



**ADOPTED MINUTES  
CITY COUNCIL MEETING  
April 16, 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  
Landon Tooke, Councilmember  
Kevin Oyler, Councilmember

**Councilmembers Absent:**

**Staff Members Present:**

Jordan Hales, Finance Director 4:56 pm  
Tara Silver, City Recorder  
Dale Robinson, Parks and Recreation Director  
Dave Anderson, Community Development Director

Vaughn Pickell, City Attorney  
Matt Johnson, Police Chief  
Chris Thompson, Public Works Director  
Bryan Perry, IS Director

**Staff Members Absent:**

Nick Porter, Public Information Officer  
(virtually for our work session)  
Tyler Jacobson, Assistant City Manager  
Seth Perrins, City Manager  
(virtually for our work session)

**Visitors Present:**

**Name**

Edes Hill  
Lana Hiskey  
Bruce Hiskey  
Royalty  
Trevor Sperry  
Denise Sperry

**Name**

Cameron Spotten  
Amy Spotten  
Brynn Spotten  
Megan Spotten  
Evan Wilde  
James Evans  
Susan Evans

**Name**

Hope King  
Emma Williams  
Ileigh Carlson  
Madisan Brittain  
Madison Keller  
Eileen H Miller U.V.H.B.A.

Sawyer Hamilton  
Kristen Delgadillo  
Shaun Evans  
Julie Evans  
Deacon Evans  
Kade Evans  
Shelby Beck  
TJ Beck  
Teddi Beck  
Oaklee Beck  
Tanner Hawkes  
James Jarvis  
Jarvis Family  
Matt Jarvis  
Sandra Jarvis

Austin Davis  
Jena Davis  
Will Davis  
Ariana Jensen  
Russell Olsen  
Lisa Olsen  
Duann Smith  
Ben Mangelson  
Kim Hall  
Lisa Olsen  
Jake Hadfield  
Naleta Mellor  
Darrin Mellor  
John Bankhead  
Brandon Watson  
Lillian Kump  
Jennifer Olsen

Lexie Evans  
Addie Evans  
Kennidee Olsen  
Coney Olsen  
Kenya Jenson  
Melissa Evans  
Sid Evans  
Dave Evans  
Belva Evans Robbins

---

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

##### **a. Discussion on Lead Pipe & Drinking Water Safety Program**

The discussion included various points related to the Lead Pipe & Drinking Water Safety Program, particularly concerning compliance with EPA requirements and the inventory of service lines. Marie Owens, formerly with the Division of Drinking Water and now with AE2S, highlighted the importance of meeting EPA deadlines for inventorying service lines, including both utility-owned and privately owned lines, and identifying the material used in these lines.

This inventory marks the first time such requirements have been incorporated into city regulations. It was noted that Utah schools have already been sampled, but child care facilities still need to be included in the assessment. Public communication and education efforts were set to begin in October to inform residents about potential lead service lines and the associated risks.

Regarding compliance and enforcement, the EPA will check for adherence to the checklist and initiate enforcement procedures if necessary. Violations may result in fines or legal actions. The responsibility for replacing lead or galvanized lines would be decided by the EPA. The department was facing strain due to the extensive inspection and communication efforts required, but felt it was something they could accomplish.

##### **b. Discussion on the Rain Barrel Program**

There was a brief mention of the Rain Barrel Program, with Stacy proposed rain harvesting with downspouts and suggesting city subsidization. Concerns were raised about the need for registration if more than two rain barrels are used. The discussion was led by committee

members Chris Thompson, Nick Morris, Paul Taylor, and John Waters. It was proposed to not pursue this program at the time.

Councilman Cardon ▾ made a **Motion** to **Closed Session**

Councilwoman Beck ▾ **Seconded** the motion and it **Passed** at 5:38 pm

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

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

Councilman Tooke ▾ **Seconded** the motion and it **Passed** at 5:43 pm

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

---

## **6 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:**

Call to Order- Mayor Mendenhall welcomed everyone to the Spanish Fork City Council meeting on April 16, 2024, at 6:02 pm. He thanked participants for joining in the council chambers via audio, virtually, and in person.

Councilmember Oyler gave the innovation.

Councilmember Beck led us in the pledge of allegiance.

## **RECOGNITION:**

### **a. 2024 Spanish Fork Royalty**

Councilmember Tooke invited the new royalty to come up to the podium. The city council and residents were introduced to the young women, highlighting their hard work and dedication in a recent competition. From ten contestants, four finalists emerged, including Hope King as Miss Spanish Fork 2024, Emma Williams as the first attendant, Madison Keller

as the second attendant, Madison Brattain as the third attendant, and Riley Carlson as the fourth attendant.

Acknowledgement was given to Jen Olson, the director responsible for organizing the event. The audience expressed interest in hearing from each of the winners about their perspectives on Spanish Fork and their plans for community service initiatives during their reign.

Miss Spanish Fork Hope King told us about a community service initiative. Each contestant chose something that they were passionate about to bring into the community. What she loved about our community was the strong sense of togetherness we had. She was able to introduce my CSI Together We Empower project, which focused on using skills and talents to serve each other. Throughout my time as Miss Spanish Fork, I'll use my talent for dance to serve our community by offering free dance classes.

Emma Williams, 1st Attendant told us her CSI was called Nourishing Neighbors. She focused on addressing food insecurity in our community through service. She stated there were many amazing organizations here, like Tabitha's Way, that she worked with to implement impactful initiatives in Spanish Fork. Food insecurity was a persistent issue, and having personal experience with it, she was grateful to be able to serve in something so important to her.

Madison Keller, 2nd Attendant, stated her CSI was called Lift, Unite, and Recover, focusing on assisting those in our community who were injured. This initiative aimed to lift and unite our community during challenging times of injury, which can be sudden and difficult to navigate. She created sunshine baskets for elementary schools to support students in case of injury, aiming to bring them love and sunshine during tough times.

Madison Brattain, 3rd Attendant, let us know her CSI was Serve Those Who Served You, focusing on military mental health. Being someone who was highly impacted by our veterans and constantly surrounded by them, She believed it was crucial to prioritize their mental health and provide a safe space. It was important to let them know that there were people looking out for them and ready to help whenever they needed it.

