



**ADOPTED MINUTES
CITY COUNCIL MEETING
March 19, 2024, at 4:30 PM
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present

Mike Mendenhall, Mayor
Jesse Cardon, Councilmember
Stacy Beck, Councilmember

Shane Marshall, Councilmember
(left at 8:59 pm)
Landon Tooke, Councilmember

Councilmembers Absent:

Kevin Oyler, 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
Jered Johnson, Project Manager

Staff Members Absent:

Chris Thompson, Public Works Director
Vaughn Pickell, City Attorney

Visitors Present:

Name

Yang Yang
Greg Kiekas
Ping Li
Faye Nottingham
Charles Beesley
Kirsia Merrell
Andrea Clayton

Name

Chandler Godrey
Russell Jackson
Jamey Morley Jackson
Anna Millett
Caitlin Martinez
Scott Aylett
Timothy Aylett
Dennis Bernards

Name

Barbara Hassard
Shea Nielsen
Landon Nielsen
Mila Demp
Jared Alger
Alan Ashton
Ginnie Z. Snyder
Paul Snyder

Naomi Kisen	Jake Lalsey	Derek Sudweeks
Tim MacCourtney	Emily Peterson	John Tyrrell
Deb MacCourtney	Suzanne Christensen	Sawyer Hamilton
Steve illegible last name	Amberduan Mock	Edes Hill
Mike Robertson	Sterling Hill	Shenelle Salcido
Jonathon Baird	Lacey Hill	Tyler Horan
Kathleen Leavitt	Roger Wood	Matt Loveland
Jonathan Ryskamp	Rex Hassard	Kathy Wood
Lana Hiskey	Jessika Jackman	Chad Argyle
Bruce Hiskey	David Bradford	Guil & Connie Rand
Dallon Naulu	Evan Thorley	Kirsa Merrell
	Rafael Mendez	

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

Additional Staff present: Erica Bassett-Management Intern, Bryan Hayward-IT Manager, Bronco Hunter-Assistant Director, Shelley Hendrickson-Executive Secretary

- a. Resident Survey Results - 4th year we have done this
 - i. 875 responses
 - ii. Concerns
 - 1. Traffic
 - 2. Housing and growth
 - 3. Trust
 - iii. Benefits
 - 1. Feel safe
 - 2. Great place to raise a family
 - 3. Like the businesses to choose from
- b. Festival of Lights Review
 - i. Advanced tickets to the venue

6 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Call to Order- Mayor Mendenhall welcomed everyone to the Spanish Fork City Council meeting on March 19, 2024, at 6:00 pm. He thanked participants for joining via audio, virtually, and in person.

Councilmember Cardon invited Lana Hiskey to give a motivational thought and innovation.

Lana Hiskey expressed her gratitude for the privilege of delivering an inspirational message during the meeting. She highlighted the profound impact of leaders, quoting John Quincy Adams "If your actions inspire others to dream more, learn more, do more and become more, you are a leader." Lana acknowledged the presence of true leaders in the room and thanked them for their service.

Councilmember Tooke led us in the pledge of allegiance

Mayor Mendenhall called Lana Hiskey back up before proceeding to item four of the recognitions. He acknowledged Lana's extensive career history, particularly her long tenure as public information officer in the Nebo School District until her retirement in July of the previous year. Expressing gratitude for her service, Mayor Mendenhall invited Lana to share insights gained from her decades of public sector experience, emphasizing the broader impact of the Nebo School District across communities.

Acknowledging the challenging nature of Lana's role, the mayor asked her about the principles that guided her interactions with the public, especially during difficult times. He recognized the demanding nature of her job, particularly on days when she was involved in news-related matters.

Lana Hiskey shared her recent experience, mentioning that even in her retired state, she encountered calls from reporters. However, she expressed relief in passing those responsibilities on to others. Lana emphasized the importance of working through disagreements civilly, acknowledging that mistakes happen as part of being human. She stressed the significance of expecting the best from each other, particularly in the era of social media where negativity can thrive.

Addressing the audience, Lana expressed familiarity with many individuals present, highlighting the strong community bonds. She commended the openness of city leaders and council members, noting their receptiveness and willingness to listen. Lana underscored the importance of relationship-building and conflict resolution, emphasizing the inevitability of disagreements and the need for constructive dialogue.

RECOGNITION

a. Employees of the 4th Quarter 2023

Tyler Jacobson explained the process of nominating employees for the Employee of the Quarter award, highlighting the opportunity to recognize deserving individuals. He expressed gratitude for the chance to honor two exceptional employees during the meeting and invited their supervisors to introduce them.

The first employee to be recognized was Kirsa Merrell, who oversees the children's programming at the library, introduced by Scott Allett, the Library Director. Tyler acknowledged Kirsa's impact on the community, particularly in bringing joy to children through her work.

Additionally, Rafael Mendez, the Assistant Golf Superintendent and all the work he does at the golf course.

i. Employee of the 4th Quarter 2023 Children's Programing Kirsa Merrell

Scott Aylett, the Library Director, introduced Kirsa Merrell and Scott's son Timothy, who joined as a helper and was Kirsa's biggest fan. Timothy's love and enthusiasm for assisting were evident as he eagerly participated in the recognition ceremony. Scott highlighted Kirsten's exceptional contributions since joining from Springville. Scott stated she revolutionized children's programming at the library.

Under Kirsa's leadership, the library's children's programs saw significant improvement, attracting residents and patrons who previously sought programs elsewhere. Scott emphasized Kirsten's role in building a team of talented programmers, leading to the expansion and enhancement of programs they offer.

Kirsa's achievements included a 40% increase in program offerings without additional staffing, the introduction of new and diverse programs such as sensory storytime, ukulele play-along, bilingual storytime, and yoga storytime. She also secured a \$10,000 competitive grant to establish a makerspace and robotics lab, positioning the Spanish Fork Library as a model for children's departments in South Utah County.

Scott expressed his gratitude for Kirsten's contributions and the opportunity to work in a role that brings families and children together for meaningful experiences. He commended Kirsa dedication and the positive impact she has had on the community through her innovative programming and leadership.

Kirsten Merrill echoed Scott's sentiments, emphasizing that their accomplishments were made possible by the dedicated staff at the library. She expressed gratitude for the opportunity to work in the newly constructed building, which was nearing its first anniversary. Over the past year, Kirsten and her team had invested considerable effort into ensuring that the library was a welcoming, secure, and enjoyable space for all members of the community.

A picture was taken with the Mayor and Council.

ii. Employee of the 4th Quarter 2023 Parks and Recreation - Asst. Golf Superintendent - Rafael Mendez

Dallin Naulu expressed his enthusiasm for discussing Rafael's contributions, noting that Rafael himself tended to shy away from the spotlight. Dallin described Rafael as one of the hardest working individuals he's ever encountered, who is constantly seeking ways to improve operations at the golf course. He highlighted Rafael's exceptional leadership in managing the setup and takedown of the Festival of Lights, which had become increasingly efficient under Rafael's guidance.

On the golf course, Dallin praised Rafael's work ethic, stating that it often felt like Rafael's productivity equaled that of multiple individuals. Dallin humorously mentioned assigning high school workers to Rafael, using him as a benchmark for performance. Despite Rafael's humility, Dallin believed it was important to recognize and celebrate his achievements. He emphasized Rafael's qualities as a friend, coworker, and leader, deserving of acknowledgment for his dedication and hard work.

Rafael Mendez thanked Dallin and Ryan Rhees for being wonderful to work with.

Mayor Mendenhall how many years he had worked for Spanish Fork.

Rafael Mendez responded it had been 7 years.

Mayor Mendenhall acknowledged the importance of the municipal golf course and the exceptional work done by Rafael, Ryan, Dallin, and the rest of the staff in maintaining its high standards. Despite not everyone in the city playing golf, the course's reputation for its quality and popularity was evident. The mayor noted the difficulty in securing tee times, indicating the high demand for playing at the Oaks.

Reflecting on his personal experience growing up next to the golf course and playing there for nearly 30 years, Mayor Mendenhall emphasized the exceptional care and maintenance of the facility. He commended the staff for their dedication, noting that the golf course's reputation and attractiveness were a testament to their hard work and commitment to excellence.

Mayor Mendenhall expressed appreciation for the excellent condition of the municipal golf course, acknowledging the challenges that come with maintaining it. He humorously mentioned the occasional frustration of finding unexpected holes on greens, causing putts to go astray. However, he emphasized that such occurrences were part of the game and not a reflection on the golfer's skills.

In all seriousness, the mayor extended gratitude to the staff for their hard work, noting that their efforts did not go unnoticed by those who enjoyed the course. He highlighted the significance of having a municipal golf course that operated successfully, attributing its financial stability to the dedication and commitment of the staff. Mayor Mendenhall thanked the staff for their late nights and early mornings, recognizing the significant difference their hard work made.

b. Police Department Recognition by the Utah Chiefs of Police Association

Val Shupe, the Executive Director of the Utah Chiefs of Police Association, commended the Spanish Fork Police Department for their ongoing re-accreditation with the state accreditation program. Chief Johnson was recognized as a leader who prioritizes keeping the department up-to-date on policies, standards, and procedures.

Explaining the accreditation process, Val mentioned that the department must meet 169 standards covering federal and state laws, city ordinances, and policies. Assessors from the association ensure compliance with these standards. The department provides yearly reports to maintain accreditation for five years, after which re-accreditation was required.

Spanish Fork Police Department was among the first to achieve accreditation, joining 29 other agencies in the state accredited by the Utah Chiefs of Police Association. The association was also a member of the national accreditation organization, ensuring

alignment with state and federal laws.

Val concluded by presenting the re-accreditation plaque to the Spanish Fork Police Department, acknowledging their commitment to excellence and compliance with standards mandated by the Utah Chiefs of Police Association.

Chief Matt Johnson expressed his gratitude to Director Shupe for attending the evening's event, acknowledging his leadership and guidance within the association. Chief Johnson appreciated Director Shupe's effort in driving down from Ogden to be present. He also thanked Director Shupe for the time and dedication he puts into the association.

Additionally, Chief Johnson extended his appreciation to his staff, particularly Sergeant Nielsen, who spearheaded the accreditation project. Recognizing the project's time-consuming and detail-oriented nature, Chief Johnson publicly thanked Sergeant Nielsen for his efforts.

Seth Perrins echoed Director Shoup's sentiments, emphasizing the significance of the accreditation for the police department. He recalled the inception of the accreditation program five years ago and noted its importance as a standard for the department to aspire to. Seth praised the efforts of the association in providing this standard and acknowledged Chief Adams and Chief Johnson's leadership in quickly adopting it.

He emphasized the accreditation as a valuable measuring stick for the agency, highlighting its role in setting a high standard for law enforcement. Seth expressed hope that the department's example would encourage other agencies to pursue accreditation, noting that only 29 were currently accredited. He commended Chief Johnson as an excellent representative of the accreditation efforts and expressed a desire to see its adoption grow among neighboring agencies.

Mayor Mendenhall expressed gratitude for the employees from various city departments, such as the golf course and library, highlighting their valuable contributions to the community. He emphasized the importance of public safety and commended Chief Johnson for leading the police department and achieving accreditation, noting its significance.

Moving on to the next agenda item, Mayor Mendenhall invited members of the public to participate in the public comment section. He clarified the distinction between the public comment section and the public hearing section for specific agenda items. The mayor assured attendees that despite technical difficulties with the timer, they would still have an opportunity to speak within the allotted three minutes.

Encouraging attendees to share their comments respectfully and efficiently, Mayor Mendenhall invited anyone interested to approach and provide their input. He reminded individuals to provide their names to Tara Silver for record-keeping purposes before speaking.

PUBLIC COMMENTS:

Emily Peterson commented on the Spanish Fork University program, highlighting it as an excellent opportunity for residents to learn more about the city's operations and dedicated employees. She praised the passionate employees and volunteers who contributed to the city's success, particularly noting the significant volunteer efforts that helped build the current senior center.

Expressing concern about potential budget cuts affecting the senior center, Emily emphasized the importance of maintaining its purposeful role for seniors. She suggested involving volunteers in contributing to the new senior center area, preserving their sense of pride and connection.

Emily proposed potential solutions to address budget gaps, such as redirecting volunteer efforts to the new senior center area or utilizing Adventure Heights Park for paid events to generate revenue. She envisioned themed events like Halloween flash sales, Día de los Muertos programs, and Christmas festivities, suggesting they could attract community support and generate income.

Mayor Mendenhall expressed gratitude to Emily for her valuable ideas and for her dedication to volunteerism at the senior center.

Mayor Mendenhall amended the agenda and thanked the representatives from the Utah Department of Transportation (UDOT) for their presence at the meeting. He acknowledged UDOT as a valuable partner for Spanish Fork City, particularly in addressing transportation challenges and ensuring the safety and efficiency of travel routes. The Mayor expressed appreciation for UDOT's partnership and collaboration with the city.

UDOT Interchange Study Update

Darren Bunker, the project manager at UDOT, discussed several interchange concepts evaluated for the project in Spanish Fork, each with distinct characteristics and impacts:

1. Interchange at 400 North: This concept performed poorly in attracting vehicles from adjacent interchanges, impacting regional mobility. It also didn't provide good connectivity to planned transit stations, resulting in its elimination.
2. Interchange at 100 South: While this option aimed to improve local mobility by reducing traffic on Main Street, it faced challenges due to significant property impacts, including residential and commercial relocations. Consequently, it was eliminated from further consideration.
3. Split Interchange: This concept involved two separate structures—one at Center Street and another at 1550 West—with one-way frontage roads connecting them. Despite its effectiveness in diverting traffic from Main Street, it posed environmental concerns and property impacts, leading to its elimination.
4. Interchange at Center Street: This option emerged as the preferred choice for further

development. It entails lowering I-15 and potentially closing 100 South, with the railway line shifted westward. The Center Street interchange passed both screening levels, demonstrating the fewest impacts and lowest cost among the alternatives.

Moving forward, the project will focus on refining the design for the Center Street interchange. This phase will involve detailed analysis and consideration of alternatives, including the potential to keep 100 South open as a multi-use pathway. The refined design will be documented and subjected to a public comment period before finalizing the decision, with completion expected by November.

Darren Bunker provided an overview of the screening process for the remaining interchange options:

1. 100 South Concept: This option involved building an elevated structure over I-15, lowering I-15 over the railroad tracks, moving the railroad tracks to the west, and improving the 100 South corridor. However, this concept had the most significant impact on property, both residential and commercial, leading to its elimination from further consideration.
2. Split Interchange: This option featured two structures, where drivers would exit at 1550 West and travel on one-way frontage roads until reaching Center Street. However, it had more impacts on the environment, including federally protected resources, resulting in its elimination.
3. Center Street Concept: This option, which Spanish Fork had been working on for years, involved lowering I-15 and potentially closing 100 South at I-15. The railroad would also need to shift to the west. This concept passed both level one and level two screenings, had lower costs, and had fewer impacts on aquatic resources, historic canals, and home sites compared to the other options.

The decision was made to move forward with the Center Street interchange. The next step involves refining the design, considering options such as keeping 100 South open as a multi-use pathway to accommodate pedestrians and cyclists, without crossing a Single-point Urban Interchange (SPUI). The current phase aims to produce a preferred alternative by May, followed by a public comment period. The study is expected to be completed by November. Contact information was provided for further inquiries.

Councilmember Marshall expressed strong support for considering 100 South as a multi-use pedestrian corridor, emphasizing the importance of providing safe pathways for pedestrians and cyclists. He highlighted concerns about the current conditions of the road, stating that it was not suitable for walking or biking. Marshall endorsed the idea of converting 100 South into a pedestrian trail over I-15, even if it meant diverting traffic away from the road. Overall, he viewed this option favorably as a potential solution for improving pedestrian safety and accessibility in the area.

Councilmember Marshall also pointed out if we do nothing we would have 49,000 cars on Main Street.

Darren Bunker stated that was what the study showed.

Mayor Mendenhall asked about raising the elevation at 100 South so pedestrian traffic would go over the freeway.

Darren Bunker provided an update on the current design considerations for the project. During the concept phase, the initial plan was to have the interchange at the same grade as the railroad track, which would require closing the 100 South crossing. However, through the refinement process, they are now exploring the possibility of having the interchange at grade at Center Street and then elevating it by the time it reaches 100 South, still going over 100 South.

One challenge with crossing at 100 South is the presence of a railroad, which adds complexity to the project. While they are looking at options to keep 100 South open, the decision ultimately depends on the requirements of the FrontRunner station project. Projects involving multi-modal facilities like transit stations typically prefer closing at-grade crossings for safety reasons. Therefore, while the current plan may keep the crossing open, there is a possibility that it may need to be closed in the future based on further evaluations of the frontrunner. Bunker emphasized the challenges associated with railroad crossings and the importance of considering safety and accessibility factors in the design process.

Mayor Mendenhall clarified that while the trail may remain open, it would likely pass under the vehicular traffic instead of having the same height clearances.

Darren Bunker elaborated on the multimodal trail proposal, suggesting that part of the trail's route would pass under I-15 before turning and heading back towards Center Street, situated between the railroad track and the freeway. From there, the trail would ascend to the level of the school area, providing convenient access across the railroad tracks and leading down into the transit station. This proposed route aims to offer a safe and accessible pathway for pedestrians and cyclists, facilitating movement between different areas of the city.

Councilmember Cardon wanted a rough estimate for the public to know when the next action would take place.

Darren Bunker discussed the funding process for the project, stating that it typically goes through a three-step process. First, the project is prioritized and funded through regular funds. Alternatively, funding can be achieved through legislative action, which involves a political route and discussions outside of his purview. He noted that he couldn't provide a definitive answer on funding at the moment.

However, he mentioned that in the fall, there would be more details and presentations with pictures showing what the project entails and how it would serve the community best, fulfilling the purpose of need while also addressing mobility concerns. These presentations would likely include financial attachments outlining the funding plan.

Mayor Mendenhall highlighted that the funding required for such projects was typically

much larger than what a city alone can provide. These funds are usually statewide, and assistance was often needed in that regard. She acknowledged the two ways of funding mentioned earlier and emphasized the importance of understanding the broader picture when it comes to financing such projects.

Councilmember Marshall highlighted that the first option for funding mentioned was the typical UDOT process and UDOT had projects budgeted out until 2030.

Darren Bunker mentioned that UDOT funding had limited room in the budget until at least 2033. He noted that the Mountain Land Association of Governments had a long-range plan divided into three phases, with Phase one covering 2023 to 2033. The interchange project was under Phase one, but additional funding will likely be required to complete it.

Mayor Mendenhall expressed gratitude for the project's inclusion in the regional transportation plan and acknowledged its significance beyond just Spanish Fork. He appreciated the efforts of Darren Bunker and emphasized the importance of citizen engagement in the project. Additionally, he encouraged citizens to scan a QR code to stay updated on the project's progress and provide feedback.

Darren Bunker provided updates on ongoing and upcoming road projects in Spanish Fork. Construction had commenced on the mouth of Spanish Fork Canyon, and phase one of the Springville-Spanish Fork interchange was underway. Additionally, phase two of the interchange project was set to begin bidding by the end of the month, indicating significant progress that will impact transportation in the community.

Councilmember Beck expressed gratitude for the feedback provided by Darren Bunker, acknowledging that traffic was a primary concern for residents in Spanish Fork. Beck emphasized the importance of such updates, recognizing that decisions regarding traffic projects are ultimately in the hands of transportation authorities like UDOT. Beck assured Bunker of their willingness to receive updates and collaborate on addressing traffic concerns in the community.

Mayor Mendenhall reflected on the significant impact of ongoing infrastructure projects on traffic and quality of life in the community, estimating that the collective investment was well into the hundreds of millions, if not half a billion dollars. He emphasized the importance of listening to citizen concerns about traffic and thanked Darren Bunker for his partnership on transportation projects. Mendenhall also provided updates on the absence of Council member Oylar and staff due to water-related conferences and expressed gratitude for their dedication. He added that Councilmember Marshall would need to leave early to catch a flight. He concluded by opening the floor for council comments.

COUNCIL COMMENTS:

Councilmember Tooke

Councilmember Tooke began by deferring the floor to Kathleen Leavitt, the president of the Chamber of Commerce, to highlight the positive developments in the community.

Kathleen Leavitt began by expressing her appreciation to Councilman Tooke before sharing updates from the Chamber of Commerce. She mentioned that the chamber's magazine has been printed and will be distributed to residents soon, highlighting its various features such as parks and recreation guides, trail guides, and a calendar of events.

Leavitt also mentioned an article in the magazine aimed at helping individuals turn their business ideas into reality by providing guidance on licensing and implementation. She then announced the upcoming Easter Egg Hunt on March 30th, featuring business-sponsored activity booths for children.

Additionally, she mentioned the new networking event on March 21st sponsored by Surf Pro and Mountain Mike's Pizza. Leavitt also shared upcoming ribbon-cutting events in April for MVP Sports and Larson CPA.

Furthermore, Leavitt revealed that the Chamber had received a grant from the governor's Office of Economic Development to assist with employee acquisition and retention in Spanish Fork and Salem areas. Plans include hosting a job fair on April 30th and organizing the Elevate our Business summit on October 10th.

Looking ahead to May, Leavitt mentioned the golf tournament with the Rotary Club on May 8th and the Battle of the Forks Pickleball tournament on May 11th and 18th, where Spanish Fork will compete against American Fork. She invited participation from city departments and encouraged individuals to join in the pickleball tournament to support Spanish Fork.

Councilmember Tooke began by commending Kathleen Leavitt for her excellent work with the Chamber of Commerce and congratulated her on securing the \$70,000 grant. He then shared his recent experiences attending chamber events, including the Business of the Month event at Rasmussen Jewelers and the ribbon-cutting ceremony for the new Sip N. He expressed excitement about the new Sip N facility, highlighting its bakery and drink assembly line.

Tooke also announced that there will be a ribbon-cutting and open house for the new Spanish Fork High School on May 20th, with more details to follow. He then mentioned the recent swearing-in ceremony for new EMS and firefighters at Station 22, emphasizing the special opportunity to work with and serve alongside them.

Additionally, Tooke discussed his involvement in preparing girls for the Spanish Fork Pageant, which will take place on March 30th. He encouraged community support for the contestants and highlighted the growth opportunities provided by the pageant program, expressing gratitude for the city's ongoing support.

Councilmember Cardon

Councilman Cardon began by acknowledging the recent caucus meetings and the events that had taken place since their last meeting. He discussed various activities and initiatives

within the community.

First, he mentioned the upcoming choir concert by the Spanish Fork Chorale, organized by the Arts Council, which will take place on March 29th. He also shared his experience delivering Meals on Wheels, highlighting the importance of volunteering for this program.

Cardon then discussed his visit to Park Elementary's leadership assembly, where students discussed leadership habits. He also mentioned a presentation by Representative Doug Walton to the Youth City Council, where they debated a mock bill about the Electoral College.

Additionally, Cardon encouraged youth to sign up for the Youth City Council, emphasizing the organization's contributions to the community. He mentioned a new event organized by the Arts Council, the Mini Masterpiece Show, and praised the success of the event, which received over 400 entries.

Furthermore, Cardon attended the Utah Recreation and Parks Association Awards, where Wings and Wheels received recognition. He also promoted the Rotary and Chamber Golf Tournament May 8th, highlighting that the funds raised go towards scholarships for local students.

Councilmember Beck

Councilmember Beck expressed gratitude for the Rotary scholarship that her daughter received nearly nine years ago, highlighting the opportunity for seniors in high school to apply for scholarships at their local high schools.

He then addressed Emily Peterson, thanking her for her positive feedback about Spanish Fork University and mentioning that another session will be available in the fall. Beck also discussed Emily Harriman's efforts as the events coordinator, mentioning the setup for events like the Festival of Lights and the need for additional staff to support other projects such as Halloween or winter programs would interfere with additional events at the All-abilities park.

Furthermore, Beck reported that the budget for 2024 includes funding for an assistant for Emily Harriman to help with events like Wings and Wheels and Harvest Moon. She suggested seeking volunteers or additional support to assist with various events such as the Dickens festival.

Councilmember Marshall

Councilmember Marshall discussed various events and meetings, including a session with eighth graders from Spanish Fork Junior High, where council members shared advice and information. He also attended the Parks and Recreation conference and emphasized the dedication of Spanish Fork employees, particularly in the Parks and Recreation department.

Marshall highlighted the importance of sportsmanship in community events and mentioned the challenges faced by Parks and Recreation staff in managing adult and youth leagues. He

stressed the need for good sportsmanship and discussed brainstorming ways to promote it further.

Additionally, Marshall expressed concern about incidents of poor sportsmanship witnessed by Parks and Recreation staff and emphasized the importance of maintaining a positive attitude and behavior during recreational activities. He concluded by underlining the importance of having fun and staying active while encouraging better sportsmanship.

Mayor Mendenhall

Mayor Mendenhall fondly reminisced about his childhood dream of riding downtown on his bike as he rode to Main Street this week accompanied by his son, Jagger. Despite the chilly weather, Jagger's determination to wear shorts symbolized their excitement for the outing. Reflecting on his upbringing in Palmyra, Mayor Mendenhall expressed the allure of downtown life and the freedom it represented. As spring approaches, he urged caution among residents, emphasizing the need for sportsmanship and safety on the streets, especially with the influx of cyclists and pedestrians.

Transitioning to recent events, Mayor Mendenhall recounted his experience at the Men's Association open golf tournament, where he and his companions braved the cold weather for a round of golf. Despite the brisk conditions, the camaraderie among participants made for an enjoyable morning. He also shared insights into the final day of Gateway Parks, describing the vibrant atmosphere of families enjoying tubing and skiing activities. Mayor Mendenhall highlighted the significance of these community events and hinted at future reports detailing their success. Overall, his council comments offered a glimpse into both nostalgic childhood memories and recent community engagements, emphasizing the importance of recreation and safety in Spanish Fork.

SPANISH FORK 101:

a. General Plan Survey Results

Dave Anderson, a representative from the city's community development team, provided an overview of an ongoing project aimed at shaping the future growth and development of Spanish Fork. He emphasized the importance of community involvement and invited residents to explore detailed information about the project on the city's website. Anderson highlighted the project's focus on updating a document that guides land use decisions. This update aims to align with the community's vision for Spanish Fork's future, as it hadn't been revised in over a decade..

A significant aspect of the project involves exploring the possibility of establishing a commuter rail stop in the area, a pursuit the city has been engaged in for several decades. Plans for a potential interchange on I-15, along with the extension of the FrontRunner commuter rail system south from Provo, could bring new transit opportunities to Spanish Fork. Anderson discussed the preparation of a station area plan to ensure that future land use around the proposed rail stop aligns with the city's objectives.

The project was currently progressing according to schedule, with consultants developing scenarios for Spanish Fork's future growth. Anderson highlighted the upcoming phase of the project, which involved presenting various options for the city's development in the coming decades. This would include seeking input from the city council and other stakeholders to shape the community's trajectory over time.

Additionally, Anderson touched upon the results of survey work conducted earlier in the year, as well as focus group meetings held with community members. These efforts aim to gather diverse perspectives and input to inform the project's decision-making process.

Dave Anderson provided a comprehensive overview of the feedback received from both a community survey and specific focus groups regarding the growth and development of Spanish Fork. He highlighted key themes that emerged from the outreach efforts, including the community's desire for a strong sense of community, increased density in certain areas, affordable housing options, and preservation of open spaces, particularly the river bottoms.

With nearly 3,200 responses to the survey, Anderson emphasized the significant community engagement in the project. He noted the diverse representation from throughout the city and highlighted the valued characteristics identified by respondents, such as views of the mountains, open spaces, and the small-town feel.

Anderson also addressed the challenges identified by residents, including traffic congestion, historic preservation, and the need for affordable housing. He acknowledged the complexity of reconciling conflicting preferences, such as the desire for single-family homes on larger lots alongside the need for more affordable housing and denser development.

Moving forward, Anderson outlined the next steps in the project, including the development of scenarios for future growth and prioritizing community preferences. He emphasized the importance of safe and comfortable access to transit and creating a recognizable destination within the city.

Councilmember Cardon asked the ways the public could stay engaged.

To keep the public engaged in the next phase of the project, Anderson assured that efforts would be made to provide ongoing updates, opportunities for input through surveys and meetings, and eventual public hearings. He encouraged residents to stay informed and engaged as the project progresses.

Mayor Mendenhall emphasized the significance of the extensive work and resources invested in the land use general plan update, spanning months of effort and substantial taxpayer dollars. He urged residents to take advantage of the opportunity to stay informed by accessing the detailed information available on the city's website. Despite acknowledging that it may not be the most thrilling aspect of daily life, the Mayor stressed the importance of understanding the discussions and decisions being made in future meetings. He encouraged community members to stay engaged in the process, as the general plan shapes the future growth and appearance of Spanish Fork for the next decade or more.

Mayor Mendenhall began by stating there was an exciting announcement related to a quiet zone approval in the city. Although he hinted that Jered might provide further details, he acknowledged the significant effort required to achieve this milestone. The quiet zone approval reflects substantial work undertaken to enhance railroad operations within the city.

Jered Johnson provided further details on the approved quiet zone for the railroad. He explained that the railroad has been designated as a no-horn zone or quiet zone, meaning that train horns will not be sounded as trains pass through the area. He noted that the approval was granted just the previous week.

Councilmember Beck asked where it was located.

Jered Johnson responded it was on the Spanish Fork Parkway Road.

Mayor Mendenhall elaborated on the location of the Spanish Fork Parkway, highlighting its significance as a major thoroughfare in the city. He described it as a route that starts from the Lowe's area and the hospital area, leading directly to the east side of town, passing Maple Mountain High School along the way. Furthermore, he mentioned that the parkway connects into Highway six and various amenities like the small mart and beyond. Mayor Mendenhall emphasized the importance of the Spanish Fork Parkway as the modern-day belt route of Spanish Fork City, providing direct access to shopping areas and serving as a crucial link for commuters. He noted that crossing the tracks with the Spanish Fork Parkway was a significant achievement for the city.

Jered Johnson relayed it had taken 6 months for the railroad to make it a quiet horn zone and getting rid of the tracks 5 years in the making.

Mayor Mendenhall emphasized the significance of the Spanish Fork Parkway project, highlighting the extensive effort and time it took to obtain approval to cross the railroad. He indicated the impact was far-reaching, alleviating traffic congestion not only for that area but also for 100 North in town and beyond, extending to places like Costco. The Mayor underscored that the benefits extend beyond Spanish Fork itself, as residents from Mapleton also utilize the parkway to access areas of commerce and the hospital more efficiently.

Councilmember Beck highlighted the convenience of using Spanish Fork Parkway as an alternate route, especially with the ongoing construction on Highway 6. She recommended utilizing the parkway to access destinations like the neighborhood Walmart, noting that it offers a quick and efficient route with a speed limit of around 35 miles per hour.

Seth Perrins emphasized that while the approval of a quiet zone at the specific crossing on Spanish Fork Parkway was a significant step forward, it's important to note that this designation does not extend to other crossings along the track. He clarified that this was part of ongoing efforts to address safety measures and reduce noise disturbances caused by train horns at various crossings. Perrins expressed optimism about the progress being made and highlighted the collective effort to gradually implement quiet zones at multiple locations.

along the railroad track. He concluded by affirming the commitment to continue working on achieving quiet zones at additional crossings in the future.

Mayor Mendenhall highlighted the significance of Spanish Fork Parkway as a crucial alternative route, especially with the upcoming construction on Highway 6 during the summer. He acknowledged Councilwoman Beck's reminder about the inconvenience of the construction and emphasized that the road will serve as a valuable alternative with fewer stop signs and the inclusion of a roundabout, which is generally favored by the community. The parkway will provide quicker access to the east side of town, particularly amidst the expected traffic delays due to the construction.

Mayor Mendenhall also mentioned the importance of being prepared for increased traffic from out-of-towners, particularly those visiting popular destinations like the arches in Moab, which require passing through Spanish Fork. He concluded by noting that the parkway will now be a bit quieter with the implementation of the quiet zone designation.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council Meeting 03-20-2024**
- b. Utah Department of Transportation (UDOT) Cooperative Agreement - SR-164/1400 W/770 W Traffic Signal**
- c. 1900 North Right-of-Way Acquisition - Carl James Property**
- d. 400 North 300 West Municipal Utility Easement for Roundabout**
- e. 800 North 300 East Roundabout Project - Jason Burrows Property Acquisition**

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

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 7:43 pm vote

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

PUBLIC HEARING:

- A. Public hearing to receive input from the public with respect to the issuance of approximately \$65,000,000 of Sales Tax Revenue Bonds and the potential economic impact that the improvements, facilities, or properties to be financed in whole or in part with proceeds of said bonds will have on the private sector.**

During the public hearing led by Mr. Seth Perrins, the focus was on the proposed issuance of approximately \$65 million in sales tax revenue bonds and the potential economic impact.

Perrins underscored that the funds from these bonds would be allocated towards enhancing facilities or properties, with both public and private sectors benefiting.

Acknowledging the complexity of the bond issuance process, Perrins emphasized the importance of gathering public input to address various questions and concerns that had been raised through multiple channels, including emails, text messages, phone calls, and social media platforms.

He clarified that the purpose of the hearing was to provide the community with an opportunity to express their views on the bond issuance, thereby contributing to a more comprehensive understanding of the matter.

Highlighting the legal requirement for such public hearings before the issuance of bonds, Perrins outlined the procedural steps involved, including the approval of a parameters resolution and the subsequent consideration of a new debt resolution.

Responding to common queries, Perrins clarified that the bond issuance would not result in a tax increase and explained that the bonds were backed by sales tax revenue rather than a sales tax rate hike.

Transitioning to the topic of the proposed recreational center, Perrins provided insights into its location, features, and anticipated benefits for the community. He showcased images depicting the center's planned amenities, such as outdoor pools, indoor play areas, swimming lanes, fitness facilities, and a senior center.

Perrins expressed excitement about the multifunctionality of the facility and shared recent construction progress updates, including the vertical construction of walls and the installation of pumps and swimming pool systems. He concluded by reaffirming the community's anticipation for the completion of the recreational center and its positive impact on the city.

During his presentation, Seth Perrins provided additional details regarding the progress and timeline of the construction project. He mentioned that footings and foundations had been dug, and vertical work had begun, with more progress expected in the coming weeks. Perrins outlined the timeline for the project's key milestones, stating that footings and foundations would be completed in the next few weeks, followed by the start of structural steel installation in May. By September, the masonry and steelwork would be finished, and roofing would commence. Once the roof was in place, interior work would begin, much of which would be concealed to residents.

Perrins addressed common questions and concerns from the community, including why the project wasn't on the ballot. He explained that the 2015 ballot question focused solely on authorizing general obligation bonds, which were backed by property taxes and legally required voter approval. In contrast, the current sales tax bonds do not rely on property taxes as collateral and therefore do not require a public vote.

He elaborated on the funding sources for the project, highlighting that approximately 40% would come from sales tax revenue, 40% from property taxes, and 10% from specific sales tax allocations. Perrins clarified that impact fees could not be used for the initial construction of new facilities but could be utilized for expansions or additional projects in the future.

Perrins also addressed the timing of the bond issuance, explaining that finalizing design, acquiring properties, and determining construction costs were essential steps that needed to be completed before initiating the bond process. He emphasized the importance of monitoring interest rates and timing the bond issuance to maximize savings.

In terms of the bond's terms, Perrins explained that while the parameters resolution authorized up to \$65 million, the actual bond amount would be around \$61.5 million, with an estimated interest rate between three and a half to 4%. He reassured the council that they would closely monitor interest rates to ensure optimal timing for issuing the bonds.

Seth Perrins continued his detailed explanation, addressing questions about changes in construction costs and funding sources since the project's inception. He acknowledged that the total construction cost had increased from the initial estimate due to inflation over the past two years. Perrins highlighted the impact of construction inflation, which had been significant, with an estimated 15% increase in costs. He compared this phenomenon to UDOT's presentation on infrastructure costs, emphasizing the importance of considering inflation over a multi-year project timeline.

Despite the increase in construction costs, Perrins clarified that the funding sources and percentages remained consistent with the initial plan outlined in 2022. He explained that while the total project cost had risen, the allocation of funds from sales tax, property tax, and other sources had not changed. Perrins attributed the slight discrepancy in estimated interest rates and bond amounts to conservative estimates made during the planning stages. He reassured the council that the project remained within the targeted parameters established in 2022.

Regarding the bond's terms, Perrins mentioned a provision to refinance the bond after ten years, potentially shortening the repayment timeline and reducing overall costs. He reiterated the city's commitment to fiscal responsibility and optimization of financial resources.

Perrins then addressed two additional questions: the necessity of a public hearing at this stage and the rationale behind using bonds or debt to fund infrastructure projects instead of saving money. He explained that the current public hearing focused specifically on the debt issuance, distinct from the previous hearing related to the tax increase. Perrins handed over the explanation of why bonds are used to Jordan, who highlighted the advantage of spreading the project's costs over future generations that will benefit from the infrastructure. This approach allowed current residents to utilize the project while sharing the financial responsibility with future residents who will also benefit from it.

Seth Perrins elaborated further on the property tax increase and its implications for residents. He emphasized that the tax increase began with the 2022 tax year, meaning residents would have noticed the change in their November tax bill for that year. This indicated that residents started contributing to the funding for the project through increased property taxes from that point onward.

Regarding the duration of the property tax increase, Perrins explained that it aligned with the repayment period of the debt, which was currently set at 25 years. This meant that residents could expect the property tax increase to remain in effect for the entirety of the repayment period unless there are changes made to the repayment terms in the future.

Perrins also highlighted the possibility of refinancing or adjusting the debt repayment terms within the 25-year period. He mentioned that such decisions would be made by the city

council based on the city's financial situation at the time. This additional information provided residents with a clearer understanding of the long-term implications of the property tax increase associated with the project and the potential avenues for adjustment or refinancing in the future.

Councilmember Beck sought clarification on why the city was requesting a \$65 million bond issuance when the construction cost was estimated at \$61.5 million. She wanted to understand the reasoning behind this apparent discrepancy.

Seth Perrins clarified that although the resolution approved by the council authorized a bond issuance of \$65 million, this figure included a margin for flexibility and contingencies. Despite the approved resolution indicating a higher amount, the actual bond issuance would only be for \$61.5 million, which aligned with the estimated construction cost. This discrepancy between the authorized amount and the actual issuance provided some leeway for unforeseen circumstances while ensuring that the project's funding remained within the necessary bounds.

Councilmember Beck inquired about whether the funds raised through the bond issuance would cover the expenses incurred for purchasing homes and land prior to the current phase of the project. He sought clarification on whether savings were used for these acquisitions or if they were included in the bond issuance.

Seth Perrins confirmed that funds from other project budgets were utilized for the acquisition of homes and land required for the project. These expenses were covered using funds set aside by the city over the past few fiscal years, including 2022, and 2023. He emphasized that these purchases were negotiated sales and not acquisitions by force. Additionally, he mentioned that construction work has already commenced, and the \$61.5 million bond issuance covers the current construction costs.

Councilmember Marshall, the \$61.5 million bond issuance will serve to reimburse the funds that the city has utilized for construction up to this point.

Seth Perrins clarified that the funds from the bond issuance will likely be directed into the construction fund. Currently, the city is utilizing resources from the construction fund for project expenses, and the bond proceeds will replenish these funds. There wasn't a transfer of money from one place to another; rather, the bond funds will supplement the existing construction fund to ensure ongoing project financing.

Councilmember Marshall's question pertains to the allocation of funds for construction. Even if a portion of the bond proceeds was not immediately used for construction and remains in the construction fund, the total allocated for construction remains the same. He gave a scenario stating, if \$10 million has already been spent on construction and an additional \$61 million is added from the bond issuance, the total amount available for construction remains \$61 million. Any surplus funds not utilized for the current project could potentially be allocated for future projects within the construction fund.

Seth Perrins explains that the Guaranteed Maximum Price (GMP) for the construction was around \$71 to \$72 million, which was higher than the \$65 million initially discussed. He acknowledges that the total construction cost had increased over time. He attributed this increase to various factors such as inflation and adjustments in project scope since the initial announcement in 2022.

Councilmember Marshall acknowledged that over the two years since the project's inception, inflation has likely contributed to the increase in the total construction cost. Despite this increase, he noted that the project cost remains within the parameters discussed in 2022 regarding bond issuance.

Seth Perrins explained that the UDOT presentation included costs of different interchanges, highlighting that these costs were presented in "today's dollars." He emphasizes the significance of considering inflation over the span of a project, noting that prices can change significantly over time. Perrins reflected on the challenges of locking in prices at the outset of a project and mentions that construction inflation, which he recalls being around 15% last year, was a significant factor that must be accounted for in project planning and budgeting.

Councilmember Marshall highlighted that the decision to raise property taxes in 2022 to fund the project was made with specific percentages in mind. He clarified that these percentages have remained consistent and have not changed since the initial discussions. This reaffirmed the continuity in the funding plan established earlier, providing transparency and stability in the financial aspect of the project.

Seth Perrins explains that the funding sources and percentages for the project remain unchanged since their establishment in 2022. Despite some variations in interest rates and bond amounts compared to initial estimates, the overall financial plan remains within the targeted parameters set by the council. This reaffirmed the council's commitment to conservative financial planning while ensuring the project's financial sustainability and success.

Councilmember Marshall recalls that during the discussions in 2022, they were considering a 25-year note for the project's financing.

Seth Perrins mentions a provision that allows for refinancing the bond after ten years. This provision would enable them to shorten the term of the bond from 25 years to a ten-year note. The goal of this refinancing would be to take advantage of potentially lower interest rates at that time, resulting in savings and potentially shortening the overall timeline for repaying the debt.

Councilmember Cardon referred to a public hearing that took place in August 2022, during the truth and taxation process. This public hearing was conducted by the council at that time, so he wanted to know why a public hearing was being held now.

Seth Perrins clarified that the public hearing held in August 2022 was specifically focused on the tax increase. During that hearing, the council initiated the process and commenced the design work in earnest, along with hiring contractors. However, the current public hearing is solely about the issuance of debt and was not related to the tax increase.

Councilmember Cardon raised a question about why bonds or debt are used to fund infrastructure projects instead of saving money for those purposes.

Jordan Hales and Seth Perrins elaborated on the necessity of issuing debt by explaining the financial implications of saving cash on hand. They noted that while saving a couple of million dollars annually, it would take around 20 years to accumulate the necessary funds, amounting to \$100 million. During this time, residents' money would be tied up in savings, preventing its immediate use for other needs. Additionally, he highlights that future residents who benefit from the infrastructure would not contribute to its cost if funded solely through

savings, placing an unfair burden on current residents. Thus, issuing debt allows those who benefit from the project to contribute to its cost over time.

Councilmember Marshall reiterated that if we saved 65,000,000 for the project, inflation would go up each year and we end up needing to pay something like 140,000,000 for the project in the end.

Councilmember Tooke addressed a common concern among residents regarding property tax increases and when they would start and when they would end.

Seth Perrins further elaborated on the timeline for the property tax increase and the repayment of the debt. He confirmed that the property tax increase took effect in the property tax year 2022, starting with the November tax bill of that year. He explained that the debt would be retired over a 25-year period, beginning from the initiation of the tax increase. However, he mentioned the possibility of refinancing or refunding the debt within a ten-year window, which could potentially alter the repayment timeline. He noted that such decisions would be made by the council based on the city's financial circumstances at that time.

Councilmember Beck addressed the impact of the property tax increase on individual residents, using hypothetical scenarios to illustrate the point. She mentioned that the property tax increase amounted to approximately \$4.90 on average per home. To further explain, she presented a scenario where the population of Spanish Fork increased from 12,000 to 13,000 residents over two years.

In response to this population increase, Councilmember Beck clarified that the property tax burden per individual homeowner would likely decrease, assuming that the overall tax revenue needed remained constant. This was because the tax burden would be spread across a larger population base. As a result, each homeowner would potentially pay a slightly lower amount than the initial \$4.90, reflecting the broader tax base.

Seth Perrins mentioned the intricacies of property taxes in relation to new homes and residents. He acknowledged the complexity of the situation and explained that while the property tax rate may not decrease, new homes moving in will contribute to the tax base. He mentioned that the city had structured the tax increase to utilize future property tax revenue from these new residents to pay for future portions of the project.

Seth Perrins clarified that while the property tax rate may decrease over time, the actual amount paid by residents will likely remain the same due to the workings of truth in taxation laws and property tax regulations.

Mayor Mendenhall acknowledged the complexity of discussing large figures like the Guaranteed Maximum Price (GMP), especially when comparing it to the cost of a single home. He explains that the GMP, provided by a builder experienced in constructing large structures globally, offers assurance on material and labor costs, providing a clear price point for the project.

Seth Perrins added that the Guaranteed Maximum Price (GMP) included a \$2 million contingency, which might not have all been used but was there as a precaution. He had emphasized the importance of this price, highlighting the flexibility it provided for the contractor while ensuring thorough review and interaction with subcontractors. Perrins had mentioned the extensive process of value engineering during the architectural phase, which

had helped optimize costs. He had concluded by stating that the GMP was a robust figure that had been somewhat inflation-proof over the construction period.

Mayor Mendenhall had mentioned the challenge of deciphering construction acronyms, such as the GMP. He had then referred to another acronym, SPI, which stood for Single Point Urban Interface. Explaining further, he had discussed the RAP tax, or Recreation, Arts, and Parks tax, which had been on the ballot for residents to vote on in 2018. This tax, amounting to one penny on every \$10 of sales tax, was designated solely for funding recreation, arts, and parks initiatives.

The Mayor had emphasized that revenue bonds like the one being discussed were not typically on the ballot, unlike general obligation bonds. However, he noted the importance of engaging with the public regarding the RAP tax, which had been in effect for several years, funded in part by visitors to Spanish Fork. He highlighted the significant portion of sales tax revenue generated by visitors to the city, underscoring their contribution to the local economy and the various amenities available to residents.

Mayor Mendenhall reflected on the significant increase in sales tax revenue in Spanish Fork over the years. He noted that while he may not have been in office when the city celebrated \$1,000,000 in annual sales tax revenue, the current difference in revenue collection compared to then was now over \$1,000,000 per month. This substantial growth in revenue highlighted the economic development and increased commercial activity in the city. The mayor emphasized that property tax, RAP tax, and sales tax were the primary funding sources for various projects and initiatives in Spanish Fork, with approximately 70% of sales tax revenue coming from visitors and 30% from residents.

Seth Perrins highlighted the significant shift in funding sources for city projects, noting that approximately 70% of the funding, particularly for infrastructure projects, will be contributed by nonresidents through sales tax. This marks a departure from previous models where the burden was primarily placed on property tax. He mentioned that this shift was influenced by feedback from residents following an election in 2015, where diversifying funding sources was a key concern. The implementation of the RAP tax has allowed for a more balanced approach to funding, with the added benefit of not fully utilizing all RAP tax funds, which continue to support initiatives such as playground replacements and arts grants.

Mayor Mendenhall discussed the operational and maintenance costs (O&M) were a regular occurrence, often causing some concern among city officials. The senior center and the pool were particularly highlighted as examples of facilities that did not generate enough revenue to cover their operating expenses. For instance, while the pool collected fees from visitors during the summer months, the revenue fell short of covering expenses such as repairs, lifeguard salaries, and maintenance costs. Similarly, the senior center, despite hosting various events and activities, struggled to generate sufficient income from lunches and gatherings to offset its operational costs. Estimates suggested that the senior center was approximately \$300,000 short of covering its expenses annually.

Regarding the future recreation center, projections were made to anticipate similar financial challenges. While the city aimed for the recreation center to become financially self-sustaining, it was acknowledged that this might not be immediately achievable. The plan included gradual adjustments to rate structures and operations to eventually reach a point where the facility could cover its own expenses. However, it was recognized that like the senior center and the pool, the recreation center might require ongoing subsidies from taxpayers to operate effectively.

Mayor Mendenhall stated that last year, the senior center incurred expenses of about \$320,000 while generating approximately \$20,000 in revenue. Despite operating at a deficit, it was emphasized that the senior center served a valuable purpose within the community, and its financial performance was not the primary focus. The center's budget was approximately \$350,000, reflecting the ongoing need for subsidies to sustain its operations.

In addressing concerns about the city's financial position, it was clarified that taking on additional debt for projects like the recreation center did not necessarily put the city at risk or jeopardize its credit rating. While debt management was approached with caution and careful consideration, it was acknowledged that the city had ongoing projects, including the sewer treatment plant and transfer station, which required financial planning and management. Overall, the decision to issue bonds was made thoughtfully, with a focus on maintaining the city's financial stability and meeting the needs of its residents.

Seth Perrins stated with careful consideration and adherence to due process, the city has managed its debt obligations, primarily associated with various utilities. Each utility, such as sewer, has its own dedicated revenue source, ensuring that its associated debt remains separate and manageable. The current bond issuance pertains to the general fund, with its own established revenue stream and financial structure.

The city's debt management practices have contributed to its solid credit rating, exemplified by its recent Double-A rating. While there were hopes for a Double-A-plus rating, the existing Double-A rating was still commendable for a city of its size. The rating, akin to a credit score for a city, reflects its financial health and management practices.

Today, the city received confirmation of its Double-A rating, marking a significant achievement. Although there was an aspiration for a higher rating, the current Double-A rating was a testament to the city's fiscal responsibility and stability.

Councilwoman Beck ▾ Moved to go into a Public Hearing

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

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

Mayor Mendenhall emphasized the need for attendees to be mindful of time and maintain focus on the agenda item concerning the issuance of sales tax revenue bonds. He stressed the importance of respectful communication and reminded speakers to state their names for the record.

Public Comments:

Roger Wood began by stating that he was representing many citizens in his neighborhood

and expressed appreciation for the proposed senior center project. Despite concerns raised by others in his community, Wood clarified that he was not against the project. He mentioned hearing discussions about the project being previously voted down but acknowledged that this was not entirely accurate.

Wood then emphasized the importance of understanding the implications of issuing bonds, equating them with debt. He expressed a desire for future generations to enjoy the same good credit rating as the city currently holds. Using the analogy of the total cost of ownership in automobile purchases, he highlighted the need to consider the long-term financial impact of taking on debt.

Addressing the mayor and council members, Wood applauded their diligence in asking pertinent questions about the project's financial implications. He urged further consideration of the future costs associated with the bond. Despite his concerns, Wood acknowledged the inevitability of the project moving forward but emphasized the importance of thoughtful deliberation during the public hearing.

In closing, Wood expressed hope that the project would succeed and thanked the mayor, city council, planners, and financial experts for their service. He conveyed his trust in their ability to provide sound guidance in the matter.

Jonathan Rice Kemp began his remarks by addressing logistical issues with the timing of the public hearing, suggesting that the public hearing portion should align with the advertised start time to accommodate attendees' schedules. He then raised a concern regarding a survey suggesting that high property prices in Spanish Fork may lead to increased support for high-density development, expressing skepticism about this interpretation.

Kemp then discussed his perception of previous community feedback regarding the proposed recreation center, stating that he and his neighbors believed they had voted against it in the past. He expressed surprise upon learning that the project was still moving forward through a bond issue. He criticized what he perceived as a disconnect between citizen feedback and the actions of the city council, describing it as a "bait and switch" tactic. Kemp emphasized the need for the city to seek ongoing citizen input and suggested that there may be differing opinions within the community regarding the project.

In conclusion, Kemp expressed his uncertainty about the community's overall support for the project and reiterated his belief that there has been a misalignment between citizen feedback and the city council's actions.

Fay Nottingham, a recent returnee to Utah after 35 years in Texas, shared her concerns about the cost of living, property taxes, and the overall affordability in the region. She likened the situation to other resort areas where residents were priced out of living in the places they grew up. Nottingham described herself as part of the "sandwich generation," caring for elderly parents while also supporting her adult son and enjoying time with her grandson on weekends.

Expressing her feelings of being misled, Nottingham echoed the sentiment of a previous speaker regarding a perceived "bait and switch" regarding the public hearing. She believed she was attending a different type of hearing based on past experiences and discussions with others in the community. Nottingham emphasized the need for transparency in such

hearings and expressed frustration about the timing of the meeting, which had started later than expected.

Despite her concerns, Nottingham expressed gratitude for being back in Utah County and praised the sense of community in her neighborhood. She concluded by stating her intention to become more involved in civic matters moving forward.

Amberdaun Mock began by expressing her support for the recreation center but emphasized the importance of responsible decision-making, especially in a time of economic uncertainty. She raised concerns about the funding sources for the project, noting that sales tax revenue had been trending downward in recent months and questioned whether safeguards were in place to address potential shortfalls in funding.

Mock also inquired about the reliance on the RAP tax for funding and raised the possibility of it not passing in the future, asking whether there are contingency plans in place. She sought clarification on whether the guaranteed maximum price for the project was a contracted price or if there is flexibility for additional costs.

Acknowledging that she may have presented many questions, Mock thanked the council for their time and efforts in managing the city, recognizing the challenges inherent in their roles.

Paul Snyder, owner of Snyder Masonry but now retired, shared his perspective based on 50 years of experience in contracting. He expressed concern about the project being cost-plus, noting that such arrangements often result in higher costs compared to fixed-bid contracts. Snyder questioned why his company, Snyder Masonry, was not invited to bid on the job, especially considering their expertise in the field. He also raised issues about the prevalence of cost-plus contracts with Westland Construction in Spanish Fork, suggesting that it may limit opportunities for other contractors. Despite acknowledging the quality of work done by Westland Construction, Snyder emphasized the importance of fair competition and inclusion of other contractors in bidding processes. He concluded by thanking the council for their attention to the matter and for their efforts on behalf of the community.

Jonathan Baird, speaking for the record, presented five points regarding the fiscal implications and community impact of the proposed rec center project. Firstly, he contested the notion that citizens were unaware of what they were voting on, asserting that his neighborhood voted decisively against the recreation center. Secondly, he highlighted the fiscal budget, noting a substantial increase in debt alongside revenue, resulting in a significant percentage of the budget allocated to debt. Thirdly, he expressed concern about the financial burden of the proposed projects, including the recreation center and water treatment plant, projecting a substantial increase in debt and interest payments. Fourthly, he emphasized the personal impact of increased sales taxes on households, particularly during challenging economic times. Lastly, he addressed the divisive nature of the issue, suggesting a solution focused on prioritizing essential infrastructure like the water treatment plant before proceeding with the rec center. He stated, "we need to flush the toilets before you fill the pool."

At this time there was clapping in the gallery.

Mayor Mendenhall addressed the audience, emphasizing the importance of respecting differing opinions during the public hearing in Spanish Fork. He acknowledged that there might be diverse viewpoints present, and he encouraged everyone to express their thoughts freely, regardless of their stance on the issue. Mayor Mendenhall expressed concern that

applause might create an environment where individuals feel intimidated or hesitant to speak their minds. He urged attendees to refrain from clapping to ensure that everyone feels comfortable sharing their perspectives. By fostering an atmosphere of open dialogue and inclusivity, Mayor Mendenhall sought to ensure that all voices were heard and valued in the community discussion.

Jonathan Baird reiterated his point, emphasizing the importance of addressing priorities sequentially rather than concurrently. He emphasized the necessity of ensuring that essential infrastructure, such as flushing toilets, was prioritized before investing in projects like a recreational center. Jonathan emphasized the need for pragmatic decision-making and expressed his personal opposition to the rec center project. However, he indicated that he would be content with proceeding in this manner if the priorities were addressed in sequence.

Emily Peterson sought clarification during the meeting, acknowledging that the decision regarding the bond had already been made in 2022. She clarified that the current discussion was centered on approving the collateral for the bond, which would be the sales tax. Peterson mentioned her involvement in sponsoring a referendum to halt the construction of the recreation center, emphasizing that citizens had the opportunity to voice their opinions and did not. However, she noted that the decision had already been made, and tonight's proceedings were merely a formality.

Additionally, Peterson expressed a personal preference regarding the naming of the facility, suggesting that it should not be solely designated as a senior center due to its multipurpose nature. She highlighted concerns about the limitations seniors face in personalizing the space and suggested it should cater to a broader demographic.

Shar Soper asked a question regarding the funding for the recreation center, specifically in relation to the pool's usage by the swim team and potential meets. Expressing uncertainty due to it being her first time participating in such discussions, Soper inquired whether the school district would contribute financially to the recreation center. She mentioned not having heard any information regarding such funding from the school district.

Mayor Mendenhall responded to Shar Soper's inquiry, assuring her that he would provide more specific details after the conclusion of the public hearing.

David Bradford, a long-standing member of the Spanish Fork community, provided a detailed account of his family's extensive history within the area, stretching back to the earliest settlers who played pivotal roles in shaping the town. He underscored the significant contributions of his ancestors, including the construction of mills and other foundational structures that helped establish Spanish Fork. Bradford's narrative highlighted the deep connections his family has maintained with the community over generations.

Expressing his concerns about recent developments, Bradford delved into the city's decision-making process regarding the proposed recreation center. He felt there were historical pressures placed on his family to sell property for various municipal projects, suggesting a pattern of influence that preceded the current plans for the recreation center. His remarks touched on the broader issue of fiscal responsibility, questioning the accumulation of debt by the city and its potential impact on taxpayers.

Drawing parallels between local and national financial matters, Bradford raised questions about the sustainability of ongoing projects and their long-term implications.

Edes Hill expressed his support for the proposed recreation center while raising concerns about its financing and utilization. He emphasized the necessity of essential infrastructure like the water sewer plant, highlighting its importance to the community. Hill acknowledged the potential benefits of the recreation center in providing opportunities for youth and promoting positive activities. However, he voiced apprehension about the financial burden on taxpayers, especially those who may not personally utilize the facility.

Hill posed a critical question about the allocation of revenues generated by the recreation center, advocating for surplus funds to be directed towards repaying the bond associated with its construction. He argued that prioritizing debt repayment would ensure responsible fiscal management and prevent the diversion of funds to unrelated projects.

John Tyrrell inquired about the involvement of the school district in funding and utilizing the proposed recreation center. He specifically questioned whether the school district would contribute financially for access to the pool and other facilities once the center was operational. Tyrrell also queried if the school district was currently providing donations or financial support towards the construction of the recreation center.

Mayor Mendenhall stated the short answer was yes.

John Tyrrell asked whether the city administration had contacted neighboring cities like Springville and Provo to inquire about the revenue generated from their recreational facilities. Specifically, he was interested in knowing if these cities were operating their recreation areas at a profit, using Provo as an example.

Mayor Mendenhall responded yes and Provo was making a profit

John Tyrrell expressed his frequent visits to Vasa and raised questions about potential expansions in the fitness areas of the recreation center. He noted the limited space at Vasa and suggested that senior citizens in the area might prefer the new recreation center. Tyrrell anticipated increased family activities within the city, particularly with the prospect of having a pool operational again. Overall, he commended the city council's efforts, expressing optimism about the potential profitability of the recreation center and its ability to contribute to paying off debts without imposing further tax burdens on residents.

Councilmember Marshall left the meeting at 8:59 pm

Former Councilmember Argyle expressed gratitude for the opportunity to comment and reflected on the construction of the recreation center. Argyle compared it to the previous construction of the life center, highlighting the positive impact it had on the community. He emphasized the importance of making the recreation center accessible to all residents who contribute to its funding.

Despite acknowledging the city's increased debt, Argyle affirmed the necessity of projects like the sanitary water treatment center and the landfill transfer station. He expressed optimism about the city's progress and the improvement of the quality of life, attributing part of it to the forthcoming recreation center. Argyle concluded by thanking the council for their efforts and expressing anticipation for the center's completion.

Russell Jackson, a first-time participant in such proceedings, expressed his nerves and likened his apprehension to that of a testimony meeting. He acknowledged a previous point

made regarding the fitness area, highlighting concerns about the recreation center competing with private businesses, particularly in the fitness sector.

Jackson voiced his opposition to accumulating more debt, stating that it was not in favor for himself, his family, or his community. He noted that he already had access to alternative recreational facilities within a short distance from his location, implying that he saw no personal need for the proposed recreation center. Jackson suggested exploring the possibility of a revenue bond, although he was unsure if it was a viable option, proposing it as a potential solution to address concerns about funding the project.

Janice Harris expressed appreciation for the chamber setup and suggested a way for speakers to be more visible to the audience. She shared her gratitude for receiving notifications about the meeting through her bills, as she doesn't frequently use Facebook.

Harris mentioned her background of using recreation centers with her family and expressed her support for the idea. However, she raised concerns about the financial aspect, particularly in light of the current economic climate, noting that large debts can be daunting. Despite her initial worries, Harris acknowledged that hearing different perspectives had broadened her understanding of the community's needs. She expressed gratitude for the sanitation rebuilding efforts and hoped for more spaced-out projects due to economic considerations. Nonetheless, she conveyed appreciation for the council's work and for being part of a community of respected citizens.

Shauna Warnick expressed gratitude towards the council members for their patience and thoroughness in answering her questions. She appreciated the professionalism of the city's staff and their commitment to serving the community. Wernick also thanked the council for their transparency, public outreach efforts, and for not raising sales tax. She commended their careful consideration of the recreation center issue and their fiscal responsibility. Wernick acknowledged the investment in the community represented by the recreation center and thanked all those involved in the project. She recognized the broader contributions made to the city's quality of life and expressed appreciation for the overall community of Spanish Fork.

Jamie Jackson expressed frustration and anger about the situation regarding the recreation center. She felt unheard and deceived by local leaders, describing it as a "bait and switch." Jackson mentioned her family's business in family entertainment, which she believed would be directly affected by the recreation center. She criticized the government's involvement in direct competition with the private sector, expressing frustration that private businesses like hers do not receive the same subsidies as government projects. Jackson felt that the government's vision for the city conflicted with the desires of its residents, who appreciate the small-town feel of Spanish Fork.

Roger Wood brought up the upcoming Federal Reserve meeting, scheduled for 2 p.m. the next day, where they would announce their rate statement. He emphasized the potential impact of the Federal Reserve's decision on interest rates on the decision regarding the recreation center project. Additionally, he mentioned his wife's perspective that delaying the project could lead to higher costs in the future, suggesting that the timing may be favorable for proceeding with the project.

Liz Ryskamp inquired about the cost of using the recreation center, particularly for a family of seven, after taxes and bonding expenses had already been paid. She expressed concern about potentially having to pay additional fees to use the facility after already contributing through taxes and bonding.

Mayor Mendenhall indicated they had some rough figures regarding the cost of using the recreation center. While the exact numbers were not finalized as the facility was not yet open, he mentioned that it would be comparable to the cost of accessing other rec centers, such as those in Springville or Provo.

Justin Murray expressed his concern about transparency in the city council meeting and asked several questions related to the bidding process, impact fees, and potential defaults on the bond. He inquired whether the bids received from general contractors and architects were a matter of public record and if due diligence was conducted properly. Additionally, he questioned whether the project could be executed in phases to utilize impact fees more effectively. Murray also raised concerns about the consequences of defaulting on the bond and requested information on guarantees put in place to prevent default. He emphasized the importance of transparency and expressed willingness to assist if needed, drawing from his experience in global real estate for a large corporation.

Councilman Cardon ▾ **Moved** to go out of Public Hearing
Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 9:15 pm

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

Mayor Mendenhall expressed gratitude to everyone for attending the meeting and participating in their civic duty by voicing their opinions and asking questions. He acknowledged the challenges some attendees faced in terms of timing and childcare responsibilities, empathizing with their situations.

The Mayor also acknowledged the need for better communication regarding meeting schedules and the importance of being present for public hearings. He proposed improving communication to help attendees better understand when their presence was required for specific agenda items, ensuring they don't have to sit through unnecessary portions of the meeting.

Councilmember Tooke inquired whether the Mayor intended to address some or all of the questions raised during the meeting, suggesting the possibility of compiling and answering them through a platform or another suitable method.

Mayor Mendenhall mentioned the existence of a frequently asked questions (FAQ) website dedicated to the recreation center, indicating that some of the questions raised during the meeting may already be addressed there. He suggested that additional questions could be added to this digital platform for future reference. Furthermore, he expressed willingness to address some of the questions raised during the meeting directly at that moment.

Mayor Mendenhall clarified that while they aim to address some of the questions raised during the meeting, they may not have all the answers immediately. He emphasized that they were not seeking to provide definitive answers to every question but would make an effort to respond to inquiries to the best of their ability.

Mayor Mendenhall addressed concerns about the perception of a bait and switch regarding taxation for the recreation center project. He clarified that residents of Spanish Fork are indeed being taxed for the project, with revenue coming from sales tax and property tax. He emphasized that this funding model has been established through public hearings over the past few years. Additionally, he acknowledged the need for safeguards to ensure accountability and transparency in the project's execution.

Councilmember Cardon also added that RAP tax was part of the funding as well.

Seth Perrins addressed the concern about the potential impact of declining sales tax revenues on the city's ability to pay off the bond for the recreation center. He reassured him that the city has safeguards in place to address fluctuations in sales tax revenue. He explained that a portion of sales tax revenue is reserved for one-time projects, which could be reallocated to operational expenses if needed during economic downturns.

Mayor Mendenhall discussed the city's budgeting strategies and projected growth in sales tax revenue, aiming to be conservative yet prepared for fluctuations. He also clarified that the Guaranteed Maximum Price (GMP) for the project was a fixed contract price and addressed the public availability of documents related to the project, such as the GMP meeting records.

Seth Perrins addressed a question regarding the pricing disparity between the chosen general contractor and other bidders. He explained that the selection process involved two steps: first, interviewing general contractors to choose the most qualified and cost-effective option, and second, releasing bids for specific construction plans to the public market.

Westland Construction was selected as the general contractor due to their competitive bid, which was significantly lower than others. Perrins emphasized that the bidding process was transparent and open to various entities for each trade. He acknowledged that the individual who posed the question may not have bid on the project, possibly due to retirement.

Councilmember Cardon reiterated a resident's concerns about those records being public.

Seth Perrins mentioned that Westland Construction, being a private company, may not typically disclose their bid information publicly. However, he expressed willingness to inquire with them about the possibility of sharing such information. Perrins clarified that the bids are not under the city's control, but they can make inquiries to obtain more information.

Mayor Mendenhall clarified that while specific bid details from private contractors might not be publicly available, the overall Guaranteed Maximum Price (GMP) for the project, which includes all relevant costs, was a public document. This information could be found on the city's records and was accessible to the public.

Seth Perrins mentioned that while Westland had been hired for several projects because they were competitively bid as the cheapest option, they were not the contractor for the SFCN and building. Another contractor was selected for that project through a competitive bidding process.

Councilmember Cardon highlighted the importance of discussing the school district's contribution, indicating that it was likely an important factor that needs to be addressed.

Seth Perrins mentioned that the arrangements with the school district regarding their contribution to the project were close to being finalized but were not yet public. He indicated that Nebo School District had been a great partner and will contribute a significant amount to the project, considering its larger size compared to the facility in Springville. The school district's contribution would give them access to the swimming facilities for ten years, with some elements requiring additional payment for use. After the initial ten years, further discussions will be held regarding the next phase. These details would be finalized soon and discussed openly at a public meeting.

Mayor Mendenhall emphasized that the school district's contribution to the project was not seen as "free money" but rather comes from taxpayers, including property tax payments. He highlighted the significant role of the school district in the project, especially regarding the swimming facilities, which are essential for competitive swimming programs and are currently in high demand among families in the area. The partnership with the school district has been integral to the project's design and development from the beginning.

Councilmember Cardon answered another topic brought up by Mr. Bradford about the cable bill increases. He clarified that the rates for basic cable are set by the distributor, not the city council. The city makes very little money from this service, typically around \$2 per account. The price increase mentioned by Mr. Bradford was due to the pricing set by the TV carriers who provide channels for basic cable.

Mayor Mendenhall expressed appreciation for Davey's history lesson about the Bradford family's involvement in digging the mill. The mayor found it fascinating and nostalgic, mentioning missing Davey's presence at the airport and inviting him to visit again sometime.

Seth Perrins clarified that there was no pressure from the city regarding land sales. He emphasized that all transactions were conducted in good faith and were negotiated with the property owners. There was no use of eminent domain for these projects. He wanted to reassure everyone, including Davey, that there was no undue pressure observed from the city's side during these transactions.

Regarding sewer bonds, Mayor Mendenhall clarified that the city was compelled to upgrade sewage treatment plants to meet EPA standards, which resulted in increased sewer rates. He explained that these upgrades not only address environmental concerns but also allow for the reuse of treated water.

Mayor Mendenhall provided detailed insights during the council meeting, addressing various concerns and questions raised by attendees.

Furthermore, Mayor Mendenhall acknowledged the significant efforts of those involved in the referendum process, highlighting their adherence to state laws and commitment to transparency.

Mayor Mendenhall delved into the city's historical context, recounting the dedication of the Veterans Memorial Building in 1955. He emphasized the community's long-standing tradition of bonding for public facilities that unite residents, underscoring the importance of such investments in fostering community cohesion and growth.

Councilmember Cardon addressed several inquiries. He noted that three questions seemed interconnected, revolving around the success and financial outcomes of the recreation center. One of the questions raised was about the destination of revenue if the recreation center performs well. Additionally, there was a query regarding outreach to other recreation centers, which Cardon indicated had been previously discussed. Finally, the third question pertained to the profitability of the recreation center.

Dale Robinson acknowledged the progress made and affirmed readiness to address the matter. He emphasized the extensive research conducted over many years on the building in question. Robinson highlighted a crucial point that if recreation centers were profitable ventures, private industry would be constructing them widely, which was not the case. He mentioned an exception in Provo, where a recreation center had been profitable for several years. However, he clarified that recreation centers were primarily built for public use and benefit, rather than for profit. Robinson noted that the city had thoroughly researched similar facilities across the country, not just in Utah Valley, to understand their purposes and functions.

He acknowledged that while the city hoped the recreation center would perform well financially, it was prepared for the possibility that it might need to be subsidized to some extent. Robinson revealed plans to allocate any potential surplus revenue to a capital improvement project account for future enhancements or debt repayment, reflecting a prudent approach to financial management.

Mayor Mendenhall addressed the question about the potential profitability of the recreation center, emphasizing the need to ensure financial sustainability regardless of its revenue generation. He acknowledged the challenge of predicting its profitability upfront but mentioned that the city had analyzed the numbers thoroughly. The Mayor highlighted that the facilities would offer comparable services to existing ones, drawing parallels with Springville's facilities, where residents pay taxes and additional fees for access.

He reassured the community that programs would be in place to ensure affordability, mentioning existing initiatives where fees are covered for those in need. Mayor Mendenhall emphasized the city's commitment to inclusivity and ensuring that financial constraints do not prevent individuals from accessing recreational opportunities. He also mentioned that certain criteria, such as academic performance, might be considered for fee assistance, ensuring a fair and accessible pricing structure for families.

Dale Robinson emphasized the importance of recognizing that while taxpayers fund the construction of the recreation center, ongoing operational costs must also be covered. He highlighted that the fees charged for utilizing the facility would contribute towards its day-to-day operations and maintenance. Robinson mentioned that extensive research had been conducted on recreation centers across the state to ensure that the fees charged by the center would be in line with market standards at the time of operation.

Dale Robinson explained that nonresidents would be subject to a different fee structure compared to residents. He suggested that the fee for nonresidents would likely resemble either the monthly or annual rate paid by residents for access to the building.

Seth Perrins confirmed that the council has already directed the exploration of different rate structures. He mentioned that there would be a nonresident component, allowing nonresidents to contribute to the facility similarly to residents.

Mayor Mendenhall drew a parallel to the existing practice where nonresidents pay a fee to access the library.

Mayor Mendenhall highlighted the collaboration with other cities operating recreation centers, emphasizing that the council members have full-time jobs outside of their legislative duties. They were not full-time lawmakers but individuals who pay taxes and have professional responsibilities like everyone else. Mendenhall mentioned successful recreation centers facing challenges in some markets due to limited space for classes. He shared an anecdote about a local yoga instructor expressing eagerness to teach at the recreation center due to space constraints elsewhere. This illustrated the potential for partnerships with existing local businesses to expand class offerings without reinventing the wheel. Mendenhall emphasized that leveraging local expertise, such as yoga instructors, was a common practice in other recreation centers as well.

Councilmember Beck told the residents that she heard them and she saw them. She understood their frustration. She understood that just having this public hearing alone seemed deceptive. Like maybe tonight we were going to change our minds and not vote on this bond. We already knew it was going up. We were just setting the parameters around this, like we said earlier. She indicated that Jesse, Landon, and herself weren't on the city council at the time it started. She invited the residents to go back to the August 2022 public hearing that was on SF17 on YouTube to see why they voted for it.

Beck brought up those residents who were uncomfortable with the decision at the time and filed a referendum. She reiterated that Emily and Amberdaun asked everyone out there who did not want this, to please track them down, here's our contact information. It was sent out so, you know, people could find it. She stated she understood their frustration and it wasn't an easy decision. We didn't think, let's just turn around and build a recreation center when it was not approved in 2015.

We were hoping we really wouldn't have to do it. She added when the school district turned around and said Spanish Fork High School was going to be the first high school rebuilt, it was about 7 to 8 years earlier than what we were thinking. She indicated they thought we were

going to get a lot more life out of our outdoor pool. So this surprised them. She mentioned they had to kind of get the ball rolling on what we thought was the best move.

Councilmember Beck reiterated again, if you wanted to hear their votes and why they voted the way they did to go back to that public hearing and August 22 on YouTube.

Mayor Mendenhall shared it could be found on the SFCN website.

Councilmember Cardon addressed a query regarding impact fees and the possibility of constructing the recreation center in phases. While acknowledging previous discussions concerning the pool, Cardon clarified that he was not part of the council during those deliberations, indicating his limited insight into the decision-making process at that time.

Seth Perrins affirmed the consideration of phasing the construction of the recreation center, acknowledging Jered's role in overseeing construction projects within the engineering division. Perrins elaborated on the analysis conducted, highlighting the assessment of cost implications associated with mobilization and construction. He emphasized Roger's pertinent observation regarding the potential cost advantages of building sooner rather than later. Perrins indicated that despite exploring the option of phasing, it was ultimately deemed economically unfavorable due to increased costs associated with multiple mobilizations and inflation over time.

Mayor Mendenhall emphasized the complexity of determining impact fees, highlighting the annual legislative sessions where cities must justify the necessity of these fees to state lawmakers. He candidly mentioned the varying perspectives among lawmakers, with some advocating for zero impact fees to purportedly lower home costs. However, Mayor Mendenhall argued against this notion, emphasizing that every new resident and business imposes tangible impacts on city infrastructure and services, including sewer, water, public safety, and recreation. He underscored the importance of impact fees in addressing these impacts and maintaining the city's infrastructure. Despite the challenges in navigating legislative debates, Mayor Mendenhall reaffirmed the necessity of impact fees and the adherence to strict laws governing their use.

Jered Johnson extensively examined the proposal, considering various phases such as the interruptions and tearing down walls at a later date, and the problem concerning adding on to the pool system.

Councilmember Cardon provided detailed insights during a meeting in 2022, emphasizing the significance of public input in decisions regarding the recreation center. He recalled the Truth in Taxation meeting as a pivotal moment for the community to voice their opinions on the matter.

Acknowledging the complexities of decision-making, he stressed his commitment to ensuring the recreation center's excellence for the citizens of Spanish Fork. Despite differing perspectives, he underscored the collective responsibility to prioritize the city's best interests. Additionally, Cardon encouraged further dialogue and engagement, offering his contact

information for residents to address any concerns or inquiries regarding transparency or other related issues.

Mayor Mendenhall facilitated the progression of the New Business agenda item A to be brought forward so it could be decided on in concern for the residents who need to go other places and would miss it. This involved reordering the agenda to elevate New Business item 10A above public hearings B, C, and D, streamlining the meeting's proceedings and ensuring residents would be a part of the process.

NEW BUSINESS Item A

Public hearing to receive input from the public with respect to the issuance of approximately \$65,000,000 of Sales Tax Revenue Bonds and the potential economic impact that the improvements, facilities, or properties to be financed in whole or in part with proceeds of said bonds will have on the private sector.

Johnathan Ward highlighted the distinction between a general obligation bond and other types of bonds, emphasizing that only state laws and the constitution govern the former. He clarified that while other taxes, such as road taxes, are capped, general obligation bonds were not subject to such limitations. In a democratic form of government, citizens elect representatives to act on their behalf, but with general obligation bonds, direct voter approval was required. Ward pointed out that when bonding for schools or county projects, the government was authorized to raise funds to an unlimited level, underscoring the importance of voter input in approving general obligation bonds.

Councilmember Cardon emphasized this was an administrative action.

Mayor Mendenhall emphasized the strategic approach to saving money by securing favorable interest rates, highlighting the role of professionals in managing these financial aspects on behalf of the city.

Councilman Cardon ▾ Moved to Approve ▾ I move to **approve the adoption of the resolution of the tax Council authorizing issuance of sales of not more than 65 million aggregate principal amount of sales tax revenue bonds series 2024 and related matters.**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 9:58 pm with a roll call vote.

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

Mayor Mendenhall redirected the agenda back to the public hearing items labeled B.

PUBLIC HEARING:

B. Zoning Text Amendment for Event Centers and Entertainment Uses Ordinance 05-2024. This proposal would change the City's requirements for Entertainment Uses and would remove Event Centers as an allowed use from the Commercial Downtown Zone.

Dave Anderson expressed gratitude for the proposal under discussion, highlighting its two distinct parts. The first part, initiated by the city, had been previously discussed with the council a couple of months ago. The second part, applicant-initiated, addressed a different issue and was combined with the first part for efficiency. He requested to separate and discuss them distinctly. Referring to the second page of the proposal, Anderson explained that it pertained to a specific land use event concerning event centers. A change made a couple of years ago allowed such use subject to conditions in the commercial downtown zone. However, due to a negative experience, the proposal aimed to remove this allowance from the commercial downtown zone while still permitting it in other zoning districts. Anderson invited any questions regarding the proposal.

Councilwoman Beck added that she believed the proposal was an excellent example of recognizing when the council may have made a mistake and taking steps to rectify it a couple of years later.

Mayor Mendenhall defended the initiative concerning Main Street in Spanish Fork, emphasizing its significance as a vital commerce hub. He highlighted the importance of improving Main Street, noting that without progress, it would inevitably decline. The mayor expressed support for addressing parking issues as part of the previous effort.

Mayor Mendenhall emphasized the reliance on cooperation among individuals for the parking on Main Street and the importance of an active Main Street to foster community engagement. He acknowledged the occasional parking disputes but underscored the value of having a bustling Main Street over a deserted one. The mayor expressed confidence in the initiative, suggesting it was aligned with best practices aimed at improving the area.

Dave Anderson provided an overview of two distinct proposals. The first pertained to a change in land use regulations regarding event centers in the commercial downtown zone. He highlighted a previous decision allowing event centers subject to parking conditions and the subsequent decision to remove this allowance due to negative experiences. The second proposal involved permitting an indoor playground facility in an industrial building near the hospital. Anderson explained the rationale behind this proposal, emphasizing the suitability of industrial zones for such uses and the parking requirements proposed. He assured the council that the proposed parking requirements were based on thorough research and aligned with averages observed in similar facilities across the Wasatch Front.

Councilmember Cardon sought clarification regarding the parking requirements for indoor playground facilities in different zones. He noted that while the proposed facility was in an industrial zone, he was aware that similar uses were permitted in the downtown commerce zone (CD). Cardon inferred that the parking requirements for the downtown commerce zone

might differ from those in industrial or commercial zones, possibly being higher due to the downtown area's characteristics and activities.

Dave Anderson explained that the parking requirements for indoor playground facilities in the downtown commerce zone (CD) might be slightly higher compared to those in industrial or commercial zones.

Councilmember Cardon emphasized that unlike the Event Center, indoor playground facilities in the downtown area would need to meet parking requirements.

Mayor Mendenhall read it differently and wanted to know if he understood whether the parking requirement for the indoor commercial recreation facility in the downtown zone would be sufficient for that type of facility.

Dave Anderson agreed with Councilmember Cardon, confirming that as proposed, the indoor commercial recreation facility should be allowed in the downtown zone without inherently requiring parking. He recommended against adding indoor commercial recreation in the commercial downtown zone and suggested considering the parking requirement for the Industrial 1 zone instead.

Councilmember Cardon clarified that the applicant wanted the industrial zone.

Dave Anderson indicated that he would make that part of the staff's recommendation. He acknowledged that both the Development Review Committee and Planning Commission had recommended approving the proposed changes. He expressed gratitude for the catch and stated that, for the time being, he would not include indoor commercial recreation facilities in the commercial downtown zone.

Mayor Mendenhall invited the applicant to speak about the project.

Mike Robertson, one of the landowners of the industrial park north of the hospital, expressed his perspective on the situation. He emphasized that as a landowner, he would bear the consequences if the decision proved to be unfavorable, particularly if it led to dissatisfaction among other tenants. Robertson stated that there was ample parking available overall, addressing concerns about parking availability. He mentioned studying similar facilities in Bluffdale and other areas and noted that the usage pattern of the indoor playground would not significantly impact parking. Robertson indicated that the parking ratio of one space per 300 square feet was sufficient for their needs. He shared positive feedback from tenants in similar facilities and mentioned that his own grandchildren frequently used a similar facility in Bluffdale and were excited about the prospect of a larger one. Overall, Robertson expressed confidence in the proposed indoor playground facility.

Yang Yang shared her background, mentioning that she was originally from China and won bronze and silver medals in the 2002 Winter Olympics. She introduced her indoor playground business, called Kids Topia, which has locations in Bluffdale and Roy. Yang Yang explained that the warehouse setting allows for multi-story play structures, providing an engaging experience for children.

She emphasized the importance of physical activity for children, especially during the winter months, and expressed a desire to create a space where kids can be active instead of spending too much time on electronic devices. Yang Yang discussed the parking situation at the Bluffdale location, stating that they have 9,000 square feet and 26 parking spaces, which are mainly used during weekends and after school hours. She highlighted the flexibility of sharing parking with neighboring businesses, as their peak hours often differ.

Mayor Mendenhall asked what sport she participated in the olympics.

Yang Yang mentioned her involvement in short track speed skating, expressing pride in her achievements and ongoing involvement in the sport as a referee. She invited the council members to Google her name for more information.

Councilwoman Beck ▾ Moved to go into a Public Hearing

Councilman Marshall ▾ Seconded and the motion Passed all in favor at 10:14 pm

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

Public Comments:
There were none

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

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 10:14 pm call vote

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

Mayor Mendenhall acknowledged the efforts of the Planning Commission and the Development Review Committee (DRC) for their thorough review and reports on the matter at hand. He expressed gratitude for their diligence in addressing concerns and providing responses. Mayor Mendenhall recognized the commissioners who were present before their current roles and commended their dedication. He then signaled readiness for a motion on the issue.

Councilman Cardon ▾ Moved to Approve ▾ **Zoning Text Amendment for Event Centers and Entertainment Uses Ordinance 05-2024. This proposal would change the City’s requirements for Entertainment Uses and would remove Event Centers as an allowed use from the Commercial Downtown Zone.**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 10:16 pm with a roll call vote.

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

C. River Run Townhomes Expanded Master Planned Development Zone Change Ordinance Z04-2024. The proposal involves changing the current Matt Loveland keystone homes from R-R to R-3 with the Master Planned Development Overlay for a Master Planned Development with 188 multi-family residential units to be located at approximately 300 East Volunteer Drive

Dave Anderson proceeded to provide an overview of the subject property and the proposed zone change from rural residential to R3, highlighting the willingness of the applicants to redesign the project for better aesthetics and functionality. Dave mentioned the recommendations for approval from both the Development Review Committee and the Planning Commission and emphasized that the project meets the required findings for overlays. He briefly touched upon the parking discussions and then deferred to the applicants to present the project details.

Matt Loveland, representing Keystone Homes, expressed excitement about continuing to build in Spanish Fork City and being part of the community. He presented the project, which includes a redesign of a preliminary plot with 188 units, 74 of which were previously approved. The new design eliminated the barrack-style alley load and instead fronts units onto public roads or interior common areas. One key improvement was a better area for the pool, making it more central to the community. Additionally, the project introduces condominiums alongside townhomes.

Matt emphasized that the project aligned with the general plan and met all other requirements. He provided details about the townhome and condominium units, including enhancements to side elevations. Matt offered to answer any questions during council deliberation or following public comments.

Mayor Mendenhall asked if the townhomes were for sale by owner.

Matt Loveland confirmed that the townhome product was for sale to owners.

Councilwoman Beck ▾ Moved to go into a Public Hearing

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 10:24 pm vote

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

Public Comments:

Diane Garcia raised three concerns during the Planning Commission meeting that she wanted to address them for the record. Firstly, she mentioned the issue of drainage due to natural springs in the area, emphasizing the importance of proper drainage management to avoid creating a large lake on her property. Secondly, Diane expressed concern about traffic, recounting instances of confusion for large vehicles navigating the roads, especially during events like fiesta days. She urged for measures to alleviate traffic congestion and improve navigation for drivers. Lastly, Diane brought up the issue of light pollution, particularly concerning the fireflies in the river bottoms, including her property. She stated that the developer had expressed willingness to use dark sky compliant lighting for the development.

Jackie Larson raised several questions regarding the impact of the development on River Bottoms Road and the management of water drainage. She inquired about potential changes to the road, including widening, and questioned whether the property boundary reaches River Bottoms Road.

Jackie also expressed concerns about storm ponds and their connection to the city's boundary, seeking clarity on the plan for water management. Additionally, she highlighted the need for delineation and permitting of water flow before approving the development to ensure compliance with historical water flow patterns. Jackie emphasized the importance of addressing these concerns before proceeding with the development approval process.

Edes Hill raised concerns about the impact of high-density housing developments on school zoning and capacity. He highlighted the potential increase in elementary school-aged children in condominiums and townhomes due to rising housing prices. Edes questioned whether the current school zoning and capacity were sufficient to accommodate the influx of students from high-density housing developments, particularly in the specific area under consideration.

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

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 10:30 pm

Kevin Oyler	Absent
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Absent

Matt Loveland addressed concerns regarding drainage, traffic, and light pollution. Regarding drainage, he mentioned plans to widen River Bottoms Road and improve infrastructure to accommodate increased water flow. He also discussed additional points of connection to alleviate traffic congestion, including improvements to Volunteer Drive and proposed connections to the fairgrounds. Additionally, he mentioned plans to divert water from existing ditches through the recreation center property to address drainage issues. Finally, he confirmed efforts to work with neighbors to mitigate light pollution through dark sky-compliant lighting.

Mayor Mendenhall suggested a sign for big rigs on the corner that it was not a through street.

Matt Loveland discussed the connection to the fairgrounds, emphasizing the need for it to be somewhat inconvenient due to the residential nature of the area. This implied that while the connection was essential for traffic flow, efforts will be made to ensure that it does not overly disrupt the residential community.

Councilmember Beck asked if they would affect the river bottoms.

Matt said they would widen the road.

Councilmember Beck asked about the ditches.

Matt stated they already piped a ditch to divert the water down volunteer to the recreation center and in the storm drain.

Jered Johnson added once the fairgrounds are developed, the plan was for the state shed sites to direct water to the river instead of into the mill race. This redirection is considered beneficial for the area, as it prevents water from accumulating in open places, reducing the risk of safety concerns such as children mistaking open canals for fishing spots along the fairgrounds property.

Jered Johnson indicated that in the meantime, the water will flow through a ditch and into the mill race, but in the long term, it will be directed through the storm drain system to the south towards the river. This project has facilitated several improvements, such as acquiring property on the west side (left side of the image) to provide the fairgrounds with buffer space and opportunities for future growth. This acquisition involved severing approximately six acres from the original property.

Mayor Mendenhall was grateful they had been able to work out a solution for light pollution.

Matt Loveland stated they would certainly do everything we can to promote dark sky requirements to support firefly habitats. Regarding schools, He had been in communication with the Nebo School District zoning officials, and they are aware of the development's impact. School construction decisions depend on the balance between need and demand, and was told while his project was considered, it wouldn't be a tipping point to influence those decisions.

The mayor mentioned a pond located off the property in question and asked if there were any comments regarding it.

Matt Loveland told us the property mentioned was initially part of the project, and the city acquired it from River Run for the rodeo grounds. As part of this arrangement, stormwater detention was planned for a small corner of the property. The city owned this property, and efforts have been made to ensure it was utilized according to the plan with close coordination with city staff.

Mayor Mendenhall expressed appreciation for acknowledging the sensitivity of the area, particularly regarding the public facilities. He emphasized the significant investment made by the city in the Fairgrounds, highlighting its importance for the community and its heritage. The Mayor stressed the importance of the Fairgrounds for various events, including the PRCA Rodeo, and the need for it to be a source of pride and long-lasting impact. He also noted the economic significance of the Fairgrounds and recognized the collaborative effort with the county in its development.

Matt Loveland highlighted the future opportunities for families residing near the rodeo grounds, envisioning increased recreational activities and bike traffic in the area. He acknowledged the sensitivity of the area and recognized the significant investment made in it. On behalf of Keystone, he expressed full acknowledgment of the area's importance.

Mayor Mendenhall wanted him to understand they could do nothing about the smell.

Councilmember Beck emphasized they also wouldn't be able to complain about the demolition derby and fireworks noise.

Matt felt the amenity was mostly an asset to the development.

Councilmember Beck expressed appreciation for the lack of pressure to increase density beyond what was proposed, noting that the proposed density was actually lower than what could have been requested. This approach was commended and seen as a positive aspect of the proposal.

Councilmember Cardon expressed gratitude for collaborating with the neighbors, indicating appreciation for the effort put into working with the community.

Seth Perrins expressed gratitude for the collaboration between the original property owners and the current developers, highlighting the efforts to create a buffer zone

The Mayor mentioned that a couple of people inquired if they were building tiny homes, but clarified that it was their sales office.

Matt Loveland clarified that they were not building tiny homes but instead have a mobile sales unit for their homes. He welcomed anyone interested to check out their model home.

Jackie Larson inquired whether the water ditch piping had been permitted by the appropriate authorities.

Matt Loveland clarified that the man-made ditches are not considered wetlands according to a 2023 federal ruling, and therefore no permitting was required for them. He mentioned working closely with the appropriate authorities on other projects that do require permitting.

Jered Johnson stated that they require a Phase I environmental assessment for all their reviews. A Phase I environmental assessment had been completed, and it determined that a Phase II assessment was not necessary, so they are not delineating wetlands.

Mayor Mendenhall emphasized the importance of water management, stating the well-known saying, "In the West, whiskey's for drinking; water's for fighting." He stressed the significance of ensuring water was delivered where it needs to go through the property to avoid potential conflicts.

Matt Loveland affirmed their respect for water rights, recognizing their significance in the region, particularly in agricultural contexts. They assured that they would not infringe on pre-existing water rights.

Councilwoman Beck ▾ Moved to Approve ▾ **River Run Townhomes Expanded Master Planned Development Zone Change Ordinance Z04-2024. The proposal involves changing the current zone from R-R to R-3 with the Master Planned Development Overlay for a Master Planned Development with 188 multi-family residential units to be located at approximately 300 East Volunteer Drive with the following findings and conditions in the staff report**

Finding

- 1. That the proposal conforms to the City's General Plan Designation.**
- 2. That the proposed Zone Change meets the findings of the Master Planned Development Overlay.**

Conditions

- 1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.**
- 2. That the applicant addresses any red-lines.**
- 3. That the highly visible sides of the condominium building elevations be enhanced.**
- 4. That the Preliminary Plat approval is contingent upon approval of the Zone Change.**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 10:46 pm with a roll call vote.

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

D. L&S Commercial Design Enhancement Overlay Zone Change Ordinance Z05-2024. This proposal would allow for reduced side and rear setbacks for a commercial development located at approximately 1200 South Main Street

Dave Anderson stated the subject property, located on South Main just north of the Riverbridge Event Center, was discussed in a recent meeting. The applicants requested a reduction in setbacks, specifically 5 feet along the northern property line and 15 feet along another line. While this reduction was significant, it's important to adhere to code requirements regarding setbacks. Currently zoned as commercial, the property faces residential office zoning to the north, prompting the need for discussion. The proposal involved a unique zoning tool allowing flexibility if specific findings are met.

Dave indicated the staff supported this based on the design provided by the applicants, which included four-sided architecture and enhanced landscaping. These improvements justified the setback reduction. The proposal also limited building height, enhancing compatibility with neighboring properties. While not unanimously approved, both the Development Review Committee and the Planning Commission recommended approval of the project.

Mayor Mendenhall invited the applicant to come forward.

Councilmember Cardon asked what would happen if the setback request was denied.

Lace Hill and Shay Nelson stated if they didn't obtain the setbacks, it would significantly impact their project. They would have to move the building further south, resulting in less available parking. This would necessitate the removal of a row of parking spaces.

Additionally, they would have to alter the design of the backside of the building, opting for a simpler cinder block structure instead of the enhanced four-sided architecture. The landscaping, including foliage and trees, would be reduced to meet only the minimum requirements. Overall, it would entail additional expenses and diminish the aesthetic appeal and functionality of the project.

Councilman Cardon ▾ Moved to go into a Public Hearing

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 10:54 pm

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

Public Comments:

Gil Rand, the architect on the project, had expressed his desire to focus on the color slide during the meeting. He explained that they had aimed to elevate the north side of the building beyond typical landscaping practices. Instead, they had incorporated various features to create a more inviting atmosphere. Along the north wall, a café area with seating and attractive landscaping was planned to offer patrons a pleasant outdoor dining experience. Additionally, they had designed another seating area near the back exit of the building, which also served as a secondary exit. These enhancements were made within the 15-foot setback area to improve the project's appeal and increase the likelihood of approval.

Edes Hill shared his excitement about the project, emphasizing his attendance at the meeting. He expressed enthusiasm for the proposal and encouraged the council to explore similar concepts for other projects. Hill envisioned cultivating a charming small-town atmosphere with outdoor gathering spaces, which he believed would enhance community appeal. He eagerly anticipated seeing such amenities integrated into various businesses, providing residents with enjoyable outdoor experiences during the summer months. Overall, he expressed admiration for the project and its potential to positively influence the community.

Chandler Godfrey, the neighbor to the north, expressed gratitude for the presentation and clarified his stance on the project. He mentioned attending the planning committee meeting but felt the communication regarding the project's impact on his property was lacking. He stated he didn't understand the project at first, but now understood more. Initially, he opposed the idea of moving the offset closer to his property, fearing it would result in a commercial building along his property line, which he preferred to avoid. However, he appreciated learning about the potential improvements to the building's design and landscaping if the setback reduction were granted.

Chandler emphasized his support for property rights but expressed concerns about variations from established rules and their potential impacts on surrounding properties. Despite his initial reservations, he admitted feeling less opposed to the project after the meeting. Chandler wished for better communication and expressed regret about the late timing of the meeting due to his work schedule. Overall, he felt more informed but remained cautious about deviations from established regulations.

Councilmember thanked Chandler for sending his email.

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

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 11:01 pm

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

Councilmember Cardon asked about the requirements for constructing a masonry wall on the north side of the property, which was zoned commercial office/residential office (COZ R/O). He clarified the height of the wall, noting it should be 6 feet 8 inches tall and placed on the property line. Additionally, he inquired about the need for a similar wall on the east side of the property, which is also zoned commercial.

Dave responded it would be a 6 foot for both.

Councilmember Cardon expressed support for the four-sided architectural design, acknowledging its aesthetic appeal and positive impact on the project. He appreciated the efforts to address parking challenges, recognizing the importance of finding solutions to parking issues in Spanish Fork.

Councilmember Beck thanked Mr. Godfrey for offering a different perspective, which enriched the conversation. He concluded by expressing gratitude for the work done by the architect and the project team.

Councilmember Beck expressed gratitude to the applicants for their hard work in creating a beautiful project, particularly noting the stunning Riverbridge Event Center nearby. She highlighted the upcoming recreation center across the street, emphasizing the importance of parking in the area. She appreciated the neighbor's willingness to collaborate and be a good neighbor. Additionally, she commended the planning commissioners for their thoroughness and insightful questions, which contributed to the efficiency of the meeting process.

Mayor Mendenhall expressed gratitude to everyone for attending the meeting, acknowledging the late hour. He humorously mentioned the long list of things Park City does wrong, adding some levity to the discussion. He echoed the sentiments expressed about the importance of Main Street to Spanish Fork and emphasized the significance of this particular project in contributing to its development. He thanked everyone for their time and effort, including working with neighbors to address concerns and collaborate effectively.

Seth Perrins made a comment expressing appreciation for Chandler's straightforward honesty regarding the circumstances discussed. He acknowledged that perfect communication was not always possible but admired Chandler's honesty in admitting that he didn't have all the facts initially. Seth valued Chandler's candidness and recognized that while Chandler may still have uncertainties about the project, it was important that his concerns as a property owner were addressed satisfactorily.

Mayor Mendenhall expressed appreciation for Chandler's humility in acknowledging his initial lack of understanding. He emphasized that navigating the intricacies of city regulations, like Title 15, was a complex task, and no one expects the public to be experts in such matters. Mayor Mendenhall noted that learning and growing together as a community is important, and he highlighted the ongoing efforts to address past mistakes and improve Main Street. He commended Chandler for raising important points and contributing to the collective effort to better understand and address issues.

Councilman Cardon ▾ Moved to Approve ▾ **L&S Commercial Design Enhancement Overlay Zone Change Ordinance Z05-2024 based on the following findings and subject to the following conditions.**

Finding

- 1. That with the proposed modifications and improvements the proposal will conform to the intent of the Development Enhancement Overlay.**
- 2. That the proposed Zone Change meets the findings of the Development Enhancement Overlay.**

Conditions

- 1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.**
- 2. That the applicant addresses any red-lines.**
- 3. That the applicant applies for and obtains site plan approval.**
- 4. That the site be limited to those uses that are permitted in the C-2 zoning district.**
- 5. That the design plan as presented with the enhanced elevations be substantially conformed to with the site plan application.**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 11:06 pm with a roll call vote.

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

NEW BUSINESS:

B. Resolution 2024-06 approving Addendum No. 1 to Interlocal Cooperation Agreement between Spanish Fork City and UIPA

Mr. David Anderson explained the proposed language in a straightforward manner, highlighting its aim to clarify existing procedures. He noted that the clarification would

streamline the process of using property tax revenue from the project for area-wide public infrastructure improvements. Instead of initiating this process simultaneously for all properties, it would be done gradually, triggering once a year. This incremental approach would allow for the gradual collection of new property tax revenue from specific parcels each year, starting with a list provided to the Utah County assessor's office. Mr. Anderson emphasized that this phased approach would ensure a systematic and manageable implementation of the initiative over time.

Seth Perrins elaborated on the clarifications provided, emphasizing that the process didn't involve addressing parcels individually but rather in larger chunks, particularly in areas undergoing development. He commended the collaborative efforts with the County, highlighting their understanding and support for the project's procedures and timelines.

Seth underscored the significance of the project's funding mechanism, clarifying that the generated increment originated solely from within the project area and was reinvested back into it for infrastructure enhancements. He reiterated the cooperative approach required for future discussions, especially concerning matters like the Inland Port Authority, emphasizing the project's financing tool's alignment with long-standing zoning and planning strategies for the industrial area.

Mayor Mendenhall, in retrospect, addressed the various viewpoints and potential misconceptions surrounding the development project in the airport area of Spanish Fork. He emphasized the necessity of transparency and public discourse to prevent any misunderstandings about the project's location and its ramifications.

The Mayor clarified that the project's financing mechanism, akin to a Redevelopment Agency (RDA), differed due to the involvement of the port, which expedited the acceleration of infrastructure development. He underscored the long-standing industrial zoning and planning for the area, dating back several decades.

Dave Anderson highlighted the economic advantages and job opportunities the project would bring, including high-paying manufacturing positions that could serve as career pathways for local residents.

Mayor Mendenhall and Seth Perrins explained some of the industry there today from missile parts to engineer certification, adding there would be some similar things going on there.

Mayor Mendenhall stressed the importance of portraying an accurate depiction of the project's current and future state, avoiding exaggeration, and ensuring clear communication

Councilman Tooke ▾ Moved to Approve ▾ **Resolution 2024-06 approving Addendum No. 1 to Interlocal Cooperation Agreement between Spanish Fork City and UIPA**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 11:19 pm with a roll call vote.

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

Mayor Board Appointments - Parks & Recreation Committee

Mayor Mendenhall highlighted Megan Johnson's recent appointment as the new director of Intermountain Healthcare Hospital in Spanish Fork, succeeding Francis Gibson. He commended Johnson's previous experience, noting her involvement with the chamber and her contributions to other committees. The Mayor expressed confidence in Johnson's capabilities and hinted at her positive reputation within the community.

Dale Robinson emphasized Megan Johnson's genuine passion for health and wellness, highlighting her love for the community and eagerness to contribute. He expressed enthusiasm about her potential involvement in the committee, noting that her dedication and expertise would make her a valuable addition.

Councilman Cardon ▾ Moved to Accept ▾ **Megan Johnson to the Parks & Recreation Committee**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 11:20 pm with a roll call vote.

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

Councilman Cardon ▾ made a **Motion to Adjourn**

Councilman Tooke ▾ **Seconded** the motion and it **Passed** at 11:21 pm

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

Attest: March 19, 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 March 19, 2024. This document constitutes the official minutes of the City Council meeting.

Tara Silver

TARA SILVER, CITY RECORDER