



**ADOPTED MINUTES
CITY COUNCIL MEETING
February 20, 2024, at 4:45 PM
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present

Mike Mendenhall, Mayor
Jesse Cardon, Councilmember
Kevin Oyler, Councilmember

Stacy Beck, Councilmember
Shane Marshall, Councilmember left at 8 pm

Councilmembers Absent:

Landon Tooke, Councilmember

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Dale Robinson, Parks and Recreation Director
Dave Anderson, Community Development Director
Scott Aylett, Library Director
Seth Perrins, City Manager
Bryan Perry, IS Director

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

Staff Members Absent:

Visitors Present:

Name

Jill Helt
Kathleen Leavitt
Tim Ingo
Angela Ingo
Laura Strathers

Name

Kara Lewis
Mark Warner
Mindy Warner
Janice Fjerstad
Dinitia Harris

Name

Brandon Lloyd
Jeremy Lloyd
Aaron Leavitt
MeKell Leavitt
Brady Taylor

John Mendenhall
Jake Lasley
Shawn Barrett
Clarence Lewis
Chad Finlinson

David Harris
Allianna Walters
Natalie Shelley
Ashlyn Oyler
Angela Oyler
Katie Lasley

Greg Sorenson
Kaydee Warner
Tate Briholey
Brooke Brailsford

4:45 pm WORK SESSION -No formal actions are taken in a work session.

- a. Mix and Mingle 4:45 pm
- b. Come and ask questions of the Mayor, City Council members and the staff.
- c. State of the City at 5:15 pm

6 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Call to Order- Mayor Mendenhall welcomed everyone to the Spanish Fork City Council meeting on February 20, 2024 at 6:02 pm. Mayor Mendenhall thanked everyone for being present that night. He noted the presence of a room full of wrestlers, which he found cool, and acknowledged it was a good agenda to address that evening. The Mayor mentioned the usual practice of starting meetings in Spanish Fork with a prayer and a pledge, as they had always done in the past.

Councilmember Beck asked Angela Ingo to give a prayer.

Councilmember Marshall had everyone recite the pledge of allegiance with him.

Mayor Mendenhall expressed gratitude to everyone. Before moving on to item number four on the agenda, the recognitions, he addressed a couple of housekeeping items. He pointed out that Councilman Tooke was not present that night, being on a long-planned family vacation. The Mayor wished the Tookes a safe journey as they returned that week. Additionally, he mentioned that Councilman Marshall would need to leave a little early, around 8:00 pm, to catch a flight.

Mayor Mendenhall extended a welcome to Sid Cardon, Command Sergeant Major Retired, who was in the audience that night. The Mayor invited him to come up and share information about the award he was present for that evening.

RECOGNITION:

a. Military Award

Sid Cardon expressed gratitude to Mayor Mendenhall and mentioned his appreciation for the city's recognition of individuals. He specifically acknowledged a special recognition for Brady Taylor. Sid Cardon then invited Brady Taylor to come forward for the acknowledgment.

Representing the Office of the Secretary of Defense as a volunteer, Sid Carson explained the purpose of the recognition, highlighting Brady Taylor's support as an employer for a military reservist.

Chad Finlinson was called upon to provide details on why Brady Taylor received this recognition. The award, from the Office of the Secretary of Defense, Employer Support of the Guard and Reserve, was then presented to Brady Taylor for being a patriotic employer who supported his employee in attending military training. Sid Cardon emphasized the importance of the employer's support for their employees serving in the military and thanked Brady Taylor for his contributions.

A picture was taken with the Mayor and City Council.

Mayor Mendenhall proceeded to recognize the achievements of the young men who rode a fire truck down Main Street after winning the State Championship. He acknowledged the culmination of years of hard work, dedication, and effort that led to their success. The Mayor commended the toughness of the sport, mentioning the physical challenges faced by the participants, including bleeding and exertion.

The Mayor then introduced the Spanish Fork High School Dons wrestling team, the newest state champions. Coach Spencer was invited to come to the microphone and introduce the young men who stood by him. The Mayor expressed excitement and anticipation for Coach Spencer to introduce the team members.

b. Spanish Fork Dons State Champions

Coach Spencer acknowledged the hard work and dedication put in by the wrestling team, emphasizing the unseen efforts that took place behind closed doors. He mentioned that some team members had joined this year, while others had been wrestling for over ten years, contributing to the team's success over time.

Coach Spencer then proceeded to introduce each team member, expressing some lighthearted moments and challenges with their names. The excitement and nervousness were evident in his tone as he went through the list, recognizing the individual efforts of each wrestler. The coach concluded by expressing gratitude for the team's achievements and inviting applause for the wrestlers.

Mayor Mendenhall asked him to tell us about the state tournament.

Coach Spencer reflected on the wrestling season, describing it as a battle against various opponents, including the Box Elder Bees, and Wasatch Wasps. He proudly announced that the Spanish Fork High School wrestling team set a school record with 13 placements at state, surpassing the previous record of 11. The team achieved three state championships, five state finalists, and overall had a remarkable season.

Coach Spencer highlighted the team's accomplishments, such as winning the divisional tournament by a significant margin, securing the region title, and dominating dual matches.

Despite facing challenges, including injuries, the team's hard work and effort allowed them to overcome obstacles and create a special season.

He playfully mentioned the team's destiny, drawing parallels to past state titles won every 20 years, 1984 and 2004, with the most recent victory occurring in 2024. Coach Spencer concluded by inviting any additional questions or information needed about the team's performance.

Councilman Oyler called on the wrestler, Alex Koyle, to share his thoughts as a senior state champion and asked him about the significance of being a state champion in his senior year.

Alex Koyle expressed that winning the state championship meant a lot to him. He mentioned that he had been wrestling since kindergarten, and achieving this goal was significant for him. He also highlighted the joy of contributing to the success of his team in winning the state tournament as a team.

Councilmember Oyler expressed his admiration, stating that the wrestling team was a lot of fun to watch and commended them as hard workers, bringing joy to those who witnessed their efforts.

Mayor Mendenhall shared his reflections on the wrestling season, emphasizing the team's hard work, dedication, and impressive performance. He specifically mentioned the exhilarating victory over Wasatch on their home court as a highlight of the year. The mayor engaged with the excitement of the matches, even recalling an amusing moment where he was reminded to sit down by Councilman Oyler.

Expressing his admiration for the wrestlers, Mayor Mendenhall commended their ability to maintain composure and handle the physical and emotional challenges of the sport. He acknowledged the team's effective coaching and highlighted the significance of their achievements, particularly in representing the city with pride. The mayor concluded by offering sincere congratulations to the team for their success, both throughout the season and during the state tournament.

Councilmember Beck extended her congratulations.

Councilman Oyler acknowledged Carson Shelley as a remarkable individual, having achieved the title of state champion three times. Carson secured the state championship in his freshman and sophomore years, and he continued his success by winning the title again as a junior.

Mayor Mendenhall congratulated Carson Shelley and encouraged him to continue working hard in the off-season to prepare for the upcoming year. The mayor emphasized the importance of maintaining dedication and training consistently. Additionally, he humorously suggested seeing Carson running the trail and engaging in physical activities like pull-ups and monkey bars near the sports park.

Junior Wetzel walked in and Councilmember Oyler put him on the spot by asking him what this title meant to him.

Junior Wetzel expressed his personal satisfaction and confidence in achieving his goals throughout the season. He mentioned that he had a strong belief in his abilities and now anticipates accomplishing even greater things in the future.

Mayor Mendenhall acknowledged the sacrifices made by the parents of the young men and invited Coach Spencer to share any words on camera to both the wrestlers and their parents, recognizing the dedication and efforts of all involved.

Coach Kip Spencer emphasized their season motto of not peaking but continuing to grow and develop in life. He encouraged them to carry the lessons learned in wrestling into their future endeavors, contributing to the betterment of the community.

Councilman Oyler asked Coach Kip to introduce his assistants.

Coach Kip Spencer acknowledged the presence of coaches Josh Jensen, Jason Warner, and Brock McLeod, while also mentioning those not present, such as Nate Perkins, Travis Harmon, and McKay Sanderson. The coach expressed gratitude for the remarks made earlier, emphasizing the life lessons that high school sports provide.

Councilmember Marshall expressed gratitude for the comments received. He shared a personal experience of wrestling for five days in high school, acknowledging the difficulty of the sport. Despite not being able to endure it, he appreciates the commitment and hard work involved. Marshall emphasized applying the lessons learned in wrestling to life, believing that facing challenges prepared individuals for success in the difficulties of life.

Mayor Mendenhall congratulated the wrestlers for riding a fire truck, and mentioned not being in town during significant events like state championships. The mayor expressed the belief that leaving town brings good luck, given their track record of winning when he was absent. The congratulatory message emphasized making the high school and city proud, expressing appreciation for the hard work involved.

Picture with mayor and council.

Mayor Mendenhall expressed gratitude and acknowledged that amidst discussing state champions and medalists, they forgot to mention the 5A coach of the year, Coach Kip Spence. The Mayor then called for a round of applause for the high school wrestling coach of the year, praising their excellence and contributions.

Mayor Mendenhall mentioned that if someone were to visit the mayor's office in Spanish Fork, they would find the walls covered with the champions of Spanish Fork. The decorations had extended up past the windows and were reaching the ceiling, showcasing the achievements of the youth in Spanish Fork. The mayor expressed appreciation for the outstanding accomplishments, noting that one of the individuals might become famous and their signature would be valuable in the future. Thanks were extended to the parents, coaches, and kids for their great work and notable achievement.

At the end of the night we had three State Champions Junior Wetzel, Karson Shelley, Alex Koyle, two 2nd place, four 3rd place, two 4th place and one 6th place, 5A Outstanding Wrestler, Coach of the Year and a Team State Championship!

106 -Taegan Leavitt (Fr)- 2nd

106- Connor Simons (Fr) – 3rd

113 – Brody Volgelsberg (Jr)- 3rd

120 – Karson Shelley (Jr) – 3 time State Champ

126 – Kyler Spencer (So) – 3rd

132 – Cahill Simmons (Jr) – 4th

138- Porter Olson (Jr)- 2nd

144 – Eddie Sears (Sr) – 3rd

150 – Junior Wetzel (Sr) – State Champion, 5A Outstanding Wrestler

150 – Gatlin Call (Sr) – 6th

157 – Ryker Olson (So) – 4th

165 – Alex Koyle (Sr) – State Champion

190 – Hyrum King (So) – 4th

Coach Kip Spencer – 5A Coach of the Year

Mayor Mendenhall invited public comment.

PUBLIC COMMENTS:

Allie Alders presented a fundraiser designed to support special education classes at Spanish Fork High School. Alders emphasized the importance of spreading the word that education was for everyone and mentioned the unique design of the letters on the T-shirts, created with the help of special education teachers. The goal was to convey that everyone, regardless of challenges, deserves an education and the opportunity to learn and grow. Alders sought to maximize proceeds through T-shirt sales and encouraged people to reach out if interested. She mentioned flyers in Main Street businesses and a website for more information. If enough donations were received, Alders planned to take the initiative to Washington DC Nationals for educators, aiming to spread the message further.

Councilmember Beck asked how she could be contacted and what her website was called.

Allie Alders responded that they could go to the Spanish Fork High School website, check out her fliers, or reach out to Miss Adams, the special education teacher at the high school for more information.

Councilmember Beck reiterated that all the funds donated would go to the special education classroom.

Allie Alders stated that yes, the fundraiser aims to support special education classes at Spanish Fork High School. The proceeds will help participants prepare for the Special Olympics and cover expenses for their class and individual students.

COUNCIL COMMENTS:

Councilmember Marshall

Councilmember Marshall conveyed congratulations to the wrestling team and shared that there was no committee meeting in the past two weeks. Marshall expressed admiration for the dedication shown by individuals who bring a high school or someone committed to their fellow students to the council meetings. The effort and time invested by these individuals, especially during evening sessions, consistently impressed Marshall, making the job worthwhile. Despite occasional doubts about the decision to enter political office, moments like these made it all worthwhile. Marshall thanked everyone for attending the meeting and for the comments.

Councilmember Beck

Councilmember Beck shared various updates during a council meeting. First, she mentioned the Valentine's shoot and steak dinner held by the gun club, where Councilman Oyler, his wife Angela, Councilman Cardon, and his wife Caley attended. Beck highlighted the fun event and the efforts of the nationally renowned Gun Club to encourage firearm education and involvement.

Beck then discussed an upcoming International Women's Day pajama party at the library on Friday, March 8th, from 6:30 to 8:30 PM, directing interested individuals to the library's website for more details.

She also gave a shout-out to the Valentine's Day activity where the mayor, council, and Spanish Fork City film crew delivered valentines to local high schools. The initiative originated from a former Spanish Fork high school student, and Beck expressed appreciation for Mayor Mendenhall's continuation of the tradition, spreading love to all local high school students. She concluded with gratitude and thanked everyone.

Councilmember Oyler

Councilmember Oyler shared a heartwarming story about two senior citizens, David and Dinitia Harris, who were present at the meeting. He praised the senior center for organizing fantastic activities and highlighted the recent Senior Center Valentine's dance. Oyler and Councilman Cardon, along with their wives, attended the dance, where the youth city council served meals, danced with seniors, and had a great experience.

Councilmember Oyler then announced that David and Dinitia Harris were recognized as the Sweethearts couple at the dance, receiving applause from those present. He shared a photo and revealed that the couple had initially met at a sweetheart's dance seven years before

being officially recognized. Councilmember Oyler congratulated the couple and commended the heartwarming story of how they found love at the senior center. The recognition included their family, making it a special and memorable night. He concluded by encouraging others to attend such events, emphasizing that you never know who you might meet. The mayor also expressed appreciation and acknowledged the presence of the couple's granddaughter.

Councilmember Cardon

Councilmember Cardon provided updates on recent council activities. He mentioned the ongoing planning for the Youth Arts Festival, which will be held at Maple Mountain High School this year. He highlighted the Youth City Council's involvement in various events, including distributing food at the senior center's dinner dance and preparing over 4,000 Valentines. Cardon commended the youth for their enthusiasm, speed, and creativity during the Valentine's project.

Cardon encouraged parents to sign up their ninth to twelfth-grade students for the Youth City Council, emphasizing the service opportunities and the students' dedication to learning about city government. He also mentioned the upcoming Bills and Bagels event, the last one of the legislative session, scheduled until March 1st. Cardon urged citizens to reach out to representatives about any concerns or thoughts on pending bills, emphasizing the impact on the community.

Kathleen Leavitt, Chamber of Commerce President, shared updates on various activities and events. They mentioned spending time on Capitol Hill to learn about bills affecting local businesses in Spanish Fork and Salem. An email with condensed updates on the bills was sent out to provide information for the Bills and Bagels event.

Kathleen Leavitt announced Rasmussen Jewelers as the Business of the Month for February and highlighted upcoming ribbon-cutting ceremonies for the hospital's new ICU and Cadence Chiropractic. The Business of the Month celebration for Rasmussen Jewelers was scheduled for February 29th at noon.

Other announcements included the Bills and Bagels event on February 24th, the Easter Egg Hunt on March 30th at the Spanish Fork Sports Park, and the upcoming Chamber magazine hitting mailboxes in early March. Additionally, the chamber was partnering with the Arts Council for a tiny art show, with a kick-off event and business crawl scheduled for March 4th from 5 to 7 p.m., featuring art displayed in several local businesses.

Councilmember Tooke

Councilmember Tooke was absent

Mayor Mendenhall

Mayor Mendenhall expressed gratitude for the Chamber's active support of local businesses. He then briefly mentioned the recent State of the City address, expressing thanks to those who attended and acknowledging the collaborative effort that goes into delivering such

speeches.

The mayor then shifted focus to a Valentine's Day tradition initiated by a student at Spanish Fork High School and later extended to all high schools in the city. The tradition involves the mayor, council members, along with Pete Hansen and SF17, visiting multiple high schools to distribute valentines to students. This activity started with a generous donation from a local resident and business owner who provides funds annually to kickstart the tradition.

The video showcased the council's visit to Spanish Fork High School, where they interacted with students, handed out valentines, and shared a unique QR code on the cards. When scanned with a phone, the QR code revealed a heartfelt message from the council, spreading love and well-wishes to the students on Valentine's Day. The mayor also mentioned visiting other high schools, including Maple Mountain, Landmark, and American Leadership Academy.

In Mayor Mendenhall's Valentine's video message, he emphasized that Valentine's Day was not just about love but also about friendship and inclusion. Mayor Mendenhall shared his childhood experience of distributing Valentines to everyone in the class to make everyone feel loved and welcomed.

The City Council members gave ideas on simple ways to make new friends. One council member suggested giving a smile or a compliment, making it a contagious and uplifting experience. Another councilmember highlighted the importance of connecting with others, getting to know them, and putting a smile on their face through genuine conversation.

Councilmembers also spoke with Youth City Council members about their experiences in making friends. They emphasized the significance of connecting through common interests and the positive impact of having good friends as a support system.

The video concluded with Mayor Mendenhall expressing love and trust for the community, wishing everyone a happy Valentine's Day. He thanked Pete and Travis for putting the video together, expressing the hope of continuing the tradition started by a kid named Sterling Brinkerhoff, who initiated the Valentine's Day tradition years ago at Spanish Fork High School. The Mayor and the council aim to keep this tradition alive in Spanish Fork, spreading love and positivity.

SPANISH FORK 101:

a. March 5th Super Tuesday for Utah Voters

Tara Silver, the City Recorder/Election Officer, discussed the upcoming Super Tuesday on March 5th, which involves caucuses and a Democrat primary. Democrats have an open primary, allowing unaffiliated voters to participate, while Republicans have a preference poll, a closed caucus where voters need to declare as Republicans. The current voter registration statistics were shown, emphasizing the large number of unaffiliated voters who can make a difference.

For Democrats, there's an open primary where unaffiliated voters can request a ballot until February 27th or vote on March 5th in person. For Republicans, there's a preference poll at the caucus.

Tara Silver explained the caucus process, including the 15% threshold for gaining delegates and the 50% threshold to automatically receive all delegates. The importance of pre-registering for caucuses and finding the right caucus location was emphasized.

Additionally, the speaker discussed the responsibilities of precinct officers and delegates elected during the caucus. Delegates play a crucial role in representing their neighborhoods at the state party convention.

The audience was encouraged to visit the Utah Republican and Democratic Party websites for more information, pre-register for caucuses, and stay informed about the caucus locations and processes. Tara Silver clarified that the Republicans' preference poll results would go through a verification process before reaching the party. Democrats, on the other hand, would follow an election process for their primary.

Mayor Mendenhall wanted to remind everyone what would happen since our City Council meeting was scheduled for the same night of the caucus.

Tara Silver let us know they were planning on being done by 6 pm so anyone who wanted to attend the caucus wouldn't have a conflict.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council Meeting 01-25 to 01-27, 2024**
- b. Minutes Spanish Fork City Council Meeting 02-06-2024**
- c. Utah Department of Transportation (UDOT) Cooperative Agreement - SR-164/1400 W/770 W Traffic Signal**
- d. 1900 North Right-of-Way Acquisition - Carl James Property**
- e. 400 North 300 West Municipal Utility Easement for Roundabout**
- f. 800 North 300 East Roundabout Project - Jason Burrows Property Acquisition**

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor at 6:57 pm

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

PUBLIC HEARING:

A. DB Industrial Zone Change Ordinance. This proposal involves changing the zoning of a 9.38-acre site located at 3550 North 1150 West from Rural Residential to Industrial 1

Dave Anderson presented a proposal for a parcel of land just under ten acres located north of the relatively new facility on the east side of 1150 West. The property was part of the GWC annexation that occurred about a year ago, and it was one of two parcels annexed at that time, both zoned for residential.

To make the preliminary plat, which had been conditionally approved by the Planning Commission, developable as an industrial subdivision, a zone change from residential to an industrial one was required. The presenter mentioned that the majority of surrounding properties were already zoned Industrial one, and the property adjacent to the south had been developed industrially.

The reason for the zone change was to align with the industrial development happening in the area. The Development Committee and Planning Commission had both reviewed and recommended approval for the proposed zone change. The presenter emphasized the applicant's eagerness to proceed with the subdivision for industrial use.

Councilwoman Beck ▾ Moved to go into a Public Hearing

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 6:59 pm

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

Public Comments:

There were none

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor at 7 pm

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

Shane Marshall	Yes
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Councilman Oyler ▾ Moved to Approve ▾ **DB Industrial Zone Change Ordinance. This proposal involves changing the zoning of a 9.38-acre site located at 3550 North 1150 West from Rural Residential to Industrial 1 with the finding in the staff report**

Finding

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

Councilman Marshall ▾ Seconded and the motion Passed all in favor at 7:01 pm with a roll call vote.

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

B. McDonald Zone Change Ordinance. This proposal involves changing the zoning of a 3.5-acre site located at 2300 South Main Street from Rural Residential to Commercial 2

Dave Anderson had discussed a property of approximately three and a half acres located at the Northwest corner of Woodland Hills Drive and Main Street. The proposal was to change the zoning of this area to commercial two. The reason behind this change was to accommodate a potential user for a portion of the site, and the commercial two zone was required for that use.

He mentioned that there was a subdivision needed before any development work could occur, and this zoning change was a necessary step for progress. The proposed zoning aligned with the general plan and had received recommendations for approval from both the Development Review Committee and the Planning Commission.

Councilmember Beck expressed surprise at the proposal, mentioning that initially, there was speculation that McDonald's restaurant was involved.

Councilmember Cardon questioned the decision-making process during the annexation of a specific piece of land, expressing a recollection that there was discussion about designating it as C-2 at that time. The councilmember sought clarification on the reasons why it wasn't designated as C-2 back then.

Dave Anderson mentioned that there was a general reluctance to zone the property in

advance without a bona fide, clear, and detailed development application. He acknowledged that the approach might have changed over time, and the property was now more prepared for development. He also mentioned that the downside of zoning the property before having a clear development plan was that the property owner, with the zoning in place, can develop it within the allowed uses. He expressed confidence in the current Commercial 2 zoning, stating that there aren't many concerns with the permitted uses in that zone.

Mayor Mendenhall stated the new legislation that required zone changes to go to City Council, while plats went to the Planning Commission.

Dave Anderson explained that if the zoning change was approved, the subsequent steps in the development process, such as the preliminary plat and site plans, would be administratively approved without further review by the council.

Councilwoman Beck ▾ Moved to go into a Public Hearing

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 7:05 pm

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

Public Comments:
There were none

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

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 7:06 pm call vote

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

Councilmember Marshall expressed concern about being this far in advance of the zone change and not having further opportunities to review the development. However, he noted that the public seems to be okay with it, and the uses allowed in the C-2 zone are well defined.

Councilmember Marshall mentioned that there was nothing in the proposed C-2 zone that would cause excitement or concern. He emphasized the role of setting boundaries and letting the property owner take responsibility within those limits. He expressed increased comfort after considering the lack of public comments and comparing it to the adjacent C-2 property.

Councilmember Cardon noted that the regulations regarding what comes to the council and what doesn't have changed, affecting the considerations in the decision-making process. He mentioned the need to think further in advance due to these changes.

Councilmember Marshall agreed we don't get another time to look at it.

Mayor Mendenhall asked if the applicant would like to come speak to this change. He did not.

Mayor Mendenhall expressed that Woodland Hills Drive was expected to become busier, especially if the development in Salem that people were anticipating took place.

Councilwoman Beck ▾ Moved to Approve ▾ **McDonald Zone Change Ordinance based on the finding in the staff report.**

Finding

1. That the proposal is consistent with the City's General Plan Land Use Map designation.

Councilman Marshall ▾ Seconded and the motion Passed all in favor at 7:08 pm with a roll call vote.

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

C. Ordinance for the Moderate Income Housing Element of the General Plan

Dave Anderson delved into the recurring discussions about adopting different versions of the housing plan over the past several years. He highlighted the persistent shortage of housing on the Wasatch Front and in Utah, recognizing Spanish Fork's proactive stance in addressing this issue. Dave pointed out that the need for affordable housing was greater than ever, emphasizing its moral implications.

In 2022, a new version of the law mandating the housing plan was passed by the state legislature. Dave explained the reasons for adopting the plan, citing the criteria outlined in state law and the consequences cities faced for non-compliance. The financial repercussions included a \$250 daily fine, amounting to \$90,000 annually for deficient cities, and a

subsequent increase to \$500 per day in 2025, totaling just over \$180,000 each year. Additionally, non-compliant cities would miss out on opportunities to secure other funding.

Dave detailed the state law, which offered 24 strategies for cities to choose from to provide more moderate-income housing. Spanish Fork City, under his guidance, had to select and implement five of these strategies to qualify for desired funding. Non-compliance risked financial penalties and the loss of funding opportunities. Dave emphasized the need for tangible progress in implementing the chosen strategies, as the state would scrutinize and grade the city's efforts in an annual report submitted in August.

For the plan submitted in August 2023, Spanish Fork City staff recommended implementing ten out of the 24 available strategies over a five-year period. This approach aimed to demonstrate consistent progress and secure compliance with state criteria. The ultimate goal was to alleviate the pressing need for affordable housing in Spanish Fork.

Councilmember Marshall reiterated his understanding of the rationale behind recommending ten strategies instead of five. The consideration was that having ten strategies offered a buffer in case progress was challenging to demonstrate for certain ones within a five-year timeframe. Some strategies were inherently difficult to show progress on, and the lack of predefined benchmarks made it a subjective evaluation. The idea behind selecting ten was to provide flexibility, ensuring that even if compliance with one strategy faced challenges or disagreement, there were still nine others to showcase tangible progress.

Dave Anderson elaborated on the difficulty of demonstrating progress within a five-year timeframe for certain strategies, emphasizing the subjective nature of defining success. He justified the recommendation for ten strategies by highlighting the lack of specificity in the criteria for success and the need for a buffer in case of disagreement with one strategy. Dave Anderson shared insights from the 2023 report submission, where despite submitting nine strategies, only credit for half was received. He noted the turnover in personnel at the state level reviewing these reports and mentioned the challenges faced by cities in the early years of implementing the new regime.

Reflecting on their experience, Dave Anderson pointed out that in 2022, approximately 85% of cities failed to be compliant, and Spanish Fork was among the 15% that succeeded, attributing some of it to luck. He expressed discomfort in recommending reliance on just five strategies, citing two specific strategies related to future developments, particularly commuter rail, as essential components that could contribute to eligible housing credits. Dave Anderson acknowledged the uncertainties and complexities in planning for housing development, especially in anticipation of future infrastructure projects like commuter rail.

Councilmember Marshall highlighted the challenge of a "chicken and egg" situation regarding two specific strategies related to future developments, particularly commuter rail. He emphasized the crucial role of a station commitment, stating that without such commitment, achieving a comfortable level of density, regardless of its magnitude, would be unlikely. These two strategies were identified as significant touchpoints in the broader discussion on housing development planning.

Councilmember Cardon pointed out that three of the ten selected strategies won't be effectively utilized until certain changes, possibly related to transit stops or significant transportation facilities, take place. He suggested that one strategy involves adopting a plan for an area surrounding such transit stops or facilities, indicating the dependence on these developments for the successful implementation of certain strategies.

Dave Anderson expressed the expectation to address the strategy involving adopting a plan for an area around a transit stop or significant transportation facility as part of the ongoing general plan and stationary planning process. He mentioned the hope to demonstrate progress on this effort by the reporting period in August, seeking recognition for the genuine steps taken in the right direction. Additionally, he indicated a similar approach for the other two strategies tied to this initiative, outlining plans for the coming years to fulfill these strategies.

Councilmember Marshall highlighted the complexity of the situation, acknowledging that while there may be a common understanding that a station could be near Center Street, the actual decision on the location is uncertain and subject to change. He emphasized the intricate nature of the planning process, explaining that a shift in the station's location could significantly impact zoning and the general plan. Despite the challenges and uncertainties, he expressed a preference for including these strategies in the plan to demonstrate intent and future aspirations, even though the implementation might be years away.

Mayor Mendenhall inquired about whether the strategies in place could contribute to pushing forward the development around the transit station.

Councilmember Marshall expressed agreement, stating that they have indeed adopted the strategies as directed by the state.

Dave Anderson mentioned that they need a commitment from somebody else and expressed the expectation to learn more in 2024, suggesting a potential revisit in the following year.

Councilmember Marshall highlighted the evolving nature of the process over several years and expressed concern about the potential disservice to citizens if a city council incurred penalties due to lack of preparation.

Councilmember Oyler raised a question about the requirement for every city to submit a moderate income housing plan and discussed the consequences of failing to submit it.

Dave Anderson emphasized that failing to submit the moderate income housing plan would result in automatic noncompliance and penalties.

Councilmember Oyler noted the potential benefit of submitting the plan to qualify for state transportation funding, acknowledging the ongoing concern and focus on improving transportation and infrastructure in Spanish Fork.

Councilmember Oyler inquired about the transportation funding received by the city from the state for infrastructure projects. While Jered Johnson, the city's representative, was present and expected to provide more accurate figures, Oyler sought a general idea of the scale of funding. Oyler questioned whether the city had received thousands, hundreds of thousands, or millions of dollars from the state for infrastructure projects, emphasizing the importance of understanding the potential impact of non-compliance with the moderate income housing plan on road improvement funds. He specifically asked what a new interchange would cost.

Jered Johnson responded that a new interchange would be over 135 million dollars.

Councilmember Marshall asked what the center interchange would cost.

Jered Johnson responded it would be over 150 million dollars for the center street interchange.

Jered Johnson emphasized that while the city would lose out on specific funds, changing the priority for consideration could affect its ranking compared to neighboring cities. He indicated that doing due diligence and qualifying for priority consideration could impact the city's position on the list for infrastructure funds.

Councilmember Oyler asked how much of state funds were used to build the Spanish Fork Parkway Road.

Jered Johnson responded that they had received about more than 35 million dollars, not including additional funds they were pursuing. There was mention of another federal grant of 25 million and another state grant amounting to 55 million.

Councilmember Oyler highlights the potential risks associated with not implementing options related to moderate-income housing. By neglecting these strategies, the city was at risk of jeopardizing its eligibility for funds.

Seth Perrins emphasizes the dual consequences of not implementing the options for moderate-income housing. On one hand, there's the loss of potential benefits or funds, and on the other hand, the city becomes susceptible to fines.

Councilmember Marshall highlights the significance of traffic concerns as a primary focus when running for office. The discussion emphasized the impact of addressing major traffic problems, specifically mentioning the potential solution provided by a new interchange in the north end. The conversation touched on the interconnected nature of addressing infrastructure issues and securing funding for such projects.

Councilmember Oyler expressed concern about the potential impact of having more moderate income housing, stating that it could bring more people into the city and consequently cause more traffic problems.

Seth Perrins acknowledged the city's legal obligation to comply with moderate-income housing requirements, emphasizing the community's commitment to following the law and highlighting the role of individuals like Jered in addressing transportation issues.

Chris Thompson mentioned the technical committee at Mountain Lands, with Jered as the vice chair, playing a key role in transportation decisions for Spanish Fork. This committee works on bringing transportation solutions to the city.

Councilmember Cardon asked about specific items in the plan related to land use regulations, higher density for moderate-income residential development near transit corridors, and parking requirements. He sought clarification on whether these strategies applied to areas like the new interchange, transit station, or the expansion of Highway 6.

Dave Anderson responded to Councilmember Cardon's questions, stating that the anticipation was to plan for the interchange, commuter rail stop, and vacant land along I-15. He discussed the connection between housing density and affordability. Clarified that parking requirements, though discussed, were not selected as a strategy in the current plan.

Councilmember Cardon inquired about letter H. parking requirements and whether they align with the strategies discussed.

Dave Anderson responds, mentioning that parking requirements were not selected as a strategy, but it might be a topic for future discussions.

Councilmember Cardon points out this was not a binding decision but more like guidelines.

Dave Anderson clarified that the plan was advisory and not binding for every parcel. While the plan provided guidance, it doesn't compel the legislative body to take specific actions. If a zone change application aligns with the plan, it might be mentioned in the report submitted to the state.

Councilmember Marshall discussed the perception that the strategies outlined in the plan dictate specific actions.

Dave Anderson reinforced that the plan doesn't dictate actions but serves as guidance, and more of a way to check the box.

Councilmember Marshall appreciates Jesse's question, recognizing that it could be easily interpreted as a directive specifying certain actions to be taken in response to the discussed strategies or plans.

Mayor Mendenhall acknowledged a good question. The Mayor urged residents to read the agenda, which contains valuable information available on the city's website. Emphasizing that the discussed plan was a working document subject to annual changes due to legislative sessions, the Mayor, along with Councilman Cardon and Councilwoman Beck, highlighted the Utah League of Cities and Towns' role in advocating for cities.

The Mayor explained the dual nature of recent legislation, offering incentives for compliance and penalties for non-compliance, underscoring the importance of the city's active involvement in state discussions.

City Manager Perrins was appreciated for assisting the city in navigating legislative matters.

The Mayor conveyed gratitude for the legislators' attention to local concerns and emphasized Spanish Fork's commitment to being a responsible and proactive participant in finding solutions.

Councilman Oyler ▾ Moved to go into a Public Hearing

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 7:34 pm vote

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

Public Comments:

Kevin Pritchett mentioned his initial purpose for attending, which was related to annexation, but diverted the discussion to the North interchange, advocating for a \$150 million investment. Pritchett shared his communication with the legislature about low-income, high-density housing, citing resistance from the council. He emphasized the need for a new general plan that aligned with the previously allocated funds for high-density housing, aimed at alleviating congestion. Pritchett discussed discussions with Stuart Adams, expressing concerns about the state's investment in the interchange and the council's reluctance to allow high-density housing. He highlighted the connection between affordable housing, transportation, and parking regulations, suggesting a need for change. Despite acknowledging people's resistance to change, Pritchett expressed optimism about collaboration and thanked the council.

Janice Fjerstad raised concerns about parking in high-density housing areas, sharing a personal experience of their daughter facing parking restrictions in Lehi. She emphasized the importance of addressing parking issues in such areas, suggesting the possibility of parking garages. The speaker highlighted the difficulty of visiting family in places with insufficient

parking and called for attention to be given to parking concerns in the context of high-density housing.

Jackie Larson provided a critique of the proposed high-density housing strategies discussed in the city council meeting. She specifically focused on the implications of these strategies, such as the stationary plan and transit reinvestment zones, for areas with AG (agriculture) protection. Larson expressed reservations about the adequacy of the 10% requirement for affordable housing units in transit reinvestment zones and highlighted the need for careful consideration of locations suitable for high-density housing.

Larson delved into state codes, emphasizing the importance of coordinating with station area plans and respecting AG protection areas. She argued against implementing high-density housing in locations that could interfere with existing land uses, particularly agricultural activities. Additionally, Larson questioned the effectiveness of high-density development in truly addressing housing affordability, pointing out the lack of substantial support for rent controls.

Furthermore, she underscored the significance of recognizing property rights, particularly for agricultural producers, and raised concerns about potential negative impacts on agriculture operations and food security.

Councilmember Oyler had inquired, asking if they heard correctly that all of Palmyra was in an agricultural protected area.

Jackie Larson responded, stating that a lot of Palmyra's protected agricultural land had been chipped away, especially in the Verk situations. She mentioned that there were parts outside of VERK that were not under protection, but the rest of Palmyra was believed to be agriculturally protected. There was a commitment to look into the details regarding agriculture protection in the area and the involvement with the former governor stating it was.

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor at 7:42 pm vote

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

Councilmember Marshall expressed that what was presented were ten strategies on how to increase the moderate-income housing stock in Spanish Fork. However, the specific locations where these strategies would apply were not yet determined. He acknowledged the ongoing stationary plan and mentioned that the decision on the location outlined in the survey had

not been finalized. The conversation about the application of these strategies would be individualized as they moved forward, with considerations for density and appropriateness in specific locations.

Councilmember Marshall emphasized that the discussion that night was not about a final land use decision but rather a strategy that could lead to better land use decisions in the future. The complexities of articulating the goals and the understanding of citizens were highlighted, with the clarification that it was not an immediate land use decision being made.

Councilmember Marshall expressed that the current ordinance did not bind them to anything in the future. He acknowledged the legitimate concerns brought up by Ms. Larson and emphasized that those discussions would happen when the specific properties in question came up for consideration. Marshall suggested that these conversations could also take place during the approval of a general plan update. He reassured that the ordinance being discussed did not commit them to specific decisions in the future and expressed comfort with the current state of affairs, anticipating future conversations about the development, appearance, and necessity of the area when it becomes an agenda item.

Councilmember Cardon highlighted the key point that the current discussion and ordinance did not bind them to specific decisions in the future. He expressed discomfort with committing to all ten strategies at that moment due to uncertainties, such as not knowing the details of the station area plan, including where it would be located. Cardon acknowledged diverse opinions on topics like parking and stressed the importance of clarity in the process when moving forward with the station area plan.

He raised questions about the station area plan, emphasizing that it wasn't being decided upon that day but was part of an ongoing public input process. Cardon recognized the need for clarity in the process to address concerns and mentioned the ongoing efforts, such as a general plan update and a station area plan, along with potential rezoning. He highlighted that the purpose of the ordinance was to outline strategies they were working on and attempting to implement in various ways.

Councilmember Marshall provided examples of potential applications of the strategies, suggesting that Center Street might not be ready for such discussions due to insufficient information. However, he proposed that on the north end, where Mr. Pritchett was looking to develop, there might be a more suitable context for employing these strategies. Marshall emphasized that the appropriate use of these strategies should be discussed very specifically in particular locations, allowing for a detailed conversation around their application in those specific areas.

Pritchett expressed that it was difficult to generalize the "what ifs" on that particular night. He mentioned that typically, if they had been told that approving the ordinance would fully bind them and require compliance, he would share the concerns expressed. However, since it didn't bind them in such a way, Marshall emphasized that they could have the conversation at a later time when they could delve deeply into the specifics of the matter. This approach allowed them to address concerns more effectively and comprehensively.

Mayor Mendenhall reflected on the uniqueness of Spanish Fork and its development along the Wasatch Front, particularly along the freeway. He shared an anecdote about the expansion of the freeway from Provo to Payson and emphasized the changes brought by developments like building the six-lane freeway. Mendenhall acknowledged the common scenario where property owners seek changes and come to public meetings, highlighting the importance of balancing property rights with the legislative responsibility of elected bodies to plan for such changes.

The mayor underlined the dynamic nature of the plan, stating that it's a moving document. He encouraged the adoption of the plan as part of the general plan and in compliance with state law. Mendenhall believed that the plan aimed to strike a balance and provided effective planning for the future.

Councilman Oyler ▾ Moved to Approve ▾ **Ordinance to adopt the Moderate Income Housing Element of the General Plan**

Councilman Marshall ▾ Seconded and the motion Passed all in favor at 7:54 pm with a roll call vote.

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

D. Public hearing regarding the application to the State of Utah Water Quality Board for the purchase of approximately \$4,500,000 Spanish Fork, non-voted sewer revenue bonds to be paid back with an interest rate of 1.12% over a period of approximately 20 years

Chris Thompson talked about being regulatory compliant and the decision to upgrade the existing wastewater treatment plant was driven by the necessity to comply with evolving regulations. Building a new plant was not deemed feasible, and the focus was on enhancing the current facility to meet future regulatory requirements.

Chris told us that recognizing the financial implications of the project, the city sought assistance from the state. The state offered a financial assistance package that included a \$4.5 million loan with a highly favorable 1.2% interest rate and an accompanying \$500,000 grant. This package aimed to ease the financial burden on the city.

Chris stated that with interest rates being low during the initial stages of the project, a loan was secured to fund a significant portion of the plant. However, it was anticipated that a second loan would be needed towards the completion of the project.

Chris Thompson explained that the city saved the grant and loan from the state for the latter stages of completing the plant. This decision was made to leverage the low-interest rate bond monies early in the project. As the plant was nearing completion, the city was now poised to take advantage of the 1.2% loan and the accompanying grant.

Councilmember Marshall sought clarification from Chris regarding the financing of the sewer plant project. He referenced a previous discussion about a bond for the same project and inquired whether the current proposal was an addition to that or a supplement to the previous financing. Marshall wanted to ensure clarity on whether the current financial request was separate from or connected to the previous bond discussions related to the sewer plant project.

Seth Perrins clarified the \$4.5 million loan was within the 50 million. Seth Perrins added that the total financing for the sewer plant project was not increased to \$55 million. The original bond request was for \$50 million, and the new \$4.5 million loan represents a more favorable financing option for a portion of the project. Therefore, the overall financing remains within the \$50 million parameters, with the expectation that the competitive sale for the bulk of the funds (around \$43 million) would have an interest rate in the range of 3 to 4%. The \$4.5 million loan from the state would have a lower interest rate, ensuring that the total financing was effectively managed within the approved \$50 million resolution.

Councilmember Cardon asked about a public hearing.

Seth Perrins explained that the \$4.5 million loan required special notice, and it was even mentioned in the city newsletter for notification purposes. He emphasized the importance of clarifying to residents that this loan did not increase the total project cost by \$4.5 million. Instead, it was part of the previously approved financing package, ensuring that the project's overall cost did not rise.

Perrins provided a timeline, mentioning that the approval for this funding had been secured in late November or early December 2021.

Councilmember Beck liked that it was not adding to the original amount.

Councilmember Marshall acknowledged the importance of effective messaging and presentation in addressing public perception. He noted that the way information was presented could influence how it was received by the community. Marshall highlighted the need for clarity to ensure that residents understand that the current discussion about the \$4.5 million loan was not an additional request but rather a part of the previously approved financing for the sewer plant project. This emphasis on clear communication aimed to avoid any misconceptions and assure residents that the project's overall cost had not increased by another \$4.5 million.

Councilmember Marshall clarified the nature of the request, emphasizing that they were not seeking an increase in the initial request for funding. Instead, the current proposal involved securing the same amount but with a lower interest rate. Marshall explained that the process involves a two-step approach: first, a parameters resolution outlining the scope and scale of the financing, and then a public hearing. He acknowledged that while he wasn't certain about the legal aspects, it seemed like the second step, the public hearing, was a standard requirement in such processes.

Seth Perrins clarified that the two-step process involves first outlining the plan, and then, at least 30 days later, conducting a public hearing to fulfill that requirement. The current discussion and public hearing were part of the process to meet the public hearing requirement, marking the next step in the overall procedure.

Councilmember Oyler asked about the financial structure, confirming whether the \$43 million, at a higher interest rate, and the \$4.5 million, at a lower interest rate, were both intended to be paid over a 20-year period. He clarified that while the interest rates differed, the payment term for both amounts remained consistent, with the only distinction being the interest rates and the separate payments.

Seth Perrins provided additional information, stating that they estimated the blended interest rate for the entire financing package, considering both the \$43 million at a higher interest rate and the \$4.5 million at a lower interest rate, to be approximately 2.4%. He highlighted that this blended interest rate was considered favorable, contributing to the overall financial viability of the project.

Seth Perrins emphasized that the estimated blended interest rate of about 2.4% for the entire financing package was considered really good. He shared additional details about the bond, noting that their portion of the bond for the project was approximately \$105 million in total. Perrins mentioned that Mapleton also had a portion of that bond.

Chris Thompson highlighted a positive message for residents, stating that the way they structured the funding package resulted in potential savings of about \$20 million in interest. This savings was attributed to the strategic staging of funding and bonding during periods of low-interest rates.

Mayor Mendenhall expressed that Spanish Fork, known as the "home of pride in progress," was not unique in the state of Utah when it comes to the Water Quality Board providing low-interest funding for sewer plants. He explained that many cities across the state are undergoing similar projects due to changing regulations regarding wastewater facility standards. The mayor acknowledged the universal need for cities to upgrade or build new sewer plants to meet the revised standards, emphasizing that it would have been ideal to cover the entire \$50 million project cost with the low-interest funding provided by the Water Quality Board.

Mayor Mendenhall invited Cory Pierce to come forward.

Councilmember Marshall left the meeting at 8:04 pm.

Cory Pierce provided an update on the progress of the new sewer plant, stating that when it's completed, people were welcome to come and see it. In response to a question about the project's status, he mentioned that they were currently between 50% and 60% completion and estimated that the project was approximately 18 months away from completion.

Councilwoman Beck ▾ Moved to go into a Public Hearing

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 8:05 pm vote

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

Public Comments:

Former Council Member Chad Argyle, expressed gratitude to the Mayor and Council for their time. He mentioned that while watching the Council meetings on TV, responding with "yes" during votes had become a habit. Argyle also expressed appreciation for the Valentines initiative, highlighting the care shown for youth in schools.

He thanked the city for the State of the City meeting, asserting that Spanish Fork was the greatest city in the state. Argyle attended the meeting seeking clarification on the \$4.5 million, expressing that it initially seemed like an additional request for funding. He acknowledged Chris and Cory for their work on the sewer plant, expressing excitement about the project and the positive impact it would have on the community.

Jim Jett expressed curiosity about the timeline for the sewer plant project and mentioned not finding information on when it is expected to come online

Chris Thompson stated the plant was supposed to go online mid year 2025.

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

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 8:09 pm vote

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes

Landon Tooke	Absent
Shane Marshall	Absent

NO MOTION was made for this item

Mayor Mendenhall mentioned the technology changes since this current facility was built and the advancements we have today to make the new facility more efficient.

Chris Thompson stated it was built in 1953.

E. Boyack-Evans Brockbank Addition Annexation, Ordinance to Annex 2.4 acres located at approximately 1600 East Highway 6 with R-1-12

Vaughn Pickell informed the council about the presence of an existing unincorporated county enclave within the city limits. This enclave was situated between 100 South and Highway 6, including a portion of the railroad corridor, covering 2.4 acres.

He explained that despite its location, the area had no residents because it was classified as an unincorporated island, with a size below 50 acres. He emphasized that an annexation could take place through an ordinance using a resolution. Tonight was the public hearing.

Seth Perrins stated this situation caught them by surprise. He believed the county conducted some research, and suddenly, this enclave seemed to appear out of nowhere.

Vaughn Pickell added that it was an unknown island that started appearing on some maps.

Mayor Mendenhall clarified that if you happen to be on a stretch of 100 South in Spanish Fork, around sixth, approximately 1600 East, and you're in an accident, you should call the county instead of the city right there.

Vaughn Pickell stated they would go to the County court.

Councilman Cardon - Moved to go into a Public Hearing

Councilwoman Beck - Seconded and the motion Passed all in favor at 8:12 pm with a

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

Public Comments:

There were none

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor at 8:12 pm

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

Councilman Cardon ▾ Moved to Approve ▾ **Boyack-Evans Brockbank Addition Annexation**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 8:13 pm with a roll call vote.

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

F. Resolution Approving Fiscal Year 2024 Budget Revision 2

Jordan Hales provided a budget revision summary, explaining the reasons behind the need for adjustments. He mentioned updates to revenue projections to accommodate changes in priorities and noted that some project costs differed from initial expectations.

Jordan Hales shared details about a donation request from the community garden group. The group sought permission to use two rooms in the library for educational purposes throughout the year, incurring a total donation of \$140.

Jordan also mentioned a fee schedule change, with Bryan Perry addressing TV service rate adjustments later in the session. The library proposed a \$30 per hour charge for after-hours staffing of the Heritage room.

The budget summary highlighted an increase of approximately 1.1 million in revenue and a corresponding rise in expenses. The surplus was planned to be transferred to the Land Acquisition Capital Building to the Capital Project Fund.

Revenues showed fluctuations, with some taxes performing below expectations while others exceeded predictions. Various factors contributed to revenue increases, including increased transports, heightened activity at the golf course, and rising fairgrounds revenue.

Expenses included additional funding for the Fleet Division, golf-related expenditures, fire team consolidation, and upgrades to parks and fairgrounds facilities. Notably, the golf expenses covered the purchase of GPS units, generating revenue through advertisements displayed on the units.

Councilmember Beck asked for clarification on the advertisements for the golf course carts, how it would be classified, and when they would see it in the budget.

Jordan Hales stated the revenue would come in the current fiscal year. The annual revenue from the ads would contribute to future budgets.

Jordan Hales provided an overview of budget revisions, covering various funds. In the General Fund, he mentioned building smaller structures and acquiring land interest. The Recreation Center fund saw an increase from 2.6 million to 20.5 million, funded by upcoming bonds.

Moving on to the Enterprise Fund, the water tank budget increased to 4.2 million due to better-than-expected construction progress. The Wastewater Collection Fund saw expenses for the Inland Port Project rise to 3 million, with a plan for 100% reimbursement.

Jordan discussed the Power Fund, noting a decrease in expenses by almost 1.5 million, mainly due to lower payments to Utah Municipal Power Agency. The Airport Fund highlighted increased revenue and expenses, including a 100,000 increase in undeveloped ground lease revenue.

The Street and Storm Drain Fund indicated a 2.3 million increase in expenses, with projects totaling 4 million. The Gun Club budget saw modest changes, while the Broadband Fund showed an expense increase of 52,000 for home wi-fi routers.

In the Motor Pool Fund, expenses rose by about 1 million due to vehicle and equipment purchases. Insurance proceeds and equipment sales contributed to higher-than-expected revenue.

Jordan concluded the overview, mentioning his return to discuss the LBA budget later in the session.

Councilman Oyler ▾ Moved to go into a Public Hearing

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 8:27 pm

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

Public Comments:
There were none

Councilman Cardon ▾ **Moved** to go out of Public Hearing
Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 8:27 pm

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

Councilmember Cardon thanked Jordan for the highlights.

Seth Perrins highlighted a significant development in response to the priorities set during the work session in Midway. He emphasized that instead of letting identified revenues fall into the general fund balance, they are earmarked for the Land Acquisition Fund. This decision aligns with the council's priorities and serves two key purposes.

Firstly, by setting aside these funds, it creates a reserve for the upcoming year, providing a financial cushion for anticipated expenses in Fire and EMS services. Secondly, it ensures the preservation of ongoing revenue sources for future needs, even though the identified source has been earmarked for a specific purpose.

This update represents a positive outcome from the discussions in Midway, contributing about \$600,000 toward addressing the identified needs in Fire and EMS services. It reflects a strategic and forward-thinking approach to financial planning.

Mayor Mendenhall expressed gratitude for Seth Perrins' update and reiterated the importance of the council's priorities, particularly in Fire and EMS services. He emphasized that addressing these priorities came with challenges and expenses, acknowledging the ongoing commitment to budgeting appropriately for these essential services.

In reference to the city's financial status, Mayor Mendenhall encouraged residents to reach out with any questions, highlighting the transparent and fiscally responsible approach to budgeting. He underlined the working nature of the budget, subject to amendments throughout the year due to changing circumstances and unforeseen events.

The mayor reassured residents that the city remains open and transparent, with a commitment to fiscal responsibility. He invited questions about the budget, emphasizing the willingness to find the right information if the council doesn't have an immediate answer. Mayor Mendenhall also highlighted the city's responsible debt management, staying within state-set limits.

The regular budget revisions were portrayed as a testament to the credit of both past and current leadership, showcasing the city's commitment to adapt to changing financial dynamics while maintaining responsible fiscal practices.

Councilman Cardon ▾ Moved to Approve ▾ **Resolution Approving Fiscal Year 2024 Budget Revision 2**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 8:32 pm with a roll call vote.

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

Seth Perrins reminded the council with Council member Marshall's departure that approval would require all 3 remaining council members to vote yes.

NEW BUSINESS:

A. West Meadows Annexation Acceptance for further study

Dave Anderson provided an overview of a proposed annexation for a 40-acre site near the Salem Benjamin Interchange. He explained that a similar annexation proposal had been suggested a couple of years ago but lost momentum for various reasons and did not progress beyond acceptance by the City Council for further study.

Dave clarified that the current proposal involved the City Council greenlighting the process for in-depth examination and review of the annexation. This step initiated a formal process defined by state code, including notifying different entities and conducting a comprehensive study of the annexation's impact on the community, the city's ability to provide services, and other relevant factors.

He outlined the process, indicating that during a specified period, individuals with standing could provide protests against the annexation. After this period, the proposal, along with the study findings, would go to the Planning Commission for a recommendation on annexation and zoning. Subsequently, it would come before the City Council for a public hearing where

the council would decide whether to approve or deny the annexation.

Dave highlighted that the decision would take some time, and the Development Committee recommended accepting the annexation for further study to initiate the process of thorough consideration. He noted the presence of the applicants involved in the proposal at the meeting.

Council member Cardon asked what zoning the applicant was seeking.

Dave Anderson clarified that the represented zoning in the Development Review Committee conversation for the proposed annexation was rural residential zoning. However, he noted that this zoning was considered a temporary or holding zone to facilitate the property's annexation into the city. Dave emphasized that while rural residential zoning was the current plan, it might evolve or change in the upcoming weeks and months as the process unfolds.

Council member Cardon wanted to know if this was the same plan or a different proposal.

During the discussion, a question arose about the balance between the ongoing reevaluation of the general plan and the need for property owners to proceed with their plans. The concern was expressed that property owners shouldn't be halted in their activities while waiting for potential changes resulting from the general plan relook.

In response, Dave Anderson acknowledged the importance of finding a balance in this situation. He emphasized that the city relies on the Council's judgment to make informed decisions regarding property development during the ongoing general plan review. Dave suggested that, given the specific circumstances, he didn't anticipate drastic changes to the general plan.

Moreover, he proposed that by the time the annexation progresses through the necessary steps, the city would likely have a clearer understanding of the general plan's implications for the area. Dave emphasized the value of annexing with residential zoning, allowing for flexibility and aligning with the potential changes in the updated general plan.

Pritchett emphasized the city's progression and highlighted the significance of the proposed annexation, being the only exit in the Wasatch Front. He clarified that the aim was to initiate the process and then align plans with the general plan as it unfolds. Pritchett addressed concerns about farmland, stating that annexation doesn't take away rights but enhances them for property owners, allowing for potential development or continued farming.

He provided an example of a property in Salt Lake with increased value due to development possibilities, reinforcing the idea that annexation doesn't restrict rights but can elevate property values. Pritchett acknowledged the changing landscape and the need for progress, emphasizing that many farmers have reinvested in farmland elsewhere after benefiting from increased property values.

Pritchett shared his personal connection to the area, being born and raised there, expressing excitement about being part of the annexation. He concluded by inviting any questions for

himself or the applicant, expressing gratitude for the time and attention given to the matter.

Ed Keller introduced himself as one of the landowners, highlighting his connection to the land inherited from his grandfather, William Pioneer Larson, for whom Larson Elementary is named. He expressed pride in having worked on the farm with his grandpa for many years.

Keller mentioned that the proposal had been brought forward before when he collaborated with other developers. However, he expressed satisfaction with the current collaboration with the Pritchett family. He emphasized their commitment to aligning with the city's master plan, even considering the potential changes in the upcoming master plan revision in November. Timpson conveyed his confidence in the proposed development and how it aligned with the city's vision, contrasting with previous attempts that seemed misguided.

Councilmember Cardon asked if it needed to go to the Planning Commission and City Council.

Dave Anderson responded it would only go to the City Council.

Mayor Mendenhall highlighted the public hearing would be in a future meeting.

Councilwoman Beck ▾ Moved to Approve ▾ **West Meadows Annexation Acceptance for further study**

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 8:46 pm with a roll call vote.

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

B. South Utah Valley Electric Service District (SESD) Extension Agreement Regarding Reimbursement and Facility Transfer

Chris Thompson acknowledged the presence of several individuals at the meeting, including Brooke Christianson from US GSD, Brant Winder (the mayor of Woodland Hills and a member of the city board), Mark Holdaway (the finance director of US GSD), and Jake Theurer from our Power and Light. Thompson expressed gratitude for their attendance and thanked them for being part of the meeting.

He discussed the positive relationship with US GSD, highlighting a previous agreement that governed the transition from SESD deal to Spanish Fork power when annexing properties. The existing agreement worked well for the past 2 to 3 years, and now they have worked on

extending it. The new agreement included a nationally published cost inflation factor and addresses details such as timing for renewal. Thompson expressed optimism about the partnership and its benefits for both parties.

Brent Winder, Mayor of Woodland Hills, expressed gratitude for the opportunity to speak, acknowledging the work done by Ray Love, Kenny Sung, and Brandon Gordon in crafting the agreement. He conveyed the support of the board and emphasized the importance of a cooperative relationship with Spanish Fork City. Winder highlighted the challenges faced in legal disputes and expressed hope for a positive renewal of the agreement. While noting some compromises in such arrangements, he conveyed a desire for a mutually satisfactory outcome. Winder also complimented Spanish Fork City's council chambers and thanked the mayor and council for the invitation.

Brooke Christianson expressed that she was not a big talker but highlighted the positive aspect of the agreement for the city. She acknowledged the effort put into the process and recognized familiar faces on the council. Christianson emphasized the benefits of working collaboratively with Jake and his team, noting that it saves time and minimizes conflicts. She extended her gratitude to the council for their efforts.

Seth Perrins highlighted the significance of the agreement between SESD and Spanish Fork City, noting that it resolved previous issues and uncertainties in the annexation process. He emphasized the clarity and simplicity the agreement brought to the process, making it easier for both parties involved. Perrins mentioned that when the agreement was initially established, there was a short timeframe, but upon review, they found the need to address inflation concerns. Chris and Mark were credited for researching and finding a suitable metric to address inflation, which was quickly agreed upon by both parties. Perrins expressed gratitude for the clarity the agreement provides as they continue to handle future annexations.

Mark let us know he appreciated and was grateful for the collaboration.

Council member Beck agreed.

Jake Theurer emphasized that the agreement provided a clear path for handling growth and annexations, promoting good relationships between entities. While acknowledging that not everyone gets everything, he views the agreement as fair for both parties and expresses the hope for continued positive collaboration in the years to come.

Mayor Mendenhall expressed gratitude for the time and effort invested in the agreement, highlighting the importance of not letting perfection hinder progress. Drawing on advice from Governor Herbert, he states, "Don't let perfect be the enemy of good." The mayor appreciates the collaborative effort of all involved parties and acknowledged that while the agreement may not be perfect, it was a positive step forward. He refrained from asking questions that may be challenging to answer, recognizing the complexities of the discussions with other parties.

Seth Perrins inquired about the utility of the agreement as a template for discussions with

other cities and whether it has proven beneficial. While acknowledging the public nature of the meeting, he acknowledged the agreement's positive attributes, suggesting that it has established a good standard and meets the fairness test.

Mayor Mendenhall expressed gratitude for the positive relationship and collaboration with the neighboring cities, highlighting the agreement as an example of successful cooperation. He emphasized the importance of finding solutions that work for all parties involved, reducing the need for extensive legal involvement. The mayor acknowledged the commitment of the utility organization to serving the community and appreciated their dedicated linemen and crews.

Seth Perrins likens the utility agreement to a ten-year contract, highlighting its successful implementation and extension. He compares the initial contract to a "rookie contract," expressing satisfaction with how well the process had worked, leading to a positive and extended collaboration. The focus was on establishing a reliable and effective framework, akin to a successful draft pick in sports.

Mayor Mendenhall expressed enthusiasm about the utility agreement, likening it to the excitement of Shohei Ohtani signing with the Dodgers.

Chris Thompson acknowledged the diligent effort invested in the utility agreement well before the comparison to Shohei Ohtani's signing with the Dodgers. The successful groundwork laid in previous years facilitated the smooth continuation of the agreement, reflecting gratitude towards those involved in its inception.

Councilman Cardon ▾ Moved to Approve ▾ **South Utah Valley Electric Service District (SESD) Extension Agreement Regarding Reimbursement and Facility Transfer**

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 8:59 pm with a roll call vote.

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

C. Cable TV Rates for 2024

Bryan Perry addressed the cable TV rate situation, specifically focusing on the challenges arising from retransmission consent negotiations in 2023. He explained that every three years, broadcasters can choose between two options: must-carry status, where cable companies are obligated to include the channel without charges, or retransmission consent, involving negotiations on fees.

Perry mentioned the significant cable providers involved in these negotiations, including Scripps, Nexstar, Bonneville, and Centurion. These providers owned multiple stations and demanded increasing fees, creating financial pressure for cable companies. The negotiation process was complicated, and Perry emphasizes the limited options available.

He describes the dilemma faced by cable companies during negotiations. If they choose to drop one channel due to high fees, it may result in losing access to other channels owned by the same provider. This lack of flexibility puts cable companies in a challenging position, as dropping certain channels could lead to losing multiple channels, including those popular among viewers.

Bryan Perry discussed recent developments impacting cable TV rates, acknowledging the term "ransom" aptly describes the challenges faced in the cable TV industry. He highlights events from the past year, including Scripps Media's acquisition of Channel 10 (now Utah 16) and the transition from "must carry" to "retransmission consent," resulting in increased costs for cable companies due to sports programming.

AT&T Sportsnet's cessation in September prompted Centurion to pick up Jazz games on K Jazz, leading to higher rates for basic cable customers. Additionally, the Colorado Rockies games moved to MLB.com's streaming service, with Comcast offering a paid channel, a proposition declined by Spanish Fork.

Looking ahead, the PAC 12 dissolution will impact cable TV rates, prompting the city to set separate rates until the end of June and lower rates from July 1st after losing the PAC 12 channel. Basic cable rates will see a substantial increase of \$9.55 until June 30th, with a subsequent decrease after July 1st.

Perry reassured customers that the city had not raised rates for basic cable, emphasizing the escalating costs of equipment, personnel, and plant maintenance. Retransmission consent negotiations occur every three years, contributing to the challenges in the cable TV system.

He encouraged customers to explore alternatives such as streaming live broadcasts on the city's website or YouTube. Perry detailed the city's plan to transition Clark's cable TV service to a streaming platform by October 7th, with no additional cost for the service. He advised fiber customers on the benefits of signing up for 50 free streaming TiVo Plus ad-supported channels and emphasized the city's commitment to assisting customers during the transition, urging those ready to drop cable TV to contact the city for support.

Councilmember Oyler asked whether, if he was currently subscribed to the basic cable package and was unhappy about the \$9.55 price increase, he could potentially opt for a larger package and save three dollars instead.

Bryan Perry stated they could also use an antenna. He assured those who help would be helped even when Council member Beck and Mayor Mendenhall stated they still hadn't switched over and may need help.

Seth Perrins mentioned that subscriptions to services like Netflix or Disney Plus were typically on an annual basis, costing around \$80 to \$100 for a year, not spread over 120 months. He reminisced about the early days of the network, highlighting that the individuals associated with the city back then included Jake Theurer and Dale Robinson. Seth mentioned other names like Jered, Chris, Matt, and Dan, noting that Jered didn't have a beard at that time and Dan was just out of high school. He reflected on how the cable and internet were the main components of the system initially, but there was a desire to transition to an à la carte system.

The sentiment that having an à la carte system would be much better. However, he acknowledged that traditional cable systems cannot provide such flexibility because channels insist on an all-or-nothing approach. He highlighted the option of achieving an à la carte system through over-the-top (OTT) services over the internet. With OTT, users can choose specific channels or apps to subscribe to, allowing for more personalized content selection. Seth acknowledged that while this approach might be more expensive for a select group of channels, it provides the flexibility to only pay for what viewers want to watch.

Bryan Perry let us know they would be and have sent out notices to those who need to transition over.

Councilman Cardon ▾ Moved to Approve ▾ **Cable TV Rates for 2024 with the additional rate on July 1st, 2024**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 9:21 pm with a roll call vote.

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

D. Utah State History Preservation Office - Local Government Certification Agreement

Tyler Jacobson discussed an agreement related to the Utah State Historic Preservation Office. The agreement is relatively simple and would make the city eligible for a matching grant of up to \$10,000 every two years. The requirements for eligibility were outlined in the Historic Preservation code, which was approved in the last council. Councilman Oyler and Tara, who were part of the commission, had been actively involved in addressing these requirements. The main focus was on maintaining an active commission to meet the criteria for the funding.

Councilmember Oyler inquired about the Spanish Fork Historical Commission's budget and the potential need for it when applying for grants. He mentioned that, as of now, the committee doesn't have a budget. He sought guidance on whether a budget would be

necessary for grant applications or if they could apply and determine the grant's terms afterward.

Tyler Jacobson suggested a strategy for the Spanish Fork Historical Commission's budget and grant applications. He recommended allocating funds in the upcoming FY 2025 budget, allowing the committee to have resources available. Tyler mentioned that applying for grants could occur in the beginning of the 2025 calendar year, after having the funds in place for specific projects. Additionally, he acknowledged the existing projects totaling around seven or eight million dollars that could be considered in the budget discussion.

Tyler Jacobson mentioned a specific aspect of the grant agreement related to the rehabilitation or stabilization of a historic building listed on the national registry. He revealed that the city was in the process of applying to have City Hall included on the national registry. If successful, there are already funds allocated in the budget for this purpose. Therefore, the \$10,000 from the grant could potentially contribute to the rehabilitation or stabilization of City Hall.

Mayor Mendenhall mentioned the Historic Preservation Committee, which has been resurrected, had its inaugural meeting two weeks ago. The committee boasts outstanding members with a strong vision and innovative ideas to effectively promote the rich heritage of Spanish Fork.

Councilman Oyler ▾ Moved to Approve ▾ None ▾ Moved to Approve ▾ **Utah State History Preservation Office - Local Government Certification Agreement**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 9:25 pm with a roll call vote.

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

E. Ordinance Amending Title 3, Procurement Policy

Jered Johnson stated he discussed this during a work session a few weeks ago. He decided to focus on highlighting the key aspects of this policy. It delineated the requirements for each procurement process they employ, covering sole source, direct select, informal bidding, formal bidding, Request for Proposal (RFP), and Contract Manager/General Contractor (CMGC). The policy established the criteria for selecting consultants, vendors, or contractors throughout the city.

It specified the regulations and requirements for various processes, including the approval of budgets, the authority to award contracts, and the handling of proposed change orders. The

document clarified the roles of the City Council, finance director, and staff in overseeing different aspects of the procurement processes. One significant change in this policy is the requirement to be on the city's bidders list to be eligible for a job award. He also introduced a rating system for contractors, vendors, and consultants, similar to how they evaluate their performance.

Additionally, the policy included exceptions to bidding requirements, particularly for real estate and right-of-way acquisitions with easements. The city manager now had the authority to handle certain matters under advisement. Overall, these are the highlights of the policy. He stated if there were specific questions or further details needed, feel free to ask. I've incorporated changes discussed during the work session, with input from various individuals in the room, making this document a collaborative effort.

Jered Johnson mentioned that they intend to maintain a record, keeping track of the document and making necessary adjustments. While they won't update it every month, the plan was to possibly introduce a new document around the same time next year in this ongoing work.

Councilmember Beck asked if this was a model that other cities used.

Jered Johnson responded he accomplished it throughout the year. It took them a year and a half to complete this task. They researched what other cities had done, including those around Sandy and even looked into Park City's approach to CMGC. They also thoroughly investigated the state's practices. It involved a lot of cold reading. In fact, it took them so long they received new requirements from the state regarding the advertising tool during the process and had to update it.

Seth Perrins acknowledged the significant effort put in by Jered and others. He expressed appreciation for Jered's dedication, even jokingly suggesting that he deserves a gold star. Seth emphasized that public works would extensively utilize the tools within the updated procurement policy. However, he highlighted that the policy was designed for everyone, including the Administration office and Parks and Recreation office.

Seth Perrins emphasized the flexibility of the policy, adding to what Jered stated that it's anticipated that adjustments may be needed. If there are concerns about thresholds being too high or too low, the team was open to feedback and ready to make necessary adjustments, recognizing that the policy can be tweaked as needed.

Chris Thompson added that Jered has dedicated over two years to working on this project, becoming an expert in the state's procurement policies. He extensively studied policies from various locations within the state and gained valuable insights from state-level policies. His knowledge in purchasing has become a significant asset. The project involved collaboration with Jordan and numerous individuals in the city, requiring substantial effort. Jered's contribution included a substantial rewrite of code, reflecting the depth of his involvement and commitment to the project.

Jered Johnson indicated there were other cities who had asked for a copy of the policy once it was adopted.

Mayor Mendenhall expressed that this undertaking was a substantial effort and recognized its significance in enhancing the financial health of Spanish Fork. The emphasis on transparency and the implementation of these policies were viewed positively. The Mayor highlighted that this initiative was a significant step towards both transparency and efficiency, acknowledging the value of time as a crucial factor in financial considerations.

Councilwoman Beck ▾ Moved to Approve ▾ **Ordinance Amending Title 3, Procurement Policy**

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 9:34 pm with a roll call vote.

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

F. 2023 Municipal Wastewater Planning Program (MWPP)

Cory Pierce explained that the Municipal Wastewater Planning program, administered by the Division of Water Quality, involved a survey to help analyze and plan for the future of the sewer system. The program served as a tool for staff to communicate the city's needs to the city council effectively. It was a state-required initiative.

Regarding the system's highlights, the existing treatment plant was old, expensive to maintain, and not performing optimally. To address this, the city moved forward with the construction of a new treatment plant. While the collection system was generally in good condition, attention was given to replacing some older lines and corroded concrete lines. Efforts are underway to address these issues and reduce risks. Most lift stations, three out of four, have been built within the last three years and are in good shape. Overall, the focus was on maintaining and improving various areas, with a particular emphasis on upgrading the treatment plant.

Mayor Mendenhall acknowledged the prolonged discussions about the wastewater treatment facility in various meetings. He recognized the unique location of the facility, not frequently passed by residents but visible from the freeway exit. The Mayor commended the efforts, mentioning that the facility has been brought up to a sustainable and workable system. Notably, he highlighted that the facility made it into the State of the City address, including Mapleton's Mayor mentioning it in his address. Mayor Mendenhall praised the excellent work done on the facility.

Councilman Oyler ▾ Moved to Approve ▾ **2023 Municipal Wastewater Planning Program**

(MWPP)

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 9:38 pm with a roll call vote.

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

Councilman Cardon ▾ made a **Motion to Adjourn to the Local Building Authority**
Councilman Oyler ▾ **Seconded** the motion and it **Passed** at 9:38 pm

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

RECONVENE BACK TO CITY COUNCIL MEETING

Trustee Cardon ▾ made a **Motion to Reconvene Back to City Council Meeting**
Trustee Oyler ▾ **Seconded** the motion and it **Passed** at 9:44 pm with a roll call vote.

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

Councilman Cardon ▾ made a **Motion to Adjourn**
Councilwoman Beck ▾ **Seconded** the motion and it **Passed** at 9:44 pm with a roll call vote.

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

Shane Marshall	Absent
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Attest: February 20, 2024

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 February 20, 2024. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER