value engineering would continue and they would still strive to save money.

Councilman Marshall explained the concept of a Guaranteed Maximum Price (GMP), emphasizing that the project's timing was not influenced by any political considerations or elections. The focus had been on achieving the right project scope at the right price, and the decision-making process took the necessary time to ensure a thoughtful and methodical approach. The progress made so far, including cost savings, was a result of careful planning and execution. He expressed gratitude for the hard work involved and teased Mark Peterson that he looked forward to the project's completion in spring 2025.

Councilwoman Beck wanted to clarify that the stars didn't align to have the pool open for the summer of 2025 as it would be completed in the fall of 2025.

Mark Peterson emphasized the importance of taking the time to ensure the project was done correctly. He mentioned that the process typically takes between six weeks and ten months when done correctly, with the goal of making improvements over previous projects. The developments discussed here had followed a typical and standard process.

Councilman Marshall ▾ Moved to Approve ▾ **Recreation Center Guaranteed Maximum Price**

Councilman Argyle ▾ Seconded and the motion **Passed** at 9:38 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Mayor Mendenhall stated the cameras would be moved from the SFCN building to the recreation center lot so the residents could see the progress.

Dale Robinson indicated it had already happened.

Mayor Mendenhall mentioned that residents should stay updated on the city website for information on the project. They would release updates and celebrate milestones, including the use of big trucks and, when the weather permits, marking significant moments, possibly with a beam or other commemorations.

Councilman Marshall clarified that the construction of buildings that began before the COVID-19 pandemic, and even during the pandemic, faced challenges such as rising prices and delays due to material availability. Despite these challenges, they continued monitoring the construction through cameras, especially during periods when work was on hold due to external factors like the unavailability of materials. He pointed out the material availability wouldn't be an issue this time.

Mark Peterson agreed.

Mayor Mendenhall highlighted the different market conditions and challenges they faced during the construction, emphasizing the measures taken to move forward. He urged caution for drivers heading south on Main Street to avoid accidents while observing the construction. The mayor expressed excitement about the progress and the community's anticipation for the new facility, humorously stating to the residents that swimming would resume in the spring of 2025.

Councilman Marshall clarified that, for the record, he and Mike were being smart about the spring schedule, and the anticipated completion was officially in the fall of 2025.

F. Ordinance amending Title 6 of the Spanish Fork Municipal Code - Animals

Vaughn Pickell provided detailed information about the discussions held on November 7th regarding the animal ordinance. The focus was on three main aspects of the ordinance:

- State Code Definitions for Cruelty Violations: The ordinance referenced state code definitions for cruelty violations.

- Elimination of Chicken Permit Requirement: The ordinance aimed to eliminate the requirement for a chicken permit.
- Clarification on Probable Cause and Warrant: The ordinance clarified that probable cause and a warrant are required to seize an animal.

The decision on these aspects was tabled for further work on three additional elements:

- Agricultural Noise: A defense was provided for agricultural noise if it was due to operations conducted in the normal and ordinary course or consistent with sound agricultural practices.
- Exceptions to Attack and Bypoor Prohibitions: Exceptions were introduced for killing mice, minor animals, pests, or rodents.
- Exception for Trespassing Animals or Threatening: An exception was created for animals trespassing or threatening, making it not unlawful for an animal to kill another wild animal in such cases.

Vaughn Pickell explained the difficulty in determining the policy for allowing an animal to attack or bite another animal. He highlighted the exception that if an animal was killed when entering another animal's enclosure, it was not unlawful for the attacking animal. Distinctions were made between an attack and a bite, with the ordinance providing a defense for an animal to jump up on a human and attack them but not to bite them.

Vaughn Pickell emphasized the distinction between mere trespassing, such as walking through somebody's yard, and situations involving a threatening person. He acknowledged that while trespassing was considered wrong, that state code and our ordinance aimed not to give animals a license to bite in response to such actions. The discussion recognized the difference between a trespasser and a threatening person, suggesting that the response might vary based on the level of threat posed, including situations where an animal might be defending against a perceived threat to life or bodily harm.

The ordinance aimed to strike a balance between protecting property and preventing excessive measures in response to trespassing or threatening situations.

Councilman Marshall asked if the owner was being threatened, could an animal attack.

Vaughn Pickell stated this was when self defense law would come into play and this ordinance wouldn't change or supersede that law.

Councilman Oyler appreciated Vaughn taking the time to look into this for them.

Councilman Argyle ▾ Moved to Approve ▾ **Ordinance amending Title 6 of the Spanish Fork Municipal Code - Animals**

Councilman Oyler ▾ Seconded and the motion **Passed** all in favor at 9:47 pm with a roll call vote.

Kevin Oyler	Yes
-------------	-----

Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

G. Resolution indicating intent to annex property known as the Boyack-Evans-Brockbank Addition

Vaughn Pickell mentioned a minor issue related to a gap in the city boundary on Highway 6, where a small portion was not included due to gaps between different annexations. This area included the railroad corridor and part of 100 south, totaling less than an acre or two. To address this, he suggested cleaning up the discrepancy by annexing the affected property using a resolution expressing the intent, followed by a public hearing and the adoption of an ordinance for the annexation. This process was outlined as a way to rectify the situation and ensure the accurate inclusion of the specified area into the city.

Councilman Argyle expressed he thought we had already rectified this.

Vaughn Pickell explained that the discrepancy regarding the city boundary on Highway 6 was discovered while examining maps. He mentioned that what was being shown as part of the city on the maps did not align with the actual situation. To address this, a surveyor was consulted to analyze the various annexations surrounding the area, as it used to extend all the way to the bridge. This investigation aimed to clarify and accurately define the city limits in that particular region.

Councilman Argyle noted that initially, the county was present along that area, and corrections were subsequently made. While he acknowledged that it may not have seemed like a significant issue at the time.

Vaughn Pickell emphasized the importance of addressing and cleaning up such discrepancies to ensure that the correct jurisdiction was applied, especially when dealing with city boundaries. He let us know this change didn't affect any residential properties.

Councilman Oyler ▾ Moved to Approve ▾ **Resolution indicating intent to annex property known as the Boyack-Evans-Brockbank Addition**

Councilman Argyle ▾ Seconded and the motion **Passed** all in favor at 9:50 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes

Shane Marshall	Yes
----------------	-----

H. Resolution for the 2024 Annual Meeting Schedule

Tara Silver provided an update in place of Seth Perrins, mentioning that this item was to satisfy a Utah code requirement of letting residents know when City Council and the Planning Commission meetings would be held each year.

Vaughn Pickell acknowledged a couple of errors in the presented resolution. He noted that both Section 1 and Section 2 referred to the 2023 schedule, and he clarified that it should be the 2024 schedule. He suggested amending the motion to accurately reflect the 2024 City Council meetings and the 2024 Planning Commission meeting schedule.

Vaughn Pickell clarified with Dave Anderson that the Planning Commission meetings started at 5:30 pm.

Dave Anderson responded they did start at 5:30 pm.

Councilman Oyler ▾ Moved to Approve ▾ **Resolution for the 2024 Annual Meeting Schedule with the sections of 1 & 2 being updated to read 2024.**

Councilwoman Beck ▾ Seconded and the motion **Passed** all in favor at 9:53 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Cardon ▾ made a **Motion to Adjourn to Closed Session for strategy sessions to discuss the purchase, exchange, or lease of real property.**

Councilman Marshall ▾ **Seconded** the motion and it **Passed** at 9:54 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Attest: December 12, 2023

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 December 12, 2023. This document constitutes the official minutes of the City Council meeting.

Tara Silver

TARA SILVER, CITY RECORDER