Riley Carlson, 4th Attendant, indicated her community service initiative focused on assisting children in our community who needed help with various challenges they were facing. Whether it was supporting struggling families or brightening their days, the goal was to provide aid and bring light to those in need.

Councilmember Tooke thanked the ladies for being willing to serve Spanish Fork this next year. He stated they were all excited to see them around town at various events and get to know them better.

Mayor Mendenhall reminisced about hearing all of them on the night of their competition answering questions, and he thought to himself, he would be nervous if I had to do that in front of a bunch of people. He expressed they all did awesome and had no fears of their ability to answer questions here. Mayor asked Miss Spanish Fork what she was most excited about and how old she would be turning in 2024?

Hope King responded that her birthday was July 24th so the Utah Pioneer day and Fiesta Days was an exciting day for the community and her personally and she would be turning 22 years-old.

Councilmember Beck let everyone know they could find out more about Miss Spanish Fork on Studio Chatter weekdays at 10 a.m.

Mayor Mendenhall added that their talents really blew him away along with everyone in that audience that night. He went on to say he had watched the rerun on channel 17 a couple of times, and he knew their parents. He highlighted that Hope's dad was a firefighter for Spanish Fork, Steven Carlson. Mayor stated there were many proud individuals in our community who knew them and watched their achievements and he couldn't have been prouder.

Mike Mendenhall expressed confidence in Spanish Fork's tradition of exceptional royalty who had accomplished remarkable feats. He acknowledged the significant role these achievements played in setting high expectations for the current royalty, noting that the girls were well-prepared for the challenge ahead. The mayor thanked them for their willingness to serve the community.

They took a picture with the Mayor and City Council.

### **PUBLIC COMMENTS:**

#### **a. The Church of Jesus Christ of Latter-day Saints - Giving Machines Donations to Tabitha's Way**

Lana and Bruce Hiskey presented details about a special partnership involving The Church of Jesus Christ of Latter-day Saints, focusing on initiatives like Tabitha's Way and the Light the World Giving Machines. They discussed the impact of these efforts, emphasizing the significant donations raised and highlighting specific nonprofits benefiting from the Giving Machines, including Tabitha's Way, community action programs, United Way, and others.

They shared impressive fundraising outcomes, such as raising over \$53,000 for one month of meals for veterans. Additionally, Bruce discussed the Feed Utah program, which aimed to combat hunger in Utah by gathering faith-based congregations and organizations to restock food pantries. This initiative resulted in over 98,000 pounds of food collected in a single day, benefiting communities like Spanish Fork and addressing food insecurity in the region. The Hiskeys concluded by emphasizing the importance of these efforts to support those in need within their community.

Lana Hiskey noted that Lillian, along with her husband Sterling, played a significant role in overseeing this area of community service, with Lillian taking on substantial responsibilities. Their efforts included extensive work in the office, often involving meal deliveries. She expressed admiration for their dedication and highlighted how exceptional they were in their contributions.

Lana Hiskey speculated that Lillian and Sterling may not have been asked to present due to the fact they wouldn't praise themselves, suggesting that everyone should recognize and appreciate their excellence. Lana emphasized the importance of Tabitha's Way in facilitating these efforts and invited Lillian to share any additional remarks.

Lillian Kump expressed profound gratitude for the partnerships with organizations like The Church of Jesus Christ of Latter-day Saints and local cities, emphasizing their collective commitment to assisting residents in the community. She highlighted the success of initiatives like the Feed Utah food drive, which collected an impressive 98,000 pounds of food to aid individuals in need within the area. Lillian noted that this was the largest amount of donations received, demonstrating the caring nature of the community and the essential role played by everyone's efforts in supporting those requiring assistance.

Mayor Mendenhall expressed appreciation for Hiskeys lifelong commitment to service, noting that they were his neighbors during his teenage years. He emphasized their continued dedication to serving others even after retiring from their professions. The mayor highlighted the importance of individuals who meet others at their level and shared how Bruce Hiskey had impacted him by teaching life lessons and meeting him on the golf course. The mayor thanked Bruce publicly for his influence and humorously recounted their interactions on the golf course.

## **COUNCIL COMMENTS:**

### **Councilmember Cardon**

Councilmember Cardon provided a couple of updates during the meeting. First, he reminded everyone that registration for the Youth Arts Festival would open on May 1st, with schedules expected to be released soon.

Additionally, Councilmember Cardon shared insights from his involvement with the airport board. He noted that the airport had seen 22,000 operations in the first quarter of the year, demonstrating significant activity. He highlighted an upcoming project to seal all pavement at the airport, which was made possible by a grant covering 90% of the cost from UDOT, with the city responsible for the remaining 10%.

Councilmember Cardon also mentioned plans for a new parking lot with gate access to enhance security for the airport. Moreover, he shared an interesting development where a local doctor planned to offer flight physicals at the airport, addressing a need in the area for this service. Overall, these updates showcased efforts to improve and expand services at the airport for the benefit of the community.

### **Councilmember Tooke**

Councilmember Tooke shared updates during the meeting, beginning with the recent grand opening of MVP Sports' new location. He highlighted the excitement of attending this event and mentioned the appearance of the new Miss Spanish Fork royalty.

Due to Kathleen Leavitt's absence, Councilmember Tooke proceeded to announce upcoming events on behalf of the Chamber of Commerce. These events included a networking event on April 18th, a job fair on April 30th at the Advanced Learning Center with free educational classes and prizes, the Rotary Last Chamber of Commerce Golf Scholarship event on May 8th, and the Battle of the Forks Pickleball Tournament on May 18th.

Councilmember Tooke also celebrated the Parks and Recreation department's move to a new location across the street from the meeting venue, emphasizing the positive impact of this relocation. Additionally, he shared his experience attending the Spanish Fork 101 evening with the fire and EMS teams, praising the event and encouraging others to participate in this insightful program to learn more about the city's operations and services.

### **Councilmember Marshall**

Councilmember Marshall mentioned that he didn't have any updates to share. Before concluding, he noted that he was on the Veterans Council but was unsure of the meeting schedule. He requested anyone with information on the meeting dates to reach out to him so he could attend.

### **Councilmember Beck**

Councilmember Beck provided updates from the April 6th event where she conducted live interviews for the 2024 Fiesta Days Rodeo royalty at the rodeo grounds. She expressed enthusiasm about interviewing articulate and knowledgeable young women, announcing the winners: Darlie Holyoke as Queen, Riley Warnick as First Attendant, and Tara Hickman as Second Attendant. She also mentioned the 2023 rodeo queen's new role as Miss Rodeo Wyoming.

Councilmember Beck encouraged participation in Spanish Fork's festivities, noting that all vendor booths in the park were filled for the upcoming event and there were limited spots left for the Grand Parade. She advised interested participants to submit applications online promptly. Additionally, she highlighted the need for sponsors for the pyromusical event and directed potential sponsors to the Spanish Fork Fiesta Days website for more information and application details.

### **Councilmember Oyler**

Councilmember Oyler provided updates from a recent Recreation, Arts, Parks (RAP) tax committee meeting where they reviewed grant applications totaling around \$100,000 for various projects. While not all requests were funded, most will receive support from the RAP tax, highlighting the impact of these funds on community initiatives such as the Little Miss Spanish Fork Pageant, Youth Arts Festival, and Daughters of the Utah Pioneers.

Additionally, Councilmember Oyler mentioned the inaugural Historic Preservation Commission lecture series held in the Heritage Room, featuring Clay Nelson and Jim Jensen discussing the history of the Utah State Junior Livestock Show. He highlighted the theme of the night of how the show contributed to raising good kids who become community leaders.

Looking ahead, Councilmember Oyler invited residents to the next lecture on May 20th about the history of Spanish Fork High School, especially significant as the current high school would be demolished in June to make way for a new one. This series aimed to educate and engage the community on local history and developments.

### **Mayor Mendenhall**

The mayor expressed gratitude for the council's efforts in staying connected and informed about community matters.

He invited Emily Olsen to report on the 100 year Junior Stock Show celebration

Mayor Mendenhall expressed appreciation for those attending the meeting, noting that it was "Ag night" in Spanish Fork and acknowledged familiar faces present. He introduced Jake Hadfield from Utah State University Extension, who was there to present an award.

Jake Hadfield explained the significance of the Century Farm Award, bestowed by the Utah Farm Bureau to families who have owned farmland for a century, maintaining it within the same lineage. He highlighted the rarity of such awards due to changing agricultural dynamics.

Mayor Mendenhall then introduced the Evans family, recipients of the Century Farm Award. He shared a brief history of the Evans family farm, tracing its origins back to great-great-grandparents David and Lucy Huff. He outlined the generations of family members who continued to work the land over the years.

Hadfield went on to say the Evans family farm, managed by James Evans today, holds a legacy of hard work, livestock raising, and family stewardship spanning more than a century.

Mayor Mendenhall recognized the Evans family's contributions to Spanish Fork's agricultural heritage and invited them to receive their award in honor of their enduring commitment to farming and community.

A picture with the Mayor and City Councilmembers was taken.

Mayor Mendenhall addressed Mr. Evans, expressing interest in hearing from him, including the audience in TV land. He then playfully asked Mr. Evans about his teaching career, specifically inquiring how many years he taught and perhaps teasingly asking about his favorite student.

Mayor invited Mr. Evans to share insights into his teaching experience and reminisce about memorable moments from his career.

Jim Evans shared that he taught for 30 years in the Nebo School District, emphasizing the importance of agriculture in raising both cows and kids. He expressed gratitude for his family's support, highlighting how his children and extended family regularly lend a helping



hand on the farm. Mr. Evans reminisced about the family's heritage and acknowledged the changes in land ownership over time.

Regarding the Century Farm Award sign placement, Mr. Evans indicated that the sign would be displayed prominently on their property for passersby to see. He humorously mentioned a landmark near the sign's location, referring to a large house under construction nearby as a point of reference for those driving by.

Jim Evans shared his experiences teaching for 30 years in the Nebo School District, primarily focusing on math and science for sixth and seventh graders. He reflected on the enjoyable aspects of teaching, including hands-on activities with lab animals. Mr. Evans expressed gratitude for the support of his family on the farm and highlighted the importance of farming and agriculture in the community.

During the discussion, Mayor Mendenhall, Councilmember Marshall and Cardon commended Mr. Evans and emphasized the significance of farming to Spanish Fork's heritage. He acknowledged the hard work and dedication of farmers like Mr. Evans, stressing the community's support for agriculture.

The conversation also touched on the Junior Livestock Show, with Mr. Evans sharing stories about raising animals and involving his daughter in the process. Mayor Mendenhall recognized the economic and cultural contributions of farmers and encouraged community members to attend the livestock show to support the young participants.

In closing, Mayor Mendenhall thanked Mr. Evans and his family for their contributions and celebrated the multigenerational legacy of farming embodied by the Evans family.

Lisa Olsen, a fourth-generation participant and treasurer for the Utah State Junior Livestock Show, shared her personal connection to the event during a presentation. She recounted her family's long history with the show, highlighting her grandfather's role as a show manager during its 50-year celebration. Lisa's family legacy in the program extends back several generations, emphasizing the deep roots within her community.

In addition to her family's involvement, Lisa emphasized the broader impact of the Junior Livestock Show on youth development. She described the program as a platform for teaching hard work, responsibility, and giving back to the community. Lisa highlighted how her own children, now the fourth generation in the program, continue to participate and contribute.

During the presentation, Lisa introduced James Jarvis, an 11-year-old participant, who shared a memorable story from his first experience showing a lamb named "Crazy Alice." James conveyed the excitement and challenges of showmanship, underscoring the supportive and social atmosphere among participants.

Following James, Tanner Hawks, a graduating senior, reflected on his family's multi-generational involvement in the show. He shared fond memories of winning showmanship during his initial years and emphasized the importance of patience and

dedication in working with livestock.

Lisa concluded her presentation by inviting city council members to attend upcoming events associated with the Junior Livestock Show. She highlighted initiatives such as a scholarship program and a food drive in partnership with Tabitha's Way, emphasizing the show's broader community impact beyond agricultural education.

Overall, Lisa's presentation served to underscore the show's enduring legacy and its role in shaping the values and skills of participating youth. Her personal anecdotes and reflections provided a heartfelt glimpse into the impact of the Junior Livestock Show on individuals and families across generations.

Councilmember Oyler and Mayor Mendenhall asked Lisa about the details of the show.

Lisa Olsen responded that The Utah State Junior Livestock Show encompassed a wide array of livestock, featuring cattle, sheep, goats, and hogs across various categories such as market steers, breeding heifers, lambs, and market gilts, among others.

She went on to add that exhibitors aim to meet stringent weight requirements to compete, and even if an animal falls short, they can still participate in fitting and showmanship divisions. The ultimate goal for participants was to attain grand champion status in their respective categories, determined by the quality and confirmation of the animal, grooming, and the exhibitor's handling skills.

Judges, often sourced from different states, ensure fairness and objectivity in assessments based on physical attributes and presentation. Local businesses and community members contribute significantly, offering financial support and scholarships that extend educational opportunities beyond the show.

Family involvement was central to the event, fostering bonds and preserving agricultural traditions as multiple generations come together to participate and support each other. The show not only promotes agricultural education but also instills valuable life skills such as responsibility and teamwork among youth, contributing to the community's pride in its agricultural heritage.

Overall, the Utah State Junior Livestock Show serves as a platform for personal growth and community engagement, showcasing the dedication and achievements of its participants while nurturing a deeper appreciation for agriculture.

Councilmember Marshall asked the Mayor if he could add an item to the end of New Business.

## **SPANISH FORK 101:**

### **a. Spring Cleanup**

Chris Thompson was enthusiastic about the new Dry Creek transfer station located near North Main Street, which had its grand opening the previous Wednesday and was set to open to the public on Thursday. He described the station as state-of-the-art, indoor, and clean, highlighting its features for showcasing the spring cleanup initiative. Instead of using dumpsters at various parks, residents were given three vouchers to use at the new transfer station to experience its facilities firsthand. Vouchers could be obtained online from the spring cleanup website, which opened the prior Monday. Each voucher allowed residents to dispose of a typical load, with a \$10 charge waived. Chris emphasized the importance of covering loads during transport to prevent littering and avoid additional fees.

He detailed the station's location near I-15 and explained the entry and disposal process, including weighing, dumping, and exit procedures. Chris also shared a life hack for parents, suggesting they could take their children to watch garbage disposal activities from a viewing room at the facility. He compared the new transfer station to a similar one in Seattle, highlighting features like educational displays and play areas for children. Chris expressed excitement about the benefits the new station would bring to the community, including reduced garbage collection costs, job creation, and increased industrial development around the airport. He underscored the financial benefits to schools and the city due to increased property taxes from industrial buildings. Overall, Chris conveyed optimism about the positive impact of the new transfer station on Spanish Fork and its residents.

Mayor Mendenhall expressed appreciation for the tour provided previously to the facility, acknowledging Chris Thompson's leadership in bringing the new transfer station to fruition. He highlighted the environmental benefits of the indoor waste management system compared to the current station where much of the garbage was piled outdoors. Mayor Mendenhall recognized the efforts of those involved in making the project a reality, including council members and civil engineers. He emphasized the importance of using the new transfer station for yard cleanup, encouraging residents to keep their yards clean.

Transitioning to the next agenda item, she introduced Trevor Sperry for further discussion.

## **b. The Great Shake Out**

Trevor Sperry discussed the upcoming "Great Utah ShakeOut," an annual earthquake exercise organized by the Utah Department of Public Safety and Be Ready Utah. He detailed the city's participation in the exercise, which included a drill for city employees last Thursday at 8 am.

During the drill, employees practiced evacuating buildings, accounting for personnel, and holding meetings to discuss response procedures. The exercise also involved activating the Emergency Operations Center (EOC) at the Justice Center, where incidents were tracked and managed using a command structure divided into four quadrants.

Sperry emphasized the importance of community preparedness, mentioning recent block captain training sessions attended by over 100 residents. Block captains play a vital role in disseminating information, assessing neighborhood needs, and coordinating responses during emergencies. Sperry highlighted the use of color-coded placards to indicate household status during emergencies and emphasized the importance of understanding

unique needs within neighborhoods. The exercise aimed to enhance community readiness for potential disasters and ensure effective communication and support coordination through local emergency response teams.

### **CONSENT ITEMS:**

- a. Minutes Spanish Fork City Council Meeting 04-02-2024**
- b. Runway Preservation Grant Agreement**
- c. Worksite Learning OJT and EIO Employer Agreement**
- d. Fourth Amendment to Land Exchange Agreement**

Councilwoman Beck ▾ made a **Motion** to approve Consent Items A -D

Councilman Marshall ▾ **Seconded** and the motion **Passed** all in favor at 7:39 pm roll call vote

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

### **PUBLIC HEARING:**

#### **A. Edge Townhomes General Plan Amendment Ordinance**

Dave Anderson provided context about a significant property encompassing over 100 acres, located near a large building at the canyon's mouth and close to the intersections of US Highway 6 and Highway 89. The focus of the discussion was on approximately 60 acres of this property, which was depicted in orange on the future land use map, indicating a proposed change to high-density residential use.

Currently, all the property tied to the large warehouse building was designated as industrial on the land use map and zoned accordingly. However, the proposal did not involve changing the zoning at this point; rather, it pertains to amending the future land use plan to allow for potential residential development on the identified portion of the property.

Dave clarified that while amending the general plan was a significant step, it did not directly change the zoning. Changing the zoning would require a subsequent detailed process involving engineered development plans. Typically, the city council only considered zoning changes when accompanied by comprehensive development plans.

The Development Review Committee and Planning Commission have both recommended approval of the proposed amendment to the future land use plan following extensive deliberations and discussions over several months.

Dave mentioned that the next step after potential approval of the general plan amendment would involve the applicant presenting detailed development plans. These plans would be

critical for progressing toward actual zoning changes that align with the proposed future land use designation.

Dave also indicated that the applicant would be making a presentation to provide more detailed information about the proposed development plans. He welcomed questions from the council before inviting the applicant to speak and elaborate further on the proposal.

Councilmember Marshall clarified that the typical process was first addressing the general plan before proceeding to zoning changes.

Dave Anderson emphasized the importance of separating the processes of amending the general plan and addressing zoning changes, suggesting that they should not be done simultaneously. He emphasized this approach as the preferred method to ensure thorough planning and appropriate progression in development discussions. Anderson explained that this sequential approach was particularly valuable in the current case due to the significant increase in complexity and cost associated with transitioning from the general plan to actual zoning changes.

He highlighted the substantial financial investment required for detailed engineering and design work that would be necessary before staff could confidently recommend zoning changes, underscoring the need for a deliberate and phased approach in the decision-making process.

Councilmember Marshall emphasized that the council's consideration of the concept was not merely testing the waters but seeking a strong indication of comfort with the proposed changes. He noted that the discussions around this concept had been ongoing for over 15 years, involving previous property owners and addressing fundamental concerns that had arisen in the past.

Marshall explained that approving the general plan amendment would signal an intention for a different land use, providing clarity for the applicant and stakeholders without delving into detailed concepts at this stage. This approach aimed to avoid premature investment in detailed plans before fundamental land use considerations were resolved. Marshall expressed a preference for this process over past experiences where applicants had invested significantly in zoning changes without clear council direction.

Councilmember Oyler decided to reserve his concerns for discussion after the public hearing and presentation, ensuring a comprehensive consideration of the proposal's implications.

John Bankhead, the current owner of the property, provided an overview of the site and its challenges and outlined a master plan for future development. The property encompasses 135 acres, with half currently developed for industrial use. One of the major challenges had been limited frontage on a city road, which had posed difficulties for utilities and access over the years.

Bankhead highlighted a key idea from Chris's team, particularly Jered Johnson, that would unlock the site for future development and benefit surrounding areas by improving trail connections and intersections.

The proposed master plan included a mix of residential, commercial, and industrial components. Bankhead addressed three primary challenges that had been the focus of discussions over the past 6 to 9 months:

1. Variety of Housing: There's a strong desire for a variety of housing, particularly single-family homes along the bench between Fingerhut Road and the golf course.
2. Access and Connectivity: Concerns were raised about secondary access and egress. A new connection was proposed between industrial and residential areas, including a new intersection at the highway 89 and highway 6 interface with a bridge across railroad tracks.

Bankhead expressed confidence in the project's ability to address these challenges, including design, permitting, and funding for the proposed infrastructure improvements.

Councilmember Cardon inquired about the meaning of a "reasonable timeframe" in relation to the proposed project's development.

John Bankhead indicated it would be in 3 to 5 years and provided additional details about the proposed development project, focusing on key aspects such as access roads, trail systems, and neighborhood protection. Here's a summary of his statements:

1. Access Roads and Funding Timeline: Bankhead mentioned that the infrastructure improvements, including access roads and intersection enhancements, would likely be implemented at a later date, possibly within 2 to 3 years. They are working on a strategy to ensure that these improvements could be guaranteed and funded, potentially through the next legislative session.
2. Trail System Integration: A significant focus of the project was to create a meaningful trail system within and beyond the property boundaries. This included connecting municipal and state trail systems, such as the Bonneville Shoreline Trail, which would enhance recreational opportunities and connectivity in the region.
3. Neighborhood Protection and Separation: Bankhead emphasized the importance of protecting the residential areas from industrial use, both in terms of safety and maintaining the quality of life for residents. They were considering various concepts to ensure a safe and pleasant living environment.

Bankhead indicated readiness to discuss more details about the development plans, including the layout, trail configurations, and intersection designs, and invited questions regarding these aspects.

Councilmember Oyler asked if the commercial piece was still a part of the plan.

John responded yes.

Councilmember Tooke asked where the trails would go through the property.

John Bankhead elaborated on the proposed trail system and connectivity within the development project:

1. Trail Connectivity to Existing Bridges: Bankhead discussed connecting the proposed trail system to an existing bridge near the Dripping Rock Trail along the Spanish Fork River. The trail would run through the project area and ultimately cross at a new intersection at Highway 89 and Highway 6.

2. Buffer and Grade Separation: There was a plan for a 200-foot buffer and grade separation between the existing industrial building and the proposed residential area. The trail connection would navigate through this area, ensuring safe and separate paths for different land uses.
3. Coordination with Mapleton Trail System: Edge Holmes, the proposed buyer and developer of a nearby parcel with 1,100 units in Mapleton, was coordinating with this project to ensure that trail systems, bike parks, and other amenities tie together seamlessly.
4. Trailhead and Parking Solutions: Recognizing the need for additional parking for the golf course and trail system, the developer plans to install a trailhead with bathrooms. This trailhead would provide easy access for both the general public and residents to enjoy the regional trail system.

Bankhead emphasized the integration of the proposed trail system with existing infrastructure and neighboring developments, aiming to enhance accessibility and recreational opportunities for the community.

Councilman Cardon ▾ Moved to go into a Public Hearing

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 7:55 pm

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

### Public Comments:

There were none.

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

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 7:56 pm

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

Councilmember Cardon raised a question about the proposed designation of "high density" for the general plan related to a development project. Cardon suggested that a "mixed-use" designation might be more appropriate considering the planned inclusion of both

commercial and housing components within the project. This suggestion aimed to achieve greater clarity and coherence in land use planning by aligning the designation with the variety of intended uses.

Cardon emphasized that transitioning to a mixed-use designation would not alter the intended zoning or development objectives of the property. Instead, it would better reflect the comprehensive nature of the project, incorporating different types of uses within the same area.

To gain a clearer understanding, Councilmember Cardon requested clarification from Dave Anderson on the implications and differences between a high density and mixed-use designation. This inquiry was intended to inform the council's decision-making process regarding the most suitable general plan designation for the development.

Dave Anderson clarified Councilmember Cardon was suggesting everything should be changed to mixed-use.

Councilmember Cardon expanded on his preference for a "mixed-use" designation over "high density" by pointing out the broader applicability and flexibility of zoning categories within the mixed-use designation. He noted that the high-density designation, with R3, R4, and R5 infill overlay zones, might not align perfectly with the intended development plan.

In contrast, the mixed-use designation encompassed a wider range of zoning categories, including R1-6, R3, R4, R5, Urban Village, Residential Office, Commercial Office, and Commercial One. Cardon emphasized that this broader range of zoning options under the mixed-use designation would better accommodate the diverse uses and functions planned for the project.

By opting for a mixed-use designation, Cardon believed that it would offer a more concise and suitable framework for the proposed development, allowing for a comprehensive integration of various residential and commercial components. This approach aimed to optimize zoning clarity and flexibility to align more effectively with the project's overall vision and objectives.

John asked if adopting a mixed-use zoning designation would in any way exclude or prevent the continuation of industrial use within the designated area.

Councilmember Cardon raised a separate question regarding the possibility of making the construction of a bridge a contingency for approval if the zoning discussion was taking place presently.

Dave Anderson emphasized that the current discussion does not involve changing zoning but rather focuses on future land use designations. He clarified that the property owners retain the ability to pursue development within the existing zoning parameters, including constructing large industrial buildings, irrespective of the outcome of the current discussion. The proposed approval would introduce an additional development option.



Councilmember Oyler acknowledged the efforts of the development team in refining their proposal based on feedback from the Planning Commission. He expressed appreciation for the improvements made, particularly the removal of a previously proposed road intersecting at Powerhouse road. His primary concern centered around ensuring the bridge and trail components of the plan would indeed be realized.

Regarding the general plan versus zoning distinction, Councilmember Oyler highlighted that general planning typically indicates a future zoning direction. This raised his concern about potential limitations if the area were designated for high density residential in the general plan. He questioned whether this designation could bind future development options, especially if the current developers were to sell the property to another entity.

Councilmember Oyler sought clarification on the implications of general planning for high density residential, specifically in relation to the potential future sale of the property and its impact on subsequent development decisions. He was interested in understanding how the general plan designation could influence future zoning and development outcomes beyond the current ownership.

Dave Anderson clarified that even if a zoning change were made to R-3, which was not under consideration at that moment, it would only allow development of properties meeting certain size and layout requirements. He emphasized that additional approvals, such as a master plan development overlay by the City Council, would still be necessary for more varied development options.

Regarding the current proposal, Dave Anderson emphasized that they were not presenting a zone change that evening to avoid restricting options prematurely. He expressed confidence in the potential of the current proposal but emphasized that the general plan amendment was about signaling comfort with a residential density rather than industrial use, without specifically endorsing the applicant's specific plans.

Councilmember Oyler's concern centered on the long-term implications of designating the entire section as high density. He wanted to ensure that the city's decision to designate this area as high density wouldn't restrict future development options or tie the city's hands in terms of zoning if the property were to change hands.

Dave Anderson emphasized the importance of developing a proposal that aligns with zoning while preserving property rights and flexibility for the property owners. He highlighted that the proposed general plan adjustment does not restrict the owners from pursuing industrial development if they choose to do so in the future.

Anderson's viewpoint underscores the balance between providing assurance to developers regarding potential future approvals while maintaining the council's ability to evaluate specific proposals under a master plan development approach. He stated this approach allows for detailed considerations such as access points, trail connections, and other community benefits that would not be achievable under a standard development scenario.

Anderson emphasized the need for clarity on the benefits that the city and its citizens would gain from a master plan development, including improved trail connections and other enhancements that would contribute positively to the area. This comprehensive approach aims to maximize the potential of the prominent section of the city while ensuring that community needs and priorities are met through thoughtful development planning.

In the discussion led by Councilmember Marshall, the importance of the current step in the zoning process was emphasized as a necessary precursor to more detailed conversations about development possibilities. Marshall expressed a positive inclination towards introducing residential elements to the area, contingent upon ensuring adequate access and infrastructure, particularly referencing concerns about the viability of a single access road shared with industrial traffic.

The sentiment was echoed by others, including Councilmember Oyler, who underlined the significance of anticipating future outcomes and ensuring that decisions made now align with long-term goals and community needs. Oyler's preference for a mixed-use designation over high density reflects a desire for flexibility and broader zoning options to accommodate various development scenarios.

Councilmember Cardon's conversation ultimately centered on balancing the desire for residential development with practical considerations such as access and infrastructure. Councilmembers deliberated on the implications of zoning designations and the need for assurances regarding critical infrastructure like roads and bridges before committing to specific development plans. The overarching goal was to make informed decisions that promote responsible growth and enhance the community's quality of life.

Councilmember Beck disclosed that Edge Homes, a player in the development proposal, was a client at Utah Valley Magazine, where Beck was employed before she voted on the item.

Mayor Mendenhall expressed gratitude towards various parties involved in the development process, including the Planning Commission, Dave's office, DRC (Development Review Committee), and the applicant. The mayor acknowledged the challenges associated with the project's location within the city and recognized the significant time and effort invested over the course of months, possibly even years.

Councilman Cardon ▾ Moved to Approve ▾ I move to **approve Edge Townhomes General Plan Amendment Ordinance Based upon the findings contained in the ordinance and staff report with the amendment of the general plan to mixed residential or mixed use.**

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

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

## **B. Ordinance approving Impact Fee Analysis, Impact Fee Facilities Plan, and Impact Fee Enactment**

Chris Thompson presented the annual process of reviewing impact fees, which involved adjustments based on projects entering the ten-year capital facilities plan and factors like project completion and inflation. He noted the unique aspect of their city's practice of updating impact fees yearly, unlike most cities that do so every 7 to 10 years due to the substantial costs involved. Thompson highlighted recent updates made by neighboring cities like Salem and Highland and discussed how these updates affected impact fee rates across the region.

During the presentation, Thompson explained the proposed power impact fee of \$2,071 for a regular home, which was lower than the maximum allowable fee of \$2,600. He justified this decision by emphasizing the fair distribution of impact costs to those causing the impact, such as new residents, while ensuring existing residents were not unduly burdened. Thompson clarified that the discussion focused solely on impact fees and not on other related costs or fees.

In addressing concerns about fee fairness and construction inflation, Thompson emphasized the importance of setting impact fees at a reasonable level to cover real costs without discouraging new construction. He proposed collecting an additional \$500 per home over time through utility bills to bridge the gap between actual costs and proposed impact fees. This approach aimed to strike a balance between meeting infrastructure needs and supporting residential development in a financially sustainable manner.

Councilmember Cardon clarified we were only talking about impact fees and not fees on utilities.

Chris Thompson proceeded to discuss specific changes in various impact fees, highlighting adjustments such as the stormwater impact fee, which increased slightly to just over \$2,300 for a regular development. He explained the concept of low impact development (LID), which was required by stormwater permits and allows developers to reduce their impact fees by implementing stormwater management practices that promote infiltration into the ground rather than relying solely on traditional stormwater infrastructure.

Thompson noted changes in other impact fees due to rising construction costs, such as drinking water fees increased by approximately \$170 and pressurized irrigation fees by \$260, primarily driven by increased concrete costs associated with infrastructure projects. The wastewater impact fee experienced the most significant increase, reflecting the substantial cost of wastewater treatment plant construction.

He emphasized that these adjustments were consistent with trends across the region, with public safety fees seeing a modest increase while transportation fees decreased slightly. Overall, the impact fees rose by approximately 4.94%, factoring in building permit fees to facilitate comparison with other public power cities in the area. Thompson's detailed

explanation aimed to provide transparency and context for the proposed adjustments in impact fees.

Mayor Mendenhall stated that the new wastewater plant was a part of the increase.

Chris Thompson explained that with the treatment plant coming online, the city had paid a significant portion of the associated costs, and as a result, most developer-financed projects had been fully paid off due to the anticipation of the treatment plant construction. This proactive approach allowed the city to collect sufficient funds in advance.

Councilmember Cardon reflected on the benefits of updating impact fees annually, noting that if more cities followed suit, it would provide a clearer picture of fee comparisons across municipalities.

Chris Thompson acknowledged that while their fees may appear on the higher end, the city does not charge the maximum allowable amount permitted by state law, ensuring they remain relatively close to the average fees charged by comparable cities.

Councilmember Marshall highlighted that the new treatment plant, despite its rising costs, was essential for accommodating the influx of new residents. He explained that the financial burden of the treatment plant was shared, with new citizens contributing a significant portion of the costs.

Chris Thompson explained that the city's approach was essential because it either required new residents to contribute to the cost of infrastructure like the treatment plant or shifted the burden entirely onto existing residents. This approach ensured that the city's growth could be sustained without placing undue financial strain on its current residents.

Eileen Miller, representing the Utah Valley Homebuilders Government Affairs, expressed admiration for the annual updates to impact fees conducted by Spanish Fork City. She highlighted the benefits of this approach compared to cities that delay updates for several years, citing an example where a recreation impact fee jumped nearly \$6,000 due to a prolonged update delay.

Eileen emphasized the challenges faced by builders under such circumstances and commended Spanish Fork for its responsible management. She mentioned using Spanish Fork as a positive example during discussions with other cities and praised individuals like Josie Paxton and John Little for their contributions and professionalism in government affairs.

Eileen advocated for state legislation to mandate real-time tracking of impact fees by cities, proposing a dedicated city employee to oversee this process. She acknowledged the support received from Spanish Fork's team, particularly Josie Paxton and Tara Silver, in navigating impact fees effectively. Eileen concluded by expressing gratitude to Spanish Fork City and encouraging continued efforts in impact fee transparency and management.

Councilman Oyler ▾ Moved to go into a Public Hearing

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

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

### Public Comments:

There was none

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

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

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

Mayor Mendenhall acknowledged the importance of striking a balance between the costs of construction and the impact fees associated with development. He noted that building was not inexpensive, and the Homebuilders Association recognizes the significance of impact fees in this process. The mayor expressed appreciation for the transparency and diligence in managing these fees, highlighting the importance of getting things done correctly within the city's development framework.

Councilman Tooke ▾ Moved to Approve ▾ I move to **approve Ordinance approving Impact Fee Analysis, Impact Fee Facilities Plan, and Impact Fee Enactment**

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 8:28 pm with a roll call vote.

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

### NEW BUSINESS:

#### **A. RBM Maintenance Agreement Parks & Recreation Building**

Dale Robinson announced the recent relocation of their office to the former library building, inviting everyone to visit and bring a housewarming gift. This move necessitated the creation

of a new custodial contract, with bids received indicating that RBM, which already serviced many city buildings, submitted the lowest bid at \$774.59 per month. The proposed contract spans two years with an option for two additional one-year renewals. The total annual sum for the contract was \$9,295.08, covering the initial two-year period.

Councilmember Cardon asked if this was the company that was cleaning the building they moved from.

Dale Robinson stated regarding the cleaning of the previous facility, RBM had handled it until recently, with services canceled due to uncertainty over the building's future. However, the contract was set to be renewed at month's end, adapting costs based on square footage and office count, likely to be similar given the new building's parameters. This continuity in service, with RBM already present on-site, was noted as potentially cost-effective and advantageous.

Mayor Mendenhall pointed out the mobilization savings.

Councilmember Marshall asked if they were cheaper than the other bids.

Dale Robinson stated they were and do a good job.

Councilmember Oyler expressed appreciation for the newly repurposed building, remarking that it looked beautiful and the remodel was well done. He stated that looking out of the back windows into the park, he couldn't think of a better location for a Parks and Recreation building. Councilmember Oyler conveyed kudos to Dale Robinson and the team for repurposing the building to meet the community need, expressing excitement about having the Parks and Rec team in their new location.

Dale Robinson expressed excitement about the new Parks and Recreation department building, highlighting its benefits and noting that they were likely the only Parks and Recreation department located within a park. Dale mentioned their commitment to taking good care of the park and expressed satisfaction with how the building turned out, noting it will provide ample room for growth over the next 15 to 20 years.

Councilmember Marshall thought this type of contract could be taken care of without city council's approval.

Dale Robinson mentioned the contract renewal with RBM for cleaning services at the previous building, which the city manager would be able to sign since it was a renewal contract, but because this was a new contract it needed to be approved by the city council.

Councilman Marshall ▾ Moved to Approve ▾ **RBM Maintenance Agreement Parks & Recreation Building**

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

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

## **B. Utah DEQ Administrative Settlement Agreement**

Chris Thompson discussed the challenges with their old plant, emphasizing its deteriorating condition and the difficulties in meeting regulations, often resulting in violations. Due to these issues, they highlighted the need for a new plant, noting that the state had been supportive in addressing these concerns. Chris expressed gratitude for the assistance received, as the settlement amount, while significant, was seen as a reasonable investment compared to the potential costs of non-compliance. They also mentioned the upcoming new plant, which was expected to resolve compliance issues more effectively.

Councilmember Marshall asked if this was a one time settlement.

Chris Thompson stated they could see one more before the new plant was online.

Councilmember Marshall imagined the numbers wouldn't be much different.

Chris Thompson indicated the weather could be a big factor on the potential later fee.

Councilmember Marshall mentioned that the potential penalty for the incident could have been \$25,000 per day, indicating the seriousness of the situation. Despite negotiating a settlement for last December, he emphasized that the rules and regulations still applied moving forward, and could lead to another settlement.

Chris Thompson expressed uncertainty about potential future incidents, noting that another incident next year was possible depending on the winter conditions.

Mayor Mendenhall indicated that the new plant would be operational and start running in the summer of the following year, which would be 2025.

Councilmember Marshall explained that the city was faced with a business decision regarding sewage treatment standards. They had two options: either invest in fixing the effluent to meet standards or negotiate a penalty for not meeting the standards, which was \$36,000 as opposed to facing potentially higher costs in the millions. This decision was seen as a way to save taxpayer dollars, especially since building a new sewage treatment plant would address the compliance issues that could otherwise lead to ongoing penalties or expensive modifications to the existing facility.

Chris Thompson mentioned that often the state's approach to such issues was to present the

choice of either fixing the problem or paying a penalty, with the expectation that once fixed, the penalty was not paid. However, in this particular case, Chris noted that the state was understanding and accommodating in their negotiations.

Mayor Mendenhall emphasized the significance of the \$150 million treatment plant being built to address and resolve the problem effectively, underscoring the importance of not investing further resources into the existing plant once the new one was operational.

Councilman Cardon ▾ Moved to Approve ▾ **the Utah Department of Environmental Quality, Division of Water Quality Administrative Settlement Agreement**

Councilman Marshall ▾ Seconded and the motion Passed all in favor at 8:40 pm with a roll call vote.

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

### **C. Resolution approving Interlocal Cooperation Agreement with Utah County for Highway Projects to Provide Access to the Verk Industrial Park**

Vaughn Pickell discussed a significant item related to Utah county, involving the imposition of sales and use tax for transportation projects. The income generated from this tax would be dedicated to projects in Spanish Fork, particularly focusing on the Verk Industrial Park area to facilitate economic development and highway projects. This arrangement, often referred to as the fifth test, outlines an \$8 million total allocation with specific timing for reimbursement requests.

Beginning on May 1st, reimbursements of up to \$3 million could be requested, followed by an additional \$5 million in November. These funds aligned well with ongoing property acquisition efforts for road development in the area, ensuring timely utilization of the allocated resources.

Mayor Mendenhall mentioned the collaboration with Utah County and their approval as well.

Vaughn Pickell clarified that Utah County had imposed the tax and was directing the allocated funds towards projects in their city, specifically for initiatives in Spanish Fork.

Mayor Mendenhall emphasized the significance of the partnership with Utah County regarding the transportation tax allocation. This collaboration highlighted the impact on residents and underscored the importance of directing these funds towards essential projects that benefited the community. The support from the county in allocating these



resources was crucial for advancing important initiatives that enhance infrastructure and development within the city.

Councilwoman Beck ▾ Moved to Approve ▾ **the Resolution Authorizing the Mayor to Execute and the Interlocal Cooperation Agreement Between Utah County and Spanish Fork City for Highway Projects to Provide Access to the Verk Industrial Park, Provided Any Modifications to the Agreement are Reviewed and Approved by the City Manager and the City Attorney.**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 8:43 pm with a roll call vote.

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

#### **D. Discussion**

Councilmember Marshall discussed a recent personnel policy decision made during a city council meeting. He explained that during prior discussions within the personnel committee, there was an agreement that more information was needed before making a recommendation to the council. However, due to oversight, a portion of the policy affecting tier one retirement was inadvertently included in the approved policy draft presented for council voting.

This oversight led to the policy being passed without adequate debate or consideration. Councilmember Marshall acknowledged this mistake and expressed a plan to address the issue by having the personnel committee conduct further research, make recommendations, and bring the matter back to the council for discussion and potential rectification before the policy's effective date in July. He emphasized the importance of transparency and open dialogue in policymaking, apologizing for the oversight and committing to thorough review processes in the future to ensure all council members are fully informed before making decisions.

Councilmember Beck expressed admiration for Councilmember Marshall's humility in acknowledging the oversight regarding the personnel policy and emphasized the shared responsibility between council members and staff. He acknowledged that both council members and staff missed the error, and they were committed to rectifying the situation and ensuring that the policy was thoroughly reviewed and discussed before implementation. Beck emphasized the importance of collaboration and accountability in addressing issues and thanked the council and staff for their efforts to resolve the matter.

Councilman Cardon ▾ made a **Motion** to **Closed Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares.**  
Councilman Oyler ▾ **Seconded** the motion and it **Passed** at 8:49 pm

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

Attest: April 16, 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 April 16, 2024. This document constitutes the official minutes of the City Council meeting.*



TARA SILVER, CITY RECORDER