



**ADOPTED MINUTES
CITY COUNCIL MEETING
June 18, 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:

None

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Dale Robinson, Parks and Recreation Director
Dave Anderson, Community Development Director
Nick Porter, Public Information Officer
Tyler Jacobson, Assistant City Manager

Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Chris Thompson, Public Works Director
Bryan Perry, IS Director
Seth Perrins, City Manager
Mary Martin, Community Relations and
Development Coordination Manager (work
session)

Staff Members Absent:

None

Visitors Present:

Name

Jackie Larson
Sawyer Hamilton
Jake Isaac
David Isaac
Eric Glismann
Jill Johnson
Mike Johnson
Brock Johnson
Pam Bradley
Steve Shepherd
KarenShepherd

Name

Rad Ericksen
Ashlee Larsen
Ainsley Stoneman
Brennon Chapell
Allison Jensen
Sawyer Alger
Robert Ashby
Krista Horting
Hayley Lulau
Angela Marshall
Devin Marshall
Adaline
Lydia James
Raychelle Talbot

Name

Gage James
Brynn Ubarn
Matthew James
Gracie Lubain
Raychellene Talbot
Lillian Kump
Wendy Osbourne
John Smiley
Sophie Larson
Harper Little
Linden Colley
Isabel Christianson
Caitlin Guzman

WORK SESSION - No formal actions are taken in a work session

Mayor Mendenhall called the work session to order at 4:30 pm.

a. Center Street & 630 West Striping and Signal Plan

Chris Thompson discussed the Center Street and 630 West striping and signal plan. The plan included resurfacing Center Street starting at Main Street and going west. He pointed out that a flashing light and four-way stop would be removed, reverting the intersection back to a two-way stop. This change was deemed necessary due to the new stoplight at 400 West.

Historically, the four-way stop allowed for pedestrian crossing at certain times, but with the new signal, it was no longer needed. Thompson acknowledged the inconvenience this change might cause for some residents. He intended to hold a neighborhood meeting, with approval, to discuss the change and communicate with the high school regarding the placement of the "Don" sign at the road intersection.

The plan included adding bike lanes all the way west, which would impact parking availability in front of commercial businesses. Thompson noted that UDOT's new standard for bike lanes was six feet wide instead of five, as the road would eventually fall under UDOT's jurisdiction.

For 630 West, the plan involved resurfacing and overlaying the road with permitted left turns. Some houses would lose on-street parking, so Thompson planned to inform affected residents directly. A corner lot on Center Street would also lose parking for safety reasons.

Thompson emphasized the importance of targeting communication to those directly impacted and holding neighborhood meetings early to reduce anxiety. The goal was to complete striping before Fiesta Days and install the new light before the school year began.

The Center Street light at 3rd was considered less critical due to the unavailability of parts and the need to move gas lines.

For Main Street construction, Thompson mentioned applying for a RAZ grant, which, if received, would fund the complete renovation of Main Street. The project from 6th to 4th had been prioritized and was likely to be approved. The aim was to ask if they could use the two blocks as part of the match required by UDOT with the Main Street project expected to be completed by 2028.

Thompson concluded by stating that we would delay Center Street changes until UDOT's study was completed.

b. Moderate Income Housing

Dave Anderson reported on the approaching deadline at the end of July, emphasizing the need to show good faith annually. Jeremy Runea discussed the housing authority's options for affordable housing. There was a need for a presentation on how to utilize an underused site and transform it into a community asset. The goal had been to ensure that \$320,000 was allocated to affordable housing, with an annual collection of about \$40,000. Anderson stated that they were well-positioned to meet this goal for both the current and following year by setting achievable targets. The focus was on maintaining the status quo while concentrating on future deliverables and their execution.

c. Budget confusion- adoption of 2025 and adoption to the FY 2024 Revision 3

The meeting covered revisions to the budget. Notable changes included increases in the sewer and recreation center budgets, necessitating the use of funds sooner than anticipated. A \$400,000 transition was noted for the gun club budget, which was performing better than expected, with state gun shoots occurring every other year and leveling out.

The Verk project, valued at \$11.9 million, was noted as a pass-through, with full reimbursement anticipated, and the funds allocated to Capital Funds. Excess earnings from the golf course were designated for maintenance.

The RDA funds from Sierra Bonita were planned to finance the expansion of Young Living, with this funding expected to conclude in 2 to 3 years. Additional changes involved the Verk and the Recreation Center.

Comparing the tentative budget to the final 2025 budget, there was a drop of \$4 to \$5 million, attributed to SUVPS costs and bond payments, with rates reduced based on updated data. The Streets Department managed to decelerate projects, affecting different debt obligations. Changes in the retirement policy were also reflected in the budget.

The Fire and EMS departments were in the process of making offers to new hires starting in July, transitioning from volunteers to part-time positions in the 2025 budget. This included a shift in the pension system and a buyout for years of service previously credited to volunteers, which was well-received. Similar adjustments were made to the fire retirement numbers, marked as a one-time budget item.

6:00 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Call to Order- Mayor Mendenhall welcomed everyone to the June 18, 2024 City Council at 6:04 pm. He thanked everyone for joining the meeting in person, online, and on live television across the globe. He also expressed gratitude to the Little Miss Service Queens who attended, noting that their presence made the meeting better and more exciting.

As the meeting began, Mayor Mendenhall explained the usual procedure for council meetings in Spanish Fork. The session started with a motivational thought, message, and prayer delivered by Councilman Tooke.

Councilmember Tooke thanked the mayor and introduced his dear friend, James Berkey, who also lived in Spanish Fork. He mentioned that Berkey might love the city even more than he did. Berkey was invited to share a thought and give a prayer. Councilmember Tooke expressed his gratitude for Berkey's presence.

James Berkey thanked Councilmember Tooke for the opportunity to speak. He discussed the difference between freedom and liberty, explaining that while the terms are often used interchangeably, liberty had a higher level that builds on the freedom provided. Berkey differentiated between positive and negative rights, stating that positive rights require others to provide something, such as healthcare or housing, while negative rights, like freedom of speech, require others to refrain from interfering.

He emphasized that liberty comes with responsibility, quoting George Bernard Shaw: "Liberty means responsible party. That is why most men dread it." Berkey illustrated this with examples, such as the freedom to eat or purchase firearms, paired with the responsibility to make healthy choices or training in firearm proficiency.

Berkey concluded with a quote from Samuel Adams: "It does not take a majority to prevail, but rather an irate, tireless minority set on setting brushfires of freedom in the minds of men."

Councilmember Oyler led us in the pledge of allegiance.

Mayor Mendenhall thanked everyone for attending and noted that it was becoming a regular occurrence in Spanish Fork to celebrate state champions. He mentioned that such celebrations might not be as common in other cities but were frequent in Spanish Fork due to the exceptional performance of its two high schools, both on and off the field.

Mayor Mendenhall highlighted that Councilwoman Beck recognized state champions from Maple Mountain at the last council meeting. This time, the meeting would honor state champions from both Spanish Fork High School and Maple Mountain High School.

RECOGNITION:

a. Recognition: 5A State Champions Spanish Fork High School Dons Softball and Natalie Jarvis voted Female Coach of the Year

Mayor Mendenhall highlighted that the softball team was not just state champions but four times consecutively state champions and invited Natalie Jarvis the head coach to come forward to tell us about his season.

Natalie Jarvis stated that this was their fourth consecutive state championship for the 5A softball team in Utah. The team finished with a record of 30 wins and 3 losses, having lost only three games all year, which she found fantastic. She mentioned that the team went through their region quite easily with a 12-0 record. However, the state championship presented tough challenges and games, but the team fought back and secured the title. She concluded by saying that it was a fun year.

Mayor Mendenhall detailed that there were some questions from council members. He highlighted that the last few games he watched marked a great year for Springville, their sister city to the north, which had great players and a strong opportunity to be state champions for possibly the first time. However, the Spanish Fork Dons crushed many Red Devil hopes. He noted that winning an athletic competition was never easy. The competition came down to the end with a very good opposing team.

Natalie Jarvis mentioned that the team was playing very well and had peaked at that time. They lost the first game of the series to Springville, marking the first loss to Springville in nine years. The team adopted a "not going to happen again" attitude, and the next day, they came back as a different team, determined to fight and win. She described the experience as a battle and found it very scary.

Councilmember Oyler asked how many of the girls were seniors and how many had played as freshmen.

Natalie Jarvis responded that there were five seniors, all of whom had played since their freshman year.

Mayor Mendenhall noted some of them didn't know what it was like to not be a state champion.

Natalie Jarvis then mentioned that Tatum Hall had started as a freshman and played all four years in the state finals, which was indeed incredible.

Councilmember Beck acknowledged the significance of this achievement and congratulated the seniors, inquiring about their college plans.

Natalie Jarvis mentioned Elise Archuleta, who was going to the College of Southern Idaho (CSI) to play.

Councilmember Oyler highlighted the team’s academic and athletic excellence.

Mayor Mendenhall added that the state championship was not the only recognition the team earned. He emphasized the importance of the leadership provided by Coach Jarvis, who was named Utah Female Coach of the Year.

Mayor Mendenhall invited anyone to say something about Coach Jarvis.

Tatum Hall expressed her gratitude, describing Jarvis as one of the best people she knew and praising her for creating a healthy team chemistry and making everyone feel comfortable being themselves. She credited Jarvis for setting a positive example that helped build good team energy.

Mayor Mendenhall acknowledged Tatum Hall's comments, noting their lasting significance. He praised the athletes for their outstanding achievements and emphasized that the entire city, including their parents, coaches, school, classmates, and city council, was proud of them. He thanked Coach Jarvis for her leadership and commended the team for representing their city well.

5A STATE CHAMPIONS SOFTBALL - CONSECUTIVELY FOUR TIMES
SPANISH FORK HIGH SCHOOL
DONS

	COACHES	
NATALIE JARVIS - HEAD	JESS SIPHERD	SARA PHILLIPS
KAYLA JONES	WHITNEY CARSON	BRILEY BROTHERSON

First Name	Last Name	Uniform #	Grade	Position	Varsity Starter
Alyce	Archuleta	25	12	1st Base /Pitcher	Yes
Emrie	Pintar	4	12	3rd Base	Yes
Lucy	Evans	21	12	Pitcher/1st Base	Yes
Olivia	Carroll	22	12	Catcher	Yes
Tatum	Hall	9	12	2nd Base	Yes

Jade	Romero	13	11	Shortstop	Yes
Anaca	Olsen	18	10	P/INF	
Audrey	Overturf	2	10	Left Field	Yes
Baylee	Smith	7	10	INF/OF	
Brinklee	Zeeman	14	10	C/INF/OF	
Lia	Higginson	10	10	Centerfield	Yes
Libby	Warner	24	10	INF/OF	
Savannah	Staheli	11	10	P/INF	
Tennley	Lambourne	17	10	INF	
Aydree	Jacobson	1	9	INF/OF	
Jayeda	Carter	15	9	Right Field	Yes
Kambria	Orton	5	9	C/INF	
Hayley	Foster	6	9	INF	

A Picture was taken with the Mayor and Council.

Mayor Mendenhall described the excitement of watching the final games, standing by the parents of athletes who nervously paced back and forth while their kids appeared calm and focused on the field. He noted the pride in keeping the history and tradition of excellence alive in Spanish Fork, particularly in softball and baseball. He highlighted that Spanish Fork was known for its strong softball and baseball teams and gave a shout-out to the Maple Mountain High School boys baseball team, another set of state champions from Spanish Fork

b. Recognition : 5A State Champions Maple Mountain High School Baseball

Alec Carlson detailed that although he wasn't the head coach, he emphasized that summer was grind time for baseball at Maple Mountain. After the season ended, almost the entire team immediately continued playing baseball, either working or participating in games. This was part of the process at Maple Mountain, where players took every opportunity to improve.

Carlson highlighted that this year marked the first time Maple Mountain won the state championship in baseball, with a record of 28-4 and being region champs for the second time. He noted that contributions came from all classes, making it an outstanding experience. The team faced several challenges throughout the state tournament, often falling behind early in games but never giving up. Their perseverance paid off as they pushed hard and continued to perform as they had all year.

He described the high expectations placed on the players at Maple Mountain, not only on the field but also in the classroom, weight room, and in their character. The players stepped up to these expectations, making it a great season.

When asked about the weather during the last couple of games, Carlson recounted the challenges they faced, including a heavy downpour that caused a rain delay. Despite this, the team remained calm and prepared, even using the downtime in the dugout to relax and stay focused. He noted that this calmness and readiness were characteristic of the new generation of players. The team had also played in tough conditions throughout the year, such as extremely cold weather at Wasatch, which helped them handle the adversity during the state tournament.

Mayor Mendenhall asked who the Maple Mountain team played against in the final, specifically inquiring about the team they defeated to become state champions.

Alec Carlson responded they beat the Brighton Bengals. He responded that their opponents were a very good and competitive team, having lost only 4 or 5 games that year. He emphasized that it was a competitive game, but Maple Mountain came out on top by trusting the process and doing what they had done all year.

Councilmember Marshall thanked the team and shared a personal reflection, recalling his own experience as a sophomore, riding on the fire trucks for the Dons. He mentioned that while such moments might seem unforgettable, the true lasting memories are those of the teammates. He emphasized that as they reflect on the year, the most important part was learning how to lead, work with a team, and be productive members of society. He assured them that while the excitement of their achievements would eventually fade, the friendships and memories they created would remain. He congratulated them on their great accomplishment and for representing the city well.

Councilmember Oyler humorously asked where he could buy tickets to watch the Maple Mountain boys' baseball team play against the Lady Dons in a softball game.

Alec Carlson jokingly commented that it wouldn't be a fair fight, expressing bias towards the baseball team. He referenced past athletes like Albert Pujols and humorously mentioned not being able to recall the name of a notable female athlete, indicating that the matchup would not end well for the baseball team in a softball game. He acknowledged that softball was a different sport with a faster pace, suggesting the possibility that the baseball players might not fare well against the Lady Dons.

Councilmember Tooke reminisced about the evening when the team arrived at Mountain High School on a fire truck, describing the atmosphere as absolutely electric and filled with exciting energy. He expressed how special and memorable it was for him and his children to be a part of that experience. He congratulated the team on their achievement and celebrated the moment with them.

Alec Carlson expressed appreciation for the support they received throughout the year, noting how wherever they played, there were large crowds cheering for them. He described it as a really neat experience and thanked everyone who came out to support them. He

acknowledged the great support system that helped their program run smoothly and expressed gratitude for it.

Mayor Mendenhall reflected on his experience watching the games at UVU and likened it to the support the Lady Dons received from their community. He noted that it wasn't just parents, but also grandparents, cousins, friends, and even pets like dogs, and cats showing up to watch their games. He emphasized that despite the larger populations of other communities they competed against, people showed up to support them. He stressed the importance of recognizing the impact they had on their supporters and encouraged them to value that connection.

He thanked the team for representing their school, parents, families, classmates, and Spanish Fork itself. He appreciated their efforts in competing at the highest level and achieving success, expressing his gratitude to them for their contributions.

5A STATE CHAMPIONS BASEBALL		
MAPLE MOUNTAIN HIGH SCHOOL		
GOLDEN EAGLES		

	COACHES	
JEREMY THOMAS - HEAD	ALEC CARLSON	BILLY HALL
DOUG JOHNSTON	VAL WINWARD	WARREN AVERETT

First Name	Last Name	Uniform #	Grade	Position
Bennett	Averett	22	12	OF, RHP
Logan	Bringhurst	18	12	3B, RHP
Blake	Carter	4	12	RHP, OF
Braiden	Catterson	28	12	C, 3B
Braden	Nuttall	20	12	RHP
Jake	Roscher	27	12	RHP, 1B
Maxwell	Walker	10	12	RHP, OF
Colby	Warren	11	12	UTIL, RHP
Cole	Erickson	3	11	UTIL, RHP
James	Horsley	21	11	UTIL, RHP
Reece	Johnson	40	11	1B, RHP

Chase	Johnston	17	11	LHP, 1B
Sawyer	Leifson	13	11	UTIL, RHP
Dylan	Robertson	19	11	2B
Aiden(AJ)	Thomas	1	11	C, SS
Nathanael	Wheeler	26	11	C
Rhett	Bailey		10	
Lincoln	Beenfield	35	10	SS,2B
John	Bennett		10	
Graden	Bringhurst		10	
Cy	Chrisman	12	10	3B, 1B
Kayl	Cullimore	5	10	OF
Nash	Ferguson	6	10	OF, OF
Cayden	Giles	32	10	RHP, OF
Hayden	Hyatt	2	10	SS, 2B
Mason	Keisel		10	
Logan	Moore		10	
Mason	Neal		10	
Blake	Palmer		10	
Eli	Renz		10	
Baylor	Ward		10	
Winward	Mick	6	10	RHP, 3B
Anthony	DeMaria		9	
Jacob	DeMaria	31	9	C

Mayor Mendenhall joked with the team to start shaking hands near the chief, suggesting it might earn them a break one day. He then extended congratulations again to the team, expressing his gratitude and noting how the mayor's office was becoming filled with memorabilia from the achievements of the city's youth. He acknowledged the accomplishments of both the Lady Dons and Maple Mountain boys' baseball team, thanking them for representing their city well. The mayor then transitioned to the next item on the agenda, discussing the introduction of Spanish Fork's Little Miss Service Queens.

c. Spanish Fork Little Miss Service Queens

Wendy Osbourne expressed gratitude to Mayor Mendenhall, council members, and everyone present in Spanish Fork City for the opportunity to speak. She invited the young ladies to stand up as she commended them for their initiative. Last year, Rich approached Wendy about organizing a food drive in collaboration with their project for Tabitha's Way, which deeply moved her. This year, the young ladies continued their efforts, impressing Wendy with their commitment.

She highlighted that Tabitha's Way relies on community support for food donations to help those facing food insecurity. The service queens not only provided nutritious meals but also raised awareness about hunger issues and united the community in ongoing support efforts. Wendy praised their impact on reducing food insecurity and strengthening social bonds within the community.

Lillian Kump was brought in to share the specifics of their accomplishments. Collectively, they gathered over 10,000 items of food, totaling 9,129 pounds, filling ten large containers and two box trucks. Wendy acknowledged each service queen—Sophie Larson, Harper Little, Linden Colley, Isabel Christianson, and Caitlin Guzman—for their outstanding contributions. She thanked the young ladies for their meaningful efforts, noting their determination and the significant difference they made in the lives of those who rely on Tabitha's Way.

Wendy Osbourne expressed appreciation for their tenacity in achieving their goals and filling the trucks twice over.

The session concluded with thanks and acknowledgments as they prepared for photos with the mayor and council members.

Councilmember Marshall acknowledged the young girls, emphasizing the impact of their volunteer work in distributing food to those in need. He praised their efforts in raising food for hungry people, highlighting how significant it was for the community. He noted that their actions not only made a big difference but also helped to remind everyone of what's truly important.

Mayor Mendenhall commended them for their accomplishment, stating that what they achieved was no small feat. He expressed pride in their work and encouraged them to feel proud of themselves, along with their parents and their city. He thanked them sincerely for their contributions and for helping people during challenging times in their lives.

Councilmember Beck mentioned the presence of Little Miss Spanish Fork in the meeting, noting that she hadn't been formally introduced yet in a public setting.

Councilwoman Beck invited Grace Williams, Little Miss Spanish Fork, to the podium, acknowledging her service-oriented nature even before receiving the crown. Grace, a seventh-grader at Diamond Fork Middle School, identified a community need and took proactive steps to serve.

Grace Williams shared about her involvement with the Miss and Mister Extraordinaire pageant, an event for individuals with adaptive needs, which she loves participating in annually. This year it would be July 20th.

Councilwoman Beck praised Grace Williams for her exceptional dedication and generosity. Grace's initiative to sponsor the Miss and Mister Extraordinaire pageant was highlighted as a testament to her kind-hearted nature and her active involvement in various activities, including being part of the dance team and competing in the Little Miss pageant. Grace's commitment to supporting the special needs community through her sponsorship was recognized as a selfless act driven purely by her desire to make a positive impact. Councilwoman Beck commended Grace for her outstanding efforts and invited everyone to applaud her for her contributions.

Grace Williams noticed that the city was seeking sponsorship for the event and expressed her desire to sponsor it. With her mother's encouragement, she raised the necessary funds to become a sponsor. However, she raised more money than expected, which she considered a good problem to have.

Grace decided to allocate the excess funds to benefit the special needs program at her junior high school, where she will be attending in the upcoming school year. This contribution allows the program to fund field trips and purchase items that enhance the classroom environment for students with adaptive needs.

Raychellene Talbot, Co-director of the Little Miss Spanish Fork Pageant expressed gratitude to the City Council for their long standing support of the Little Miss program, highlighting how it had evolved from a dream into a significant community initiative. She also spoke about the Extraordinaire pageant, emphasizing its role in providing individuals with adaptive needs an opportunity to showcase their talents on stage, with everyone receiving recognition through crowns and sashes.

Raychellene commended Grace for her initiative in sponsoring the pageant, noting that Grace's decision to raise funds demonstrated both tenacity and a compassionate heart. She expressed pride in the pageant's impact on fostering servant leadership among young participants and looked forward to their continued contributions to the community.

Overall, Raychellene Talbot underscored the transformative power of these programs in empowering youth to make meaningful differences in Spanish Fork.

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Seth Perrins reflected on the origins of the Miss Teen Extraordinaire pageant, recalling how Whitney Talbert initiated the event as part of her platform back in 2011. He emphasized the emotional impact of the pageant, inviting everyone to attend the upcoming event in July. Seth described the experience as deeply uplifting, noting the joy and positivity exhibited by the participants as they perform and shine on stage. He encouraged attendees to prepare for an emotional evening, suggesting they bring tissues to witness the palpable sense of happiness and accomplishment in the room.

Seth expressed pride in the continued success and growth of the pageant over the past thirteen years, crediting individuals like Raychellene Talbot for their dedication in sustaining the event. He urged community members to mark their calendars for the event, highlighting its transformative impact on those involved.

Mayor Mendenhall expressed gratitude towards Raychellene for her significant contributions to the community, noting that her efforts often go unnoticed. He acknowledged Raychellene's role in fostering servant leadership among the young women who participate in community programs. The mayor emphasized the importance of such programs in shaping the identity of Spanish Fork, highlighting Raychellene dedication in keeping them thriving.

He commended Raychellene and others involved, stating that these initiatives were crucial for developing future leaders within the community. Mayor Mendenhall expressed pride in their achievements and thanked Raychellene for her ongoing commitment.

Moving forward, the agenda proceeded to item F, which involved recognizing employees of the quarter from Spanish Fork City. The mayor introduced Assistant City Manager Tyler Jacobson to provide an overview of the honorees and their accomplishments.

d. Employee of the First Quarter

Tyler Jacobson began by expressing admiration for the service provided by Grace and the other participants in the Little Miss program, highlighting their impactful contributions to the community. He also noted the positive influence brought by softball and baseball players, bringing joy to the community through their activities.

Transitioning to the employee recognition portion of the meeting, Tyler emphasized the importance of the city's employees, describing them as integral to the city's operations. He introduced three employees who were awarded Employee of the Quarter.

Firstly, Lydia James, who has been with the city for a significant tenure and played a crucial role in the growth of the fire and EMS department. She was described as someone colleagues turn to for assistance, reflecting her valuable contributions. Eddie was set to provide more details about Lydia's achievements.

Secondly, Travis Bourne, recognized for his role as producer and director at SF 17, behind the scenes. Travis was currently preparing for his own recognition moment, showcasing his dedication to his work at SF 17.

Lastly, Jill Johnson, an administrative coordinator in the finance department, was also acknowledged for her contributions. Pam Bradley, her supervisor, was slated to present Jill's accomplishments during the meeting.

Tyler concluded by outlining the order of recognition for Lydia, Travis, and Jill, indicating that each would be individually recognized with specific details about their achievements and contributions to Spanish Fork City.

1. Lydia James

Chief Eddie Hales, speaking on behalf of the Fire & EMS department, began by expressing gratitude for the opportunity to recognize Lydia James for her exceptional contributions. He mentioned Lydia's nomination by city employees for the Employee of the Quarter award, citing her consistent foresight and proactive approach to meeting the needs of the fire department.

Lydia was described as always being one step ahead, a positive force, and a respected figure throughout the city. Eddie highlighted the significant role Lydia plays as the administrative coordinator for the fire and EMS department, noting how crucial she has been in enhancing their operational efficiency and success. Her transition to this role was noted as instrumental in streamlining operations between the fire and police departments.

Eddie shared an example of Lydia's recent initiative, where she successfully led the transition of EMS reporting systems to comply with new state requirements, despite lacking an IT background. This project was completed ahead of schedule, showcasing Lydia's dedication and capability.

Additionally, Lydia's role extended beyond administrative duties as she became a certified member of the peer support team, providing essential mental health support to her colleagues. Eddie emphasized Lydia's multitasking abilities and her pivotal role in managing billing and revenue collection for the fire and EMS department, essential for their financial operations.

He affectionately referred to Lydia as the "chaos coordinator" due to her exceptional organizational skills, crucial for maintaining the department's functionality. Eddie also highlighted Lydia's personal qualities, describing her as a ray of light who values and often shares stories about her family—her husband Matt, and children Addie, Gage, Grace, and Brynn—who are her pride and joy.

In conclusion, Eddie expressed the fire department's appreciation for Lydia's contributions, both professionally and personally, noting that her strong family values align well with the department's supportive and familial culture. He emphasized how fortunate they feel to have Lydia as a vital part of their team.

Lydia James expressed her gratitude during the recognition ceremony, emphasizing her appreciation for her colleagues and the supportive environment at the city. She acknowledged the exceptional people she has had the privilege to work with throughout her tenure, highlighting the strong sense of camaraderie and support within her department. Lydia described her colleagues as a big family who consistently assist each other, showing genuine care and kindness towards her every day. She concluded by expressing her happiness to be part of such a positive and supportive workplace environment.

A picture was taken with the Mayor and City Council.

2. Travis Bourne

Pete Hansen expressed gratitude for the opportunity to present Travis Bourne to the council, noting that he was a familiar face to many. Travis had started working part-time for Spanish Fork almost ten years prior and had transitioned to full-time about five years ago, which had been celebrated as a significant day for Channel 17. Pete emphasized the mission of Spanish Fork 17 to enhance the technical quality and storytelling of their work, highlighting Travis's leadership in achieving this goal.

Pete read a nomination that praised Travis's dedication and enthusiasm for his work. Travis was described as always attending events, including those outside regular hours, and diligently capturing moments through videos, pictures, and interviews. He had played a crucial role in documenting a large block captain training, ensuring the content could be shared widely afterward.

Travis was commended for understanding and fulfilling the mission of Spanish Fork 17 by telling compelling stories that engaged the community emotionally. Pete noted Travis's exceptional ability to connect with people and evoke genuine emotional responses through his storytelling. Travis's efforts had been acknowledged and appreciated throughout the city, making him a standout employee at Channel 17.

Pete concluded by acknowledging Travis's family, who had been present at the event, including his wife, three daughters, and his son named Jason Bourne. He extended congratulations to Travis for his hard work and contributions to Spanish Fork.

Travis Bourne mentioned that the photo made him appear unenthusiastic, but there were also photos and videos of him dancing and twirling in bubbles, which he appreciated more as a representation of his gratitude.

Travis Bourne began his expression of gratitude by acknowledging the city of Spanish Fork, specifically highlighting the invaluable support and cooperation he received from all department heads and employees. He praised their graciousness and willingness to accommodate the needs of his filming projects, whether it was securing access or allowing additional setup time, particularly for music videos.

Moving on, Travis emphasized his deep appreciation for the citizens of Spanish Fork. He described how their warmth and positive attitude always touched his heart and filled him

with emotion and happiness. Travis reflected on various filming experiences, from capturing grade school performances to community events with props made by children, and even dignitaries visiting the town. Throughout these events, he felt grateful for the community's openness and joy in having their stories documented.

Travis recounted a poignant moment when his duty as a filmmaker transcended mere job responsibilities. After filming a school play, he initially thought little of it, but later, a family approached him, asking for a copy of the video because it was the last recording of their son before he passed away. This experience deeply shifted Travis's perspective, reinforcing his commitment to capturing and preserving meaningful stories of Spanish Fork and its people.

He credited his family for their unwavering support, often joining him at events and sharing in the joy of seeing his work appreciated. Travis expressed profound gratitude for the integrity he witnessed in Spanish Fork, noting how being part of the city's crew allowed him to witness moments of genuine community spirit and resilience, even during challenging times.

Overall, Travis Bourne's speech underscored not just his professional journey as a filmmaker but also the deep personal connections and meaningful experiences he shared with the city and its residents.

A picture was taken with the Mayor and City Council.

3. Jill Johnson

Pam Bradley expressed her enthusiasm for acknowledging another outstanding employee of the quarter, Jill Johnson, alongside Lydia and Travis. She humorously pondered whether Travis and Pete had discovered how to clone themselves due to their ubiquitous presence. Pam then proceeded to commend Jill Johnson for her exceptional contributions to the finance department at Spanish Fork City.

According to Pam, Jill has been an indispensable member of the finance team from day one, demonstrating a willingness to tackle any task and engage with anyone without hesitation. Her hands-on approach, combined with her ability to quickly adapt and innovate tasks for greater efficiency, has made her a standout team player in a bustling office environment. Pam emphasized Jill's positive attitude, excellent interpersonal skills with coworkers and residents alike, and her consistent willingness to go above and beyond.

Jill's central role in the office was underscored by Pam, who described her as the hub around which the office operates smoothly. Her colleagues rely on Jill for her intelligence, organization, friendliness, and efficiency, making her an invaluable asset to the finance office.

Pam highlighted that Jill received multiple nominations for the employee of the quarter award. One nomination praised Jill for her exceptional interactions with residents and new employees, patiently guiding them through processes and always providing helpful answers. Another nomination emphasized Jill's reliability, friendliness, efficiency, and her proactive approach in improving collection processes and assisting coworkers.

In her role, Jill also manages the main line for the utility office, ensuring every resident's initial contact with Spanish Fork City was positive. Pam expressed her desire for residents to walk away from these interactions feeling glad they moved to Spanish Fork, a sentiment she attributed to Jill's dedication and professionalism.

Finally, Pam acknowledged Jill's family who attended the ceremony to support her—her husband, son Brock, son-in-law Carson, and daughter Sydney—all of whom contribute to Jill's success and pride in her accomplishments.

Jill Johnson expressed her gratitude, stating that she loved her job and values her coworkers. She highlighted the positive atmosphere in their office, emphasizing how well everyone gets along. Pam described their workplace as a great environment that makes it enjoyable to come to work and to be passionate about their jobs. Her remarks underscored the importance of workplace harmony and satisfaction in fostering a productive and fulfilling work experience.

Nick Porter noted that Jill Johnson frequently contacted him with questions, which he appreciates. He highlighted that Jill goes the extra mile to find answers for residents, demonstrating her dedication to providing excellent service. According to podium statistics, Jill has engaged in 1,200 different conversations over the past year, surpassing others by over 500 messages. This indicates her proactive approach and efficiency in responding to inquiries from the community, ensuring prompt and helpful assistance to anyone reaching out to the city.

A picture was taken with the Mayor and City Council.

Councilmember Marshall expressed his enjoyment of observing the expressions on employees' faces while their supervisors speak about them. He finds this moment to be the highlight of the evening, indicating his appreciation for witnessing the recognition and appreciation shared during such occasions.

Jordan Hales described Jill as modest and unassuming despite her exceptional work. He recalled her close quarters in the city office building where she worked without complaint, handling sensitive issues like cemetery matters or assisting residents with utility bills, always representing the city admirably through her dedicated efforts.

Mayor Mendenhall expressed gratitude for Jill and other exemplary employees, emphasizing their professional dedication and caring approach in public service. He acknowledged the challenging nature of working in the public sector, where recognition and even critiques are publicly visible, yet praised Jill, Lydia, and Travis for consistently performing their roles with professionalism and compassion. He highlighted their commitment not only to their jobs but also to their colleagues and the community they serve, stating that local government thrives because of such caring individuals. He concluded by thanking them for their contributions and recognizing them as valuable assets to the city.

The Mayor invited anyone who wanted to come forward to address the Mayor and Council.

PUBLIC COMMENTS:

There were none.

Councilmember Marshall asked if he could make a motion to do council comments after the public hearings.

COUNCIL COMMENTS:

The Mayor agreed to the agenda adjustment, but had one item that he wanted addressed at the moment but would proceed with the motion after he was done. He then shared a personal reflection on the demolition of the gym at Spanish Fork High School and honored Coach Mike Gardner, who had a profound impact as the basketball coach for many years.

The mayor recounted a recent conversation with Coach Gardner during a basketball game, discussing the legacy of the gym and the importance of recognizing people while they are still around, rather than waiting until after they pass away. Unfortunately, shortly after this conversation, Coach Gardner suffered a serious injury from a fall off a trailer.

The mayor expressed his admiration for Coach Gardner's resilience and contribution to shaping lives through basketball at Spanish Fork High School. He acknowledged a recent reunion organized by Coach Gardner's family, which brought together players from various places, highlighting the widespread impact of Coach Gardner's coaching career. The mayor then invited Coach Gardner's son, James, to the podium to introduce his father for a special recognition.

James Gardner expressed gratitude for the recognition of his father, Mike Gardner, who had a significant impact as the basketball coach at Spanish Fork High School for nearly 30 years. He highlighted that his father not only coached basketball but also played for the school and coached his sons and grandsons. Even in retirement, Mike Gardner remains active in basketball, running a camp that includes not just grandsons but also granddaughters, underscoring the ongoing importance of the sport in his life.

James Gardner shared that playing for his father in high school was one of the greatest honors of his life. He then invited his father, Mike Gardner, to the podium to speak.

Mike Gardner expressed deep gratitude for the honor of being recognized and given the opportunity to speak. He acknowledged the council members and department heads, many of whom he had taught or coached during his 29 years at Spanish Fork High School. Mike Gardner reflected fondly on his time teaching and coaching, expressing love for the community where he grew up and the school he cherished.

He shared his sadness at seeing the old gym, where he had spent countless memories coaching and teaching, being demolished. Mike Gardner humorously likened the gym to his second home, where his children practically grew up alongside the players. He praised Spanish Fork as a great community and acknowledged the challenges of its rapid growth.

Mike Gardner credited his wife, Shauna, as his biggest supporter throughout his career, recalling her enthusiastic cheerleading and support at games. He reminisced about the energy and camaraderie of packed gymnasiums during games against rival schools like Maple Mountain and Springville.

In closing, Mike Gardner expressed appreciation for the recognition and looked forward to new traditions and facilities at the school and in the community.

A picture was taken with the Mayor and City Council.

Mayor Mendenhall reflected on his recent conversation with Coach Mike Gardner, expressing his initial expectations of discussing basketball history and favorite coaching years. However, Mayor Mendenhall emphasized that what truly stood out from their conversation was Coach Gardner's profound gratitude for the opportunity to coach his own children and the unwavering support of his spouse throughout his career.

The mayor highlighted Coach Gardner's perspective that the most memorable and meaningful moments were those spent with family and the pride in their achievements. Mayor Mendenhall noted that Coach Gardner's advice emphasized the importance of community support for players, recalling how gyms were once packed for games and encouraging future attendance at events.

Acknowledging Coach Gardner's significant impact on the community through his teaching and coaching career spanning decades, Mayor Mendenhall thanked him for his service and contribution to Spanish Fork. He concluded by expressing gratitude on behalf of the city and recognizing Coach Gardner's family for their support and presence throughout his illustrious career.

Councilmember Marshall expressed gratitude to Coach Gardner, reminiscing about his high school days and acknowledging that while he wasn't the best student overall, he excelled in mathematics, earning just one A-minus in his entire academic career — which happened to be given by Coach Gardner. Councilmember Marshall credited Coach Gardner for being a tough but inspiring teacher. Reflecting on his experience in Coach Gardner's class, Councilmember Marshall shared that it motivated him to strive harder academically in the future.

Mayor Mendenhall recalled a pivotal moment when Coach Gardner emphasized the importance of academic performance alongside athletics. The mayor shared a personal experience where Coach Gardner made it clear that grades needed improvement for him to participate in an upcoming game, highlighting the coach's seriousness and dedication to instilling important values in his players. Despite the gym no longer standing, Mayor Mendenhall emphasized that its legacy lived on through Coach Gardner's influence and the individuals he mentored within its walls.

Councilman Marshall ▾ made a **Motion** to move council comments to the end of the agenda

Mayor Mendenhall stated he didn't need a motion he would just adjust the meeting to have the council comments at the end of the meeting. He then went into a motion for the consent items.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council Meeting 06-04-2024**
- b. Vector Solutions Early Intervention Contract for Police Use of Force Incident Tracking**
- c. GLH Industrial Purchase and Sale Agreement**

Councilman Cardon ▾ made Approve a **Motion** to approve Consent Items
Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor with a roll call vote at 7:23 pm

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

Mayor Mendenhall made a motion to Table item G in the Public Hearings

Councilman Cardon ▾ made Approve a **Motion** to approve the consent items
Councilman Marshall ▾ **Seconded** and the motion **Passed** all in favor at 7:24 pm before the roll call vote Mayor Mendenhall clarified that Item G, concerning the railroad spur, would be tabled due to ongoing conversations that still needed to take place with the railroad. Roll call vote.

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

PUBLIC HEARING:

A. Ordinance Approving Amendments to the Transportation Element of the General Plan

Chris Thompson mentioned adjustments to the transportation master plan, occurring biannually in January and July, with changes effective in the following months. Specifically, the proposed changes for this year involve relocating a traffic circle at Fox Hollow and Wolf Hollow Drive, which they believe was unnecessary in its current location.

Councilmember Beck asked if a traffic circle was the same as a roundabout.

Chris Thompson responded they are not the same but operate in a similar fashion.

Chris Thompson explained that the proposed adjustments aim to address alignment issues for future roads leading into Salem, aligning with regional plans from the Mountainland Association of Governments. Additionally, these changes aim to downgrade some roads that may not require such a high classification, based on projected traffic needs.

Councilmember Marshall clarified that the maps presented were not detailed and at a high level. He assumes that as development progresses, the actual location and specifics of roads would be determined based on factors such as the timing and location of the development. The current maps represented a conceptual representation or a trend line of where roads might be located, without specifying details like width or other specific attributes. Therefore, there was more detailed work to be done before these roads were actually constructed.

Chris Thompson emphasized the high-level nature of the plans, explaining that they serve as guides for future development regarding the placement of collector and local roads. He highlighted that the specifics of these roads, such as their exact routes and characteristics, will evolve over time as development progresses. Thompson also discussed a specific plan concerning an area with limited access, particularly addressing concerns about traffic flow for a church and the need for intersections and signals to facilitate smoother movement onto Highway 6.

Chris Thompson discussed the city's efforts to connect its river trail system with Mapleton's trail system, facilitated by a grant from the Mountainland Association of Governments MAG. He explained the challenge posed by a railroad separating the trail systems and the unsuccessful attempts to negotiate access through the railroad's property. As a solution, Thompson proposed adjusting the intersection of Highway 6 and Highway 198 to align with the trail, allowing trail users to access the underpass safely without crossing the highway. This alignment aims to integrate the trail system effectively with the road network while addressing safety concerns and improving access for pedestrians and cyclists.

Chris Thompson recommended leaving out the proposed changes related to the Center Street interchange from the approval. He explained that these changes reflect the ongoing study by UDOT, which had proposed modifications to the interchange differing from previous plans. As the study was still undergoing a public process and required additional time before finalization, it was suggested to wait for the completion of UDOT's public process before incorporating these changes.

Councilmember Marshall clarified that the proposed changes were driven by UDOT's study, as they had provided updated plans and recommendations for the Center Street interchange. The city aimed to be proactive by reflecting these anticipated changes in their updates, given that they were revising the transportation master plan anyway. However, given the ongoing public process and the need for further finalization from UDOT, it was recommended to hold off on including these changes in the current update.

Chris Thompson stated the issue when development comes they don't want it to conflict with a critical area, like Center Street. He indicated the longer they put it off the more expensive it would be. He added it was a model for a high traffic model needing this corridor.

Councilmember Cardon confirmed that once UDOT had finalized their study and provided more concrete information, the proposed changes would indeed be brought forward in a public hearing.

Chris Thompson confirmed that the recommendation was to wait until UDOT completed their process. This ensured that any changes were made with the most accurate and finalized information available, maintaining procedural integrity and allowing for any necessary adjustments based on UDOT's findings.

Councilmember Oyler wanted to know the timeline for seeing changes in the area.

Chris Thompson indicated that the timeline for changes in the area would likely be a long one. He explained that UDOT's environmental study was expected to be completed by November, but funding for the expensive interchange was not currently available, so the project could be delayed until funding was secured.

Councilmember Oyler clarified that the current discussions were high-level planning due to the long timeline involved. There was further clarification from UDOT regarding their plan to construct a full interchange off Center Street, which was still under study. Once the interchange was installed, due to elevation changes and other factors, the first south access that goes under I-15 would need to be removed.

Chris Thompson confirmed that the current environmental document indicated the plan to remove the first south access under I-15, aligning with UDOT's expectations. He reiterated that this was part of an ongoing public process where UDOT was presenting the plan and discussing it with residents and stakeholders.

Councilmember Marshall informed Councilmember Oyler that UDOT had projects that were fully funded out to 2032. Therefore, the best-case scenario for completion of the interchange would be 2033 unless additional legislative financing was obtained.

Councilmember Oyler inquired about the timeline following budget approval for a project.

Councilmember Marshall discussed the projected timeline for construction to potentially

commence in 2032 or 2033, depending on budget approval.

Chris Thompson emphasized the importance of constructing an interchange at Center Street due to increasing traffic challenges on Main Street, which was under UDOT's jurisdiction and not a city road. He acknowledged the community's desire for the interchange to alleviate traffic issues efficiently but cautioned that the timeline for its realization was still far off, possibly years away despite being a significant priority.

Councilmember Oyler mentioned that in the original plan displayed on the screen, there were two yellow dots located on either side of I-15 with a yellow "X" in between them. He sought clarification whether these elements would remain in the current master plan. Additionally, he inquired about whether there were plans or considerations to implement traffic circles in that area.

Chris Thompson clarified that traffic circles were not included in the current plan. He further explained that the yellow dots shown previously on the screen, representing potential traffic circles on either side of I-15 with a yellow "X" between them, would be removed. Chris elaborated that a study conducted approximately 5 or 6 years ago initially proposed traffic circles as a viable option for the area, influencing the design of Center Street. However, the ongoing environmental study had now ruled out this option in favor of an alternative plan that does not include traffic circles.

Mayor Mendenhall reflected on the timing of developments related to Center Street, noting that what seems fast now was actually discussed over a decade ago during his early years as a councilman. He recalled discussions about the pallet factory relocation, which recently occurred after many years of planning, primarily due to the Center Street plans. The mayor emphasized that such projects take considerable time and highlighted the significance of the Center Street connection to the community.

Chris Thompson explained that once the UDOT study for the interchange was completed, their traffic models would need to demonstrate how traffic can efficiently access that interchange. Preliminary models have already been developed by UDOT to explore possible solutions, and the city will adjust and respond accordingly based on these findings.

Councilmember Marshall highlighted that because the yellow line represented Interstate 15 (I-15), which was a major thoroughfare, UDOT (Utah Department of Transportation) would likely conduct an analysis to determine how to reconnect that road to the transportation network. This indicated the importance of coordinating with UDOT on this matter.

Chris Thompson explained a long-term plan where Center Street would become a state road, and 100 South would transition to a city street. This change was logical because Center Street, currently a five-lane road, connects Highway 6 and Interstate 15, both state facilities, creating a significant transportation link. Transitioning 100 South to a city-managed street aligned with its role as an important collector road within the city.

Councilmember Oyler asked whether it was the city or UDOT that determines and analyzes future high-load routes and where truck traffic will go.

Chris Thompson mentioned that currently, 100 South served as an oversize load truck route, which was problematic due to its narrowness and safety concerns. He emphasized that Center Street was better equipped for handling such loads with its five lanes and wide shoulders, connecting to major highways and freeways. Thus, the plan was to transition oversize load traffic from 100 South to Center Street.

Seth Perrins remarked that the discussion on the tabled item had been extensive, acknowledging it as the most conversation they had ever had on such an item.

Chris Thompson agreed, affirming it was indeed a lengthy discussion. He then emphasized the importance of getting road planning right, especially concerning the future interchange at Center Street, suggesting that the need for it could be argued for now rather than waiting ten years. He noted there were obstacles to overcome in moving forward with these plans.

Following this discussion, Mayor Mendenhall transitioned to the next item, which involved the trails plan. He explained that in the eastern part of town, there was a power corridor with a planned trail along it. Consequently, a minor collector road adjacent to this corridor was deemed unnecessary for a trail and was proposed for removal from the trails plan.

Chris Thompson explained that the intersection in question had previously been planned as a four-way intersection due to a railroad crossing. However, due to safety concerns and serious accidents involving trains, the railroad crossing was removed. This change transformed the intersection into a T-intersection, making a roundabout impractical and a signalized intersection more suitable.

Councilmember Cardon further clarified that the light blue dashed line shown on the map represents a future minor collector road intended to accommodate the absence of the railroad crossing.

Chris Thompson stated this road will serve as a route for vehicles traveling from the south to access Mapleton, crossing over at Highway 100 or a similar point. Regarding the preference for roundabouts versus signalized intersections, he emphasized that roundabouts were generally safer due to fewer accidents and significantly fewer injury accidents compared to signalized intersections. The discussion underscored the importance of implementing effective traffic control measures at intersections for safety reasons.

Chris Thompson discussed a trail project at the north end of town near the lake. He explained that they have added a trail along the lake to connect with existing trails around the lake. He emphasized that the state and local communities were collaborating on a lakeshore trail project, which he described as highly beneficial. The goal was to ensure their local plan aligned with these broader efforts to enhance recreational trails in the area.

Councilmember Oyler asked if trails were treated similarly to roads, where developers were required to install them during development.

Chris Thompson responded, indicating that while it was possible for developers to install trails during development, it was not always required. Specifically, for trails along natural features

like rivers, developers are typically mandated to dedicate the land for the trail, with the actual construction occurring later when the trail development plans are in place.

Chris Thompson explained that changes to traffic signals on Main Street were proposed as a result of the I-15 environmental study, particularly to accommodate the traffic influx expected from the interchange at Center Street. These changes included the addition of dual left-turn lanes at certain intersections. These adjustments were incorporated into the master plan with a visual indicator using a different color signal.

Councilmember Marshall clarified that nothing definitive had emerged from the UDOT environmental study regarding the interchange at Center Street. He emphasized that the study was ongoing, and there was no recommended or preferred alternative established yet. The process was still in the public engagement phase, and specific concepts or proposals have not been publicly presented.

Chris Thompson acknowledged that while the interchange at Center Street and I-15 is forthcoming, he suggested proceeding with the proposed changes despite the ongoing studies and plans in the area.

Councilmember Marshall highlighted the complexity of ongoing developments in the area, including a general plan update, studies by Utah and UDOT, and a stationary plan study. He emphasized the need for clarity on decision timelines amidst these various processes. Additionally, he cautioned that while the interchange at Center Street and I-15 was likely to happen, decisions were still pending and it's premature to finalize plans before completing the necessary processes and studies.

Chris Thompson stressed that regardless of whether an interchange at Center Street and I-15 materializes or not, the discussed changes would still be necessary and beneficial for the area's development and infrastructure needs.

Councilmember Oyler added it could always be changed later.

Chris Thompson emphasized that the measurements and plans were likely to change multiple times before finalizing the bridge construction. He acknowledged the iterative nature of the planning process, aiming to refine details with each iteration. Until a final design considers property lines and operational functionality at a detailed level, he described the current plans as preliminary and primarily serving as a planning document.

Councilmember Beck sought clarification on immediate plans for Main Street in summer 2024 amidst broader infrastructure discussions. She emphasized the need to inform residents about any upcoming changes, specifically inquiring about the potential implementation of dual left-hand lanes or other developments on Main Street during that time frame.

Chris Thompson provided an update on current developments on Main Street, noting the recent striping of a left turn lane and a right turn lane at South Lane. He expressed enthusiasm for these changes, highlighting that they alleviate traffic congestion caused by left-turning vehicles obstructing right-turn movements. Additionally, Chris mentioned plans

for installing dual left turn lanes at Volunteer Drive and Main Street, aiming to further improve traffic flow at that intersection.

Councilmember Beck asked what was happening right now.

Chris Thompson stated they would be finished in the next couple of months.

Mayor Mendenhall mentioned ongoing improvements towards I-15 on Main Street, highlighting planned lane changes aimed at facilitating smoother access to the interstate. These changes are designed to alleviate concerns about lane availability for accessing I-15, with specific enhancements to be finalized and implemented in the near future.

Councilwoman Beck ▾ Moved to **go into a Public Hearing**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 7:51 pm

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

Mayor Mendenhall emphasized the intention to table certain agenda items while welcoming public input on all aspects of the general plan update. Tara was identified as the person managing names for public comments, underscoring the openness to hear from the community during the public hearing session.

PUBLIC COMMENTS:

John Bankhead, representing the owners of a large industrial building near Spanish Fork Canyon, expressed gratitude to Seth, Dave, Chris, and their teams for their patience and support from the council. He highlighted efforts spanning about a year to secure access across the railroad and connect to highways 89 and 6. The focus was on moving forward swiftly to establish an interchange, with ongoing collaboration involving engineering groups and discussions with UDOT and Mapleton City to secure funding for bridge soft costs. John conveyed strong support for these initiatives and expressed readiness to provide further updates as progress continues.

James Berkey raised a request regarding the left turn lane at Expressway Lane and 800 North. He suggested changing the traffic signal from a solid red to a blinking yellow for left turns, citing extended wait times even when no oncoming traffic was present. James expressed concerns about the prolonged wait and the need to ensure safety before making the turn.

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

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 7:54 pm

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

Councilmember Oyler inquired about the frequency and personnel involved in updating traffic measures, specifically mentioning the biannual reviews in June and December.

Chris Thompson clarified that the city employs traffic engineering firms due to the specialized nature of the work, managed primarily by their in-house traffic engineer and supported by contracted experts such as Jerry Johnson, Byron, and Dylan.

Councilmember Marshall pointed out that engineers involved in these projects do not work directly for the city or with the company he works with, highlighting the reliance on contracted specialists. Marshall also commented on the complexity of infrastructure projects and the continuous need for updates and adjustments.

Seth Perrins elaborated on the continuous review and development of traffic issues throughout the year.

Chris Thompson explained that proposed changes were brought to the Development Review Committee throughout the year for thorough vetting. This process often involved suggestions and revisions. The vetted changes were then presented to the Planning Commission and subsequently to the City Council in December and June each year. This biannual schedule helped developers keep track of changes more easily.

Mayor Mendenhall stated that John mentioned Highway 6 on the east end, which leads to where James was referring to. He emphasized that Highway 6 was significant for Spanish Fork and the surrounding area. Establishing another connection there would be essential for facilitating movement onto the highway. He noted that, according to the transportation map shown, this intersection would be important regionally for the city.

Chris Thompson added that currently, trucks heading to the industrial area come down or go up the canyon, turning onto Powerhouse Road, which quickly leads to the industrial road. When multiple trucks turn in succession, traffic can back up significantly towards the busy Highway 6. To alleviate this, truck traffic was being redirected to a signal at 189 with Mapleton, which consolidated traffic effectively. This plan benefited the trail system, road system, and overall safety. In response to a question about Highway 6 and Expressway, he noted that the issue might be resolved with the current projects involving additional lanes and signal changes.

Chris Thompson acknowledged the request and assured that it would be considered.

There was discussion of what direction James Berkley was coming from.

Councilman Marshall ▾ made Approve a **Motion to Ordinance Approving Amendments to the Transportation Element of the General Plan Standards tabling the SR 115 arterial connection and I-15 interchange**

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

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

B. Ordinance Smiley 300 North Duplex Addition

Dave Anderson explained that the proposal involved changing the appearance of a building from what the council had previously approved for an infill overlay project. The new plans showed a different roof line and an added window facing the street, prompting a review because the changes deviated from the original approval. He showed visual comparisons to illustrate the proposed modifications.

Councilmember Cardon asked if the reason for the change in the roofline was because it matched what was currently there.

Dave Anderson responded that he would let the applicant clarify but agreed that it seemed to be the case.

Councilmember Marshall expressed confusion about why the council was discussing a minor issue like a roofline change.

Dave Anderson explained that when the council approves building plans, they ensure the buildings are constructed as approved. If there are changes, the matter must return to the council for approval, which was why this issue was on the agenda.

Councilmember Cardon highlighted that the issue stemmed from the applicant constructing the building differently than originally approved, prompting a proposed change. He noted that this was essentially a zone change and part of the public hearing process.

Seth Perrins agreed, explaining that it involved going back to the original zoning and

amendment discussions.

Councilmember Marshall expressed frustration over having to hold a public hearing for a roofline change.

John Smiley, the applicant, clarified that one of the buildings had carports that were being enclosed into garages with gable ends. Initially, he approved a hip roof design without realizing the difference. His contractor, Kevin Olson, suggested gable ends instead, leading to the request for this change. Smiley confirmed that the building materials and look would remain the same, only the roofline would be different.

Councilwoman Beck ▾ Moved to **go into a Public Hearing**

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 8:06 pm

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

PUBLIC COMMENTS:

There were none

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

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 8:06 pm

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

Mayor Mendenhall mentioned that the Planning Commission requested the addition of a window for curb appeal purposes. He noted that he did not see much difference in curb appeal between a gable and a hip roof, stating that he was not an architect.

Councilmember Oyler clarified that the Planning Commission's recommendation was not about choosing between gable or hipped roofs. Instead, the change was proposed because one of the existing buildings already had a gable roof. To avoid tearing down the existing structure, the applicant decided to change all plans to gable roofs and add a window on the right elevation.

Councilmember Beck indicated that the decision to include a window was seen as the better option by those involved in the discussion. The context suggested a preference for this alteration over potentially reducing or downgrading other aspects of the project.

Councilwoman Beck made Approve a **Motion to Ordinance Smiley 300 North Duplex Addition**

Councilman Oyler **Seconded** and the motion **Passed** all in favor at 8:08 pm roll call vote

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

C. Hut X Warehouse Project Signage Plan

Dave Anderson presented a proposal for a large site spanning 70 acres at the northern end of Spanish Fork, adjacent to State Road 77 and 600 West. The proposal sought to construct two signs, which exceeds the usual allowance of one freestanding sign per street frontage as per city ordinance. Each proposed sign would measure approximately 88 square feet in copy area, significantly larger than the standard allowance of 48 square feet (typically six feet tall by eight feet wide).

The applicants justified their request by submitting a project signage plan to the City Council, which outlined the desire for larger signage to better suit the site's needs. Both the Development Review Committee and Planning Commission have reviewed and recommended approval of this plan.

Councilmember Beck questioned why both the Development Review Committee and Planning Commission recommended approval of the signage plan, considering it exceeds the city ordinance which typically allows for only one freestanding sign per street frontage.

Dave Anderson responded to Councilmember Beck's question by explaining that the large size of the site, spanning 70 acres, and its extensive frontage along State Road 77 (1000 feet) compared to typical properties (150 feet), justifies considering additional signage beyond what the standard ordinance allows. Despite his general reservations about signage, Anderson acknowledged the necessity for clear identification due to the facility's anticipated traffic flow, which necessitates effective entrance and exit signage for operational clarity. Thus, both the site's size and operational needs influenced the recommendation for approval of the signage plan.

Councilmember Marshall clarified that the signage being discussed was not intended for advertising purposes but rather for directional purposes.

Dave Anderson confirmed that was the case.

Councilmember Cardon questioned why the proposed directional signs needed to be larger than what was typically allowed. He commented that based on the drawings provided, the proposed signs didn't appear too complex, suggesting they could be visible within the size limits set by ordinances, albeit slightly smaller.

Councilmember Oyler clarified that the request was not to change the ordinance itself but to grant an exception for their property, utilizing a provision in the plan that allows for variations.

Seth Perrins clarified that they were not seeking an exception to the ordinance but rather utilizing a provision in the code. He emphasized that this approach did not mean disregarding the ordinance, as that would be illegal. Instead, they were following the code's provision that permitted a deviation from standard requirements under specific criteria deemed appropriate.

Councilmember Oyler stated that they were simply adhering to a provision within the code that permits such actions.

Seth Perrins emphasized that the provision allowing for variations in signage wasn't an entitlement but rather a flexible option provided by the code. It granted discretion to approve such requests if they meet specific criteria deemed worthy by the council.

Councilman Oyler ▾ Moved to **go into a Public Hearing**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 8:15 pm

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

PUBLIC COMMENTS:

There were none

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

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 8:15 pm

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

Councilmember Cardon clarified details from the attached letter, noting that according to the code, the maximum height for signage was five to six feet.

Dave Anderson specified that according to the code, there was a requirement for a minimum of five square feet of copy area on signage, with the maximum allowable height being six feet.

Mayor Mendenhall reflected on the changes expected along the road, recalling his past travels in the area towards Palmyra. Acknowledging the forthcoming developments and the presence of current businesses to the west, he expressed his view that the signage request appeared reasonable. He noted that the purpose seemed more about directing traffic effectively rather than solely for advertising purposes, aiming to prevent traffic congestion and unsafe maneuvers.

Seth Perrins stated they hoped to increase this road to five lanes at this point. Is it currently five lanes or three lanes?

Chris Thompson said he didn't know, and he would check.

Seth Perrins mentioned that as a five-lane road it would provide more space for traffic and make it more visible.

Councilmember Marshall asked how much frontage the property had.

Dave Anderson indicated the map didn't measure on State Route 77, but he could do that.

Councilmember Marshall added he would like to be more specific; the frontage was 900 feet long. He felt we should have more precise measurements.

Chris Thompson responded to the question earlier that it's currently five lanes.

Councilmember Marshall emphasized specifying these details made sense. Indicating that adding qualifiers now would help them next time.

Councilmember Cardon was more comfortable with having at least 1,000 feet of frontage. He thought we could revisit this later to refine the requirements for frontage.

Dave Anderson stated that in reality, there wasn't another site in town of this size, and there hadn't been many requests like this. If there's a significant increase in traffic, it might make sense to have a sliding scale approach.

Seth Perrins mentioned that this was used at Canyon Creek and at the hospital.

Dave indicated it was used with Target as well

Seth Perrins highlighted the flexibility the code gave them.

Mayor Mendenhall recalled vigorous debates about the necessity of signs for Canyon Creek. He remembered personally rushing down from his house in pajamas to provide input during one of these discussions.

Councilmember Marshall expressed disappointment that what was approved at Canyon Creek was not what ended up being built, mentioning it was supposed to include a large billboard on top. He noted it had been approved but had not been executed as planned, humorously adding that if such a situation occurred again, he would come down in his pajamas to address it.

Seth Perrins clarified that the signage in question was intended to be on-premise only, as per the original plan. He noted that the desire to place it off-premise would involve different regulatory considerations, likely explaining why such a request had not been pursued or approved under the current zoning regulations.

Councilman Cardon ▾ made Approve a **Motion to Hut X Warehouse Project Signage Plan based on the findings that the size of the property, the nature of the property use, and the traffic patterns entering and exiting the property justify the request. Additionally, considering the property's frontage of over 1,000 feet and its location along a five-lane road further supports the approval**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 8:21 pm roll call vote

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

Seth Perrins highlighted the importance of providing clear findings to support decisions, emphasizing that simply moving to approve without context could appear arbitrary.

Vaughn Pickell echoed this sentiment, suggesting that stating specific facts such as the property's size, frontage of over 1,200 feet, and location on a five-lane state highway helps establish a rationale. This approach enhances the decision's legitimacy in future discussions or legal reviews, demonstrating thoughtful consideration of relevant factors and justifying the legislative decision.

D. Ordinance Approving Updates to Construction Standards

Chris Thompson explained that historically, developers were allowed to construct roads along property lines to benefit neighboring properties, requiring only half of the road plus a ten-foot shoulder. This approach has generally been effective but posed challenges at intersections when developers attempted to build only half of the intersection, causing functional issues. Consequently, new standards were introduced requiring full construction of certain intersections to ensure proper functionality.

Additionally, the standards proposed would now include the installation of tracer wires along water lines, running from the main pipes to the laterals and fire hydrants. This addition enhances the ability to locate underground water lines accurately. Furthermore, the update addresses sewer lines, where larger pipes, traditionally made of concrete for strength, faced deterioration from hydrogen sulfide exposure. The revised standards now mandated the use of HDPE-lined concrete pipes, combining the durability of concrete with protection against hydrogen sulfide corrosion. This requirement extends to manholes receiving these larger pipes, ensuring consistency in material and protection standards throughout sewer infrastructure.

Councilmember Marshall asked how much tracer wire cost.

Chris Thompson discussed several updates to municipal standards. Firstly, he mentioned the inclusion of tracer wires alongside water lines, standardizing the practice across entities and aligning with state requirements. This measure, costing approximately \$0.20 per foot, enhances the ability to locate underground water lines accurately.

Next, he addressed changes in storm drain design, focusing on detention calculations for various storm sizes and emphasizing low impact development principles. This approach ensured that rainwater infiltration mimics pre-development conditions, contingent upon soil percolation capabilities.

Further, Chris emphasized the necessity of overflow provisions in stormwater systems to prevent flooding during emergencies such as broken fire hydrants or water mains. The updated standards now mandate stricter overflow requirements during design reviews to enhance system resilience.

Additionally, new fencing standards were introduced for airports, aiming to mitigate wind effects ("blow"), particularly from aircraft jet blasts. The specified eight-foot wrought iron fence with curved tops replaces less aesthetically pleasing options like chain link with barbed wire, aligning with similar specifications used elsewhere in the city.

Lastly, updates included the consolidation of fencing standards into a single location for clarity and consistency, along with the establishment of commercial drive approach standards for trails intersecting collector and arterial roads. These standards incorporated ADA-compliant pedestrian protections due to the road-like nature of these driveways.

Councilman Oyler ▾ Moved to **go into a Public Hearing**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 8:32 pm

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

PUBLIC COMMENTS:

There were none.

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

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 8:33 pm

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

Councilman Tooke ▾ made Approve a **Motion to Ordinance Approving Updates to Construction Standards**

Councilman Marshall ▾ **Seconded** and the motion **Passed** all in favor at 8:33 pm with a roll call vote

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

E. Ordinance Title 15 Large Utility Facility Overlay Zone

Dave Anderson discussed the implementation of an overlay zone to address the challenges posed by large utility improvements within the community. He highlighted that traditional zoning mechanisms often fell short when dealing with projects like high-pressure natural gas lines or power lines that traverse multiple zoning districts. These projects impact residential,

commercial, and industrial areas differently, making it impractical to predict all potential impacts through conventional zoning.

The overlay zone, according to Dave, provided a structured approach for the city to define requirements for such utility projects and establish a clear review process. It grants the City Council flexibility to consider specific needs and conditions associated with each proposal, ensuring that community interests and future needs are addressed comprehensively.

Dave underscored potential benefits such as securing easements for future infrastructure needs during utility construction and addressing aesthetic concerns related to power lines. He referenced previous instances where revegetation requirements were imposed on utility projects to mitigate environmental impacts, citing an example from Provo involving Rocky Mountain Power.

In conclusion, Dave advocated for the overlay zone as a versatile tool that accommodated a wide range of utility projects while allowing the council to tailor approvals based on specific project details and community considerations. He noted that both the Development Committee and Planning Commission reviewed and endorsed the proposal for its comprehensive approach to managing future utility developments.

Councilmember Marshall inquired whether the Planning Commission had identified and addressed a perceived shortfall by initiating work on the overlay zone proposal or if it came from staff.

Dave Anderson mentioned that the issue wasn't something they had encountered as a problem previously, but rather something they suddenly became aware of one day.

Seth Perrins explained that they encountered a situation where a large power line was proposed to run from Spanish Fork Canyon to a point west, possibly Eagle Mountain. Upon reviewing the city's code and discussing with the stakeholders, they found that there was no provision in the existing regulations to accommodate such a facility. He highlighted the presence of a significant power corridor in the Legacy Park Legacy Farms area, which predated the city's expansion into that area through annexation. The discussion aimed to clarify what legal framework would apply in the absence of specific language addressing such scenarios in the code.

Vaughn Pickell clarified that the understanding was that any activity or development was considered prohibited unless it is expressly permitted by the relevant regulations or codes.

Seth Perrins explained that they didn't find a mechanism in the existing regulations that would allow for the construction of a large facility for power lines such as 356 kV or 512 kbps lines. He noted that there was a preference from those involved in the project for a clearer permitting process that would facilitate their plans more straightforwardly. However, recognizing the need for methodical planning, especially concerning power lines, they acknowledged the importance of developing a specific mechanism to address such utilities,

Councilmember Oyler wanted to know if it applied to above or below power lines.

Dave Anderson stated he thought it would if it was a certain size.

Councilwoman Beck ▾ Moved to **go into a Public Hearing**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 8:40 pm

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

PUBLIC COMMENTS:

Dan Davis found the topic intriguing and asked whether designated routes for the high-voltage lines had already been identified.

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

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 8:40 pm

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

Councilmember Cardon inquired whether this would need to be included in a specific zoning category due to its nature as an overlay. Specifically, he asked if it could theoretically apply to any zone or if there were specific requirements tied to its designation as a facility.

Dave Anderson noted that this would effectively change the zoning, potentially affecting specific sites or portions of parcels. He highlighted that the current wording would allow this overlay to be applied across any zoning district within the community, contrasting it with other overlays that had more restricted usage tied to specific underlying zones.

Seth Perrins mentioned that Mr. Davis raised a question about a specific power line project. Rocky Mountain Power was currently exploring multiple route options to connect point A to point B, with around a dozen potential routes under consideration. He mentioned it would be a public open house in Spanish Fork on Thursday at 5:30 PM, held at the fairgrounds, where interested parties can gather more information directly from them. The project may also impact other cities and areas in Utah County.

Councilmember Cardon questioned whether the project would need to go through a formal

approval process and if it would come before the council for consideration.

Dave Anderson clarified that the approval for this project would effectively require a legislative act, akin to a zone change. He emphasized that the council members are the sole decision-makers who can enact such changes.

Councilmember Cardon clarified that the decision was not simply a rubber stamping process tonight to approve the project moving forward.

Dave Anderson emphasized that the discussion tonight was about the adoption and establishment of a framework, rather than a specific proposal. He noted that any actual proposal would come after this framework was adopted and in place. Additionally, he mentioned that no applications had been received yet for any specific projects related to this framework.

Councilmember Oyler asked if the county had anything similar to this in place.

Dave Anderson stated that he did not believe that their community or any neighboring communities implemented the policy. Spanish Fork was the first to implement it. He commented that over the years, communities often allow activities as permitted uses or by right that should require specific permissions, which was not the case for our community.

Councilmember Marshall mentioned that it gave them some legislative teeth.

Seth Perrins mentioned that nothing had been proposed before, but now that the tool was in place, proposals could be made. He recalled that it might take six months to a year before any plans would materialize.

Councilmember Oyler stated that no plan had been presented so we were trying to be ahead of a submittal but if they had they could now.

Seth Perrins said no they couldn't, noting that if a plan had already been submitted, they wouldn't be able to take action.

Vaughn Pickell reiterated that if you were thinking they had made a land use application there was not one yet.

Councilman Cardon ▾ made Approve a **Motion to Ordinance Title 15 Large Utility Facility Overlay Zone Based on the findings that it promotes the general health and welfare of the community.**

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor at 8:44 pm roll call vote

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

F. Ordinance Title 15 Complete Neighborhoods Overlay Zone

Dave Anderson expressed his gratitude to the Mayor and recalled a previous discussion from several months ago, noting that not much had changed since then. He outlined a proposal designed to incentivize developers to create neighborhoods with a variety of housing types, similar to a previous zoning tool used in Spanish Fork. He highlighted a specific example of a well-designed twin home that blended seamlessly into a neighborhood of single-family homes, emphasizing the concept of "density disguised."

Anderson introduced the term "gentle density," which refers to integrating different housing types into communities in a way that avoids the stark contrast of high-density apartments or segregated townhomes. He noted that this approach had been successful in Spanish Fork from the mid-1990s to the early 2000s.

The proposal included provisions to limit the proportion of non-single-family homes in new developments, ensuring that the neighborhood character remained intact. Developers would need to include a minimum number of these alternative housing types to qualify for the incentive. Anderson clarified that the changes would not be dramatic but would provide developers with the potential to increase the number of homes in their projects.

Feedback from developers had been measured, with some expressing interest in the proposed "bonus density" incentives. Anderson acknowledged that developers might face challenges in adapting their plans to include alternative housing types but believed the incentives could make it worthwhile.

He also mentioned the practical aspects of implementing this proposal, including the need for larger development sites to make the incentives appealing. Anderson reported that some developers had already expressed interest in applying this approach to their projects, pending the adoption of the proposal.

Finally, Anderson suggested that the proposal might require fine-tuning when actual applications were submitted, indicating a willingness to adjust based on real-world feedback. He emphasized the importance of such approaches in addressing the current housing shortage in a responsible manner.

Councilmember Cardon raised a point about the ongoing housing crisis and the guidelines provided by the state legislature. He acknowledged that residents frequently expressed concerns about increased density, suggesting that they do not favor it as a solution. Cardon recognized the uniqueness of the proposed approach and questioned why it had not been implemented elsewhere or to a greater extent thus far.

Dave Anderson responded by noting that similar approaches have been implemented in other communities, indicating that they were not breaking new ground with this concept. He explained that the proposal was specifically tailored to allow for housing diversity without drastically altering the neighborhood's character. Anderson described it as a gentle step towards introducing different housing types, acknowledging that while such diversity might be less common in Utah compared to other places, it was not entirely unprecedented.

Councilmember Marshall remarked that the concept seemed similar to what had been implemented in Daybreak, affirming the approach as entirely consistent with the ideas discussed.

Seth Perrins asked for a specific example of how the proposal would apply to a large development, such as a 100-acre site currently zoned as R1-15 (with 30-acre lots) under the general plan. He wanted to understand how the proposed changes would interact with and potentially alter the existing zoning designation.

Dave Anderson responded by acknowledging the question and provided a simplified example. He explained that for a 100-acre site zoned as R1-15, which typically allows for two units per acre, the proposal would offer a developer the opportunity to increase density. He clarified that while someone might expect three units per acre based on the 30-acre lot size, the actual density permitted under the proposal would be different.

Seth Perrins interjected, noting that land was often lost to roads and other infrastructure, which affected the overall density calculations.

Dave Anderson explained that if everything were optimized in terms of layout and design, the proposed changes could significantly impact density. He emphasized that this approach was not administrative but legislative, giving the council discretion. For example, if 50 units per acre seemed too high, the council could adjust it to a more comfortable level, such as 40 units per acre. The proposed density increase, as written, was an "up to" figure, allowing for flexibility based on council decisions.

Seth Perrins elaborated that the proposal aimed to create a mixed neighborhood from the outset, avoiding divisions between different groups of residents. He noted that this approach would integrate diverse housing types throughout the development from the beginning, fostering a complete neighborhood from day one, rather than segregating residents based on when they moved in.

Dave Anderson reflected on Spanish Fork's history with similar initiatives, acknowledging both successes and weaknesses. He noted that while the city had previously allowed developers to consolidate density into specific areas, such as townhomes along Canyon Road and twin homes near Sierra Canyon Elementary School, the current proposal aimed for a different approach. This new strategy sought to disperse diverse housing types more evenly throughout neighborhoods, contrasting with past practices where density was concentrated in certain sections.

Councilmember Beck raised a concern about the legislative nature of the proposal, questioning the potential inconvenience for developers if the council were to request changes after the project had already been reviewed and approved by the Development Review Committee (DRC) and planning stages.

Dave Anderson acknowledged Councilmember Beck's concern about potential inconveniences for developers if significant changes were requested late in the process, after considerable investment. He emphasized the importance of early feedback through processes like concept plans to avoid such situations. Anderson suggested improving these processes to ensure developers receive preliminary feedback before committing substantial resources. He underscored the need for clarity and seriousness in implementing the proposal to encourage developer participation while ensuring council comfort with final approvals.

Councilmember Beck expressed support for the proposal since its presentation and suggested that ongoing communication would be beneficial as it progressed. She emphasized the importance of keeping the council informed as the first applications were approved, allowing them to understand and gauge its impact on the community. Beck sought clarity and transparency to ensure that the council remained well-informed throughout the process.

Dave Anderson agreed. Indicating a test case would be good for the first one and would need to be handled carefully.

Seth Perrins emphasized a general rule of thumb in projects involving discretionary approvals, advising applicants not to expect to receive the maximum allowances without justification. He noted that developers were typically encouraged to propose plans that were beneficial to the community in terms of longevity and neighborhood integration. Anderson highlighted that developers often initially seek to maximize benefits but may adjust their proposals based on council feedback if the requirements seem excessive or impractical for the expected rewards.

Councilmember Tooke raised concerns about parking with the implementation of gentle density and mixed housing types. He asked Dave Anderson to discuss his ideas or plans regarding parking management in such developments.

Dave Anderson addressed concerns about parking in relation to the proposed gentle density and mixed housing types. He acknowledged that parking can be an issue regardless of housing type, especially when more homes are built in less space. Anderson clarified that the proposal does not include a reduction in parking requirements. He pointed out that while the increased density might exacerbate parking challenges in some scenarios, the overall uptick in density being proposed was not substantial enough to drastically worsen the situation.

Anderson suggested that integrating density bonuses into traditional neighborhoods might alleviate parking restrictions typically associated with newer developments. He emphasized that while parking issues could arise, the proposal was designed to minimize potential impacts by maintaining current parking standards and carefully integrating new housing

types.

Seth Perrins explained that in neighborhoods entirely composed of townhomes with narrow frontages and closely spaced driveways, on-street parking becomes impractical. He contrasted this with a scenario where gentle density was implemented in a traditional neighborhood, where the density increase would spread potential parking conflicts throughout the area. Perrins emphasized that spreading out housing types under gentle density would likely mitigate the parking issues typically concentrated in homogeneous townhome neighborhoods.

He further illustrated this with an example of a 100-acre development with third-acre lots, each having a minimum 100 feet of frontage. Perrins suggested that even with duplexes or triplexes integrated into such a layout, ample parking space would still be available, albeit with occasional disputes over street parking, which he believed could resolve over time.

Councilmember Oyler asked Dave Anderson about the scope of the proposed complete neighborhood overlay district, specifically whether it would apply to all residential districts or only certain ones.

Dave Anderson clarified that the proposed complete neighborhood overlay district would apply to all residential districts, including R1-6 and even R1 -15. He mentioned an example of existing homes built on 6,000 square foot lots in the community, indicating that the overlay district could accommodate various lot sizes and configurations within these residential zones. Anderson noted that while R1-6 and similar zones could potentially benefit from the overlay district, he didn't foresee many projects being proposed in these specific zones for various reasons.

Councilmember Oyler expressed interest in seeing how the proposed complete neighborhood overlay district could potentially accommodate smaller lot sizes by integrating triplexes and duplexes.

Councilmember Marshall mentioned the concept of downsizing within neighborhoods, suggesting that some residents may choose to downsize their living arrangements without needing to leave the community entirely.

Mayor Mendenhall discussed the potential benefits of the proposed housing option, particularly for elderly residents who may wish to downsize within their neighborhood. He highlighted how these units could offer reduced maintenance and space requirements, such as not needing to care for a large yard. Mendenhall shared examples of elderly residents in his community who opted for smaller, more cost-effective homes built on slab foundations, despite it being unconventional in their area. He emphasized that such options could allow residents to remain within their familiar neighborhood while meeting their evolving housing needs, rather than moving to developments on the outskirts.

Councilmember Marshall emphasized that the proposed changes would not result in significant increases in density. He noted that while there might be initial questions and concerns about minor increases, such as from 28 units to 35 units, overall, the impact on

density would not be substantial.

Councilmember Oyler highlighted a positive aspect of the proposed development approach: by implementing this from the beginning of a new development, there would be no threat to existing developments. This approach ensures that established neighborhoods remain unchanged while offering new options for future developments.

Mayor Mendenhall emphasized that developers would present comprehensive plans for entire neighborhoods that adhere to the proposed development guidelines. This approach contrasts with individual homeowners adding extensions or modifications to existing homes, ensuring cohesive neighborhood planning and development.

Councilmember Oyler was discussing the concept of having a range of housing types within neighborhoods, including single-family homes, duplexes, and potentially living near tenants in a duplex setup. This variety allowed for different living arrangements and rental opportunities within close proximity.

Councilmember Marshall suggested even renting to your children.

Councilman Marshall ▾ Moved to **go into a Public Hearing**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 9:08pm

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

PUBLIC COMMENTS:

Dan Davis discussed the effectiveness of certain community models, particularly in other countries, and expresses skepticism towards certain incentives, particularly those benefiting developers. Davis emphasized his preference against developments like rentals, focusing on areas with larger lots and expressing concerns about rental units. He shared personal anecdotes about family housing needs, economic considerations in home building, and demographic trends affecting housing preferences, including the impact of retiring baby boomers and migration patterns. Davis concluded with reflections on workforce diversity and the utilization of public resources for housing.

Mayor Mendenhall asked Dan Davis about the number of points he had when his time for public comment had passed. Mayor Mendenhall suggested he put them in writing and submit them to the council.

Dan Davis highlighted concerns about parking issues related to different lot sizes and

configurations, particularly noting that 30-acre lots have an average parking ratio of 2.1 spaces per acre. He pointed out that some lots are smaller, like quarter-acre or half-acre plots, and many are irregularly shaped, such as trapezoidal lots found in cul-de-sacs, which could pose challenges for parking.

Davis suggested that if policies like duplex or triplex zoning were adopted, sufficient parking provisions should be ensured to meet the needs of these houses. He emphasized the importance of addressing these parking challenges to avoid issues arising from irregular lot shapes and configurations..

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

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 9:15 pm

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

Councilmember Cardon asked about the specifics of zoning with R1-15 lot sizes, particularly in relation to twin homes. He sought clarification on whether a twin home arrangement on an R1-15 lot would entail splitting the lot in half, thereby creating two units on what was originally a single 30-acre lot.

His question aimed at understanding the fundamental zoning mechanics involved in creating twin homes within the R1-15 zoning designation, seeking clarity on whether the lot was physically divided or if the zoning allowed for two units on the same 30-acre lot.

Dave Anderson addressed Councilmember Cardon's question about zoning and twin homes on R1-15 lot sizes. He explained that the zoning regulations distinguish between single-family lots and non-single-family lots, with specific rules applying to each category. For single-family lots, there was an average lot size requirement that must be adhered to. However, this requirement did not apply to non-single-family lots, such as those designated for twin homes, to facilitate better numerical feasibility.

Regarding twin homes, Dave clarified that each home in a twin home arrangement was typically situated on its own lot, even though they are physically adjoined. For instance, instead of a single-family home on a 15,000 square foot lot (as per R1-15 zoning), there could potentially be two homes (twin homes) on two separate lots within the same zoning designation.

Councilmember Cardon referenced a hypothetical 10,000 square foot lot. He described a scenario where a 10,000 square foot lot (represented by the blue area) could potentially be split into two 5,000 square foot lots, with a lot line running down the middle of a building, effectively dividing the structure. He asked about considerations like subdivision options and condominium ownership as part of expanding housing opportunities.

Councilmember Oyler acknowledged the possibility that a scenario like splitting a 10,000 square foot lot into two 5,000 square foot lots could also involve creating condominiums, which would subdivide the property differently.

Dave Anderson emphasized that while promoting ownership, individuals still retain the option to purchase homes and potentially rent them out in Spanish Fork, indicating flexibility in housing choices within the community.

Councilmember Oyler discussed potential scenarios involving housing, mentioning the possibility of condominiums and other subdivisions. He emphasized that part of the intent behind these housing options was to provide more opportunities for homeownership. He acknowledged, however, that anyone in Spanish Fork had the right to purchase a home and rent it to someone else if they chose.

He addressed the issue of rental properties, noting the presence of large corporations in the U.S. whose sole purpose was to buy single-family homes for rental. He mentioned that this trend was occurring even in Spanish Fork and highlighted that there was no legal way to prevent individuals or corporations from purchasing single-family homes and renting them out.

Seth Perrins explained the difficulty of implementing an ordinance that prohibits homeowners from renting out their properties, questioning its legality. He noted that this issue had been significantly discussed, even at the legislative level, but there are no current tools or laws to enforce such a restriction. Although the state had introduced incentives through housing programs to encourage homeownership, no laws mandated it.

Councilmember Oyler expressed hope for future tools that could address this issue, but reiterated that, at present, requiring homeownership was not an option.

Councilmember Oyler addressed the parking issue, agreeing that if a single-family residence and a triplex occupy lots of the same size, the parking requirements for the triplex should reflect a full triplex development, not just a single-family lot. He emphasized the importance of considering appropriate parking requirements to avoid potential difficulties that could arise from inadequate parking provisions.

Councilmember Cardon raised a question regarding the parking section, specifically about the mention of one-car garages. He inquired whether one-car garages would be allowed in some of the developments being discussed.

Dave Anderson confirmed that one-car garages were allowed in many situations. He explained that, in addition to the one-car garage, there would be a requirement of 1.5 parking spaces per unit, which would not include the garage space. Therefore, the total amount of required parking remained unchanged.

Councilmember Oyler wanted to know if street parking was part of that calculation.

Dave Anderson thought it would be per unit for the parking requirements.

Seth Perrins emphasized that the provided drawings were illustrative. He explained that, in his view, a third-acre lot would still feel like a third-acre lot despite homeownership and lot lines. He clarified that if the additional units were removed, the space would have been a single-family third-acre lot. He expects that in the complete neighborhood overlay, where a triplex or duplex was present, there would be smaller lots. However, without subdivision into smaller lots, it would maintain the feel of a third-acre lot. Perrins concluded by expressing his preference for owning the ground that his unit was on.

Councilmember Oyler inquired about the parking requirements for an additional dwelling unit (ADU) of 1,000 square feet with 80 units, specifically asking if the requirements include a single-car garage. He asked if these requirements were the same and if anyone could recall them off the top of their head.

Dave Anderson was unsure and would double check.

Seth Perrins clarified that the state only allows requiring one off-street parking space for an ADU. He mentioned that while they initially required more, they had to justify those additional requirements due to state regulations.

Councilmember Cardon suggested revising the parking code by removing the requirement related to one-car garages. He proposed that all units within the overlay area should instead meet the 2.5 parking spaces requirement, particularly as they undertake the initial implementation of these regulations.

Dave Anderson expressed concern about potentially underestimating the parking needs for these units and the overall impact on the project's potential. He emphasized the importance of ensuring adequate parking to avoid any issues, acknowledging that the 2.5 parking spaces requirement was in place for a reason and should be upheld.

Councilmember Cardon expressed his concern about the mention of one-car garages in the discussion. He noted that while the code specifies a requirement of 2.5 parking spaces, the inclusion of one-car garages in the context gave him some apprehension or unease.

Mayor Mendenhall provided a counterpoint, suggesting that requiring developers to build triplexes and duplexes with two-car garages might not be feasible or practical given different lot sizes and neighborhood contexts. He argued that encouraging creativity in neighborhood

development might necessitate accepting one-car garages in some instances.

Mayor added that ADUs typically do not have two-car garages, especially when attached to existing homes, due to space limitations. They noted the challenge of meeting parking requirements without allowing tandem parking, which would necessitate having a two-car garage or utilizing driveway space effectively.

Dave Anderson suggested another option: having a separate bay for parking, which could be a practical solution to meet parking requirements without requiring a full two-car garage.

Councilmember Beck mentioned that two-car garages could still be quite narrow. While they may accommodate SUVs, the space might not be generous enough for comfortable maneuvering or storage beyond the vehicle itself.

Dave Anderson stated they would be 12 feet.

Councilmember Cardon questioned whether his understanding was correct, noting that tandem parking was not allowed and if it affects how parking counts were calculated.

Councilmember Oyler pointed out that in a triplex with a two-car garage on an R1 (Residential Single-Family) zoning, all of the living space would typically be located upstairs. This layout was common in such developments where the garage occupies the ground floor and living areas are situated above it.

Dave Anderson stated in some instances they did allow one car garages.

Councilmember Cardon indicated he remembered they had some discussions about tandem parking for townhomes and thought the last iteration of the ordinance didn't include tandem parking.

Dave Anderson clarified that the issue of tandem parking had been a subject of many debates on the policy. He acknowledged the need to conduct a quick word search to provide a definitive answer on whether tandem parking was currently allowed or prohibited in specific contexts, such as townhome developments.

Mayor Mendenhall addressed concerns about zoning decisions impacting affordability and public perception of favoring developers. He emphasized that the council's role was to establish zoning guidelines that ensure proper city planning rather than to solely benefit developers financially.

Councilmember Marshall echoed this sentiment, highlighting the importance of collaboration with developers to create well-built communities where residents could afford to live. They acknowledged the potential backlash from residents regarding zoning changes that may require two-car garages, emphasizing the need for flexibility in regulations to accommodate different community needs and preferences. He reflected on past debates over ordinances affecting parking in neighborhoods with ADUs, noting that initial concerns about negative impacts had not materialized as anticipated.

Dave Anderson mentioned that, aside from developments in the R4 zone, he couldn't recall projects being built with one-car garages, particularly in townhome projects and similar developments. He indicated that this trend reflected market demand, as developers generally provide two-car garages in response to consumer preferences.

Councilmember Marshall expressed agreement that as long as developments meet the requirement of 2.5 parking spaces per unit, the specific configuration of the parking spaces, such as whether they are tandem or single-car garages, should be flexible and responsive to market demands and practical considerations.

Dave Anderson agreed that part was important.

Councilmember Marshall emphasized the importance of ensuring that developments meet the requirement of 2.5 parking spaces per unit, highlighting its significance in planning and development considerations.

Seth Perrins pointed out that one of the images shown at the beginning, particularly the one in the top left that was favored, featured a design with a one-car garage. He noted that details like this might not be immediately visible in the picture and suggested zooming in and out for better clarity during public hearings and discussions about such designs before final decisions are made.

Mayor Mendenhall recalled a public hearing where carports in a development were converted into one-car garages. This action likely took place to enhance or update the housing infrastructure, potentially reflecting changes in local development regulations or preferences for enclosed parking spaces over open carports.

Councilmember Cardon mentioned that in that particular development where carports were converted into one-car garages, the developer had to ensure compliance with offsite parking requirements to meet the overall parking needs of the development.

Councilmember Marshall stated they wouldn't have to approve it.

Councilmember Marshall echoed the sentiment expressed by Mayor Mendenhall regarding the impact on the public if developments required extensive parking, potentially leading to the conversion of green spaces into parking lots. He emphasized the need to adhere to the minimum parking requirement of 2.5 stalls per unit while allowing flexibility in design to meet community needs without compromising on urban aesthetics.

He underscored that the council's aim was not to financially benefit developers but to encourage the integration of desirable housing options into the community. He clarified that this approach did not involve direct monetary incentives but rather supported the introduction of suitable housing solutions through controlled density. He highlighted the importance of proceeding cautiously with any initial implementations and engaging in thorough public deliberation.

Mayor Mendenhall and Councilmember Cardon supported this approach, emphasizing the

value of taking time to openly discuss proposals with the public to ensure community alignment. They acknowledged the ongoing need to evaluate and potentially revise ordinances to suit evolving community needs, stressing the significance of ensuring any zoning changes align with existing codes and regulations.

Councilman Marshall ▾ made Approve a **Motion to Ordinance Title 15 Complete Neighborhoods Overlay Zone based on the findings, and promotes the general health and welfare of the community**

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor at 9:34 pm roll call vote

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

Item G Ordinance for a Proposed Railroad Spur Overlay Zone was Withdrawn from the agenda.

Mayor Mendenhall asked for a five minute recess at 9:34 pm

Everyone was back and City Council resumed at 9:43 pm

H. Resolution Approving Revision 3 of Fiscal Year 2024 Budget

Jordan Hales, the finance director, commenced the session by presenting the citywide summary of the budget adjustments. He outlined that in the general fund, expenses were increasing by \$552,000, offset by a corresponding increase in revenues, resulting in a net zero impact on the fund. The majority of these changes were related to personnel expenses, including additional full-time staff in various departments.

Hales detailed specific adjustments, such as reallocating funds from ongoing employee payments and addressing unexpected personnel changes in departments like animal control and finance. In the enterprise funds, significant changes included accelerating construction at the wastewater treatment plant, totaling \$6 million, without increasing the overall project cost. Similarly, adjustments were noted for the gun club, where expenses increased slightly, but revenues were projected to rise, necessitating a \$21,000 draw from reserves.

He further discussed the allocation of \$60 million across miscellaneous funds, highlighting \$12 million designated for the capital project fund aimed at industrial areas. These funds were set to be fully reimbursed, acting essentially as a pass-through mechanism. Additionally, \$4.5 million was earmarked for accelerated construction at the Recreation Center, mirroring the

approach taken with the wastewater treatment plant.

Throughout the presentation, Hales emphasized clarity and transparency, noting efforts to streamline the budget presentation to focus on changes, minimizing the need for detailed searches within the document. The council engaged in clarifying discussions regarding the timing and impact of these budget adjustments, particularly regarding infrastructure projects and community facilities.

The session concluded with preparations for a public hearing on the budget revision, ensuring thorough community engagement and feedback before finalizing fiscal year 2024 budget adjustments.

Councilmember Marshall emphasized how the budget had not increased for the recreation center and sewer plant but construction had moved faster so those funds were moved over from 2025 to 2024 to continue construction.

Seth Perrins mentioned that the sewer plant had moved faster as well.

Mayor Mendenhall highlighted the mild winter allowed them to build faster than expected. He asked Jordan to tell everyone when the fiscal year was for Spanish Fork.

Jordan Hales replied it was from July 1 to June 30.

Councilman Oyler ▾ Moved to **go into a Public Hearing**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 9:50 pm

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

PUBLIC COMMENTS:

There were none.

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

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 9:51 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes

Landon Tooke	Yes
Shane Marshall	Yes

Councilman Cardon ▾ made Approve a **Motion** to **Resolution Approving Revision 3 of Fiscal Year 2024 Budget**

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 9:51 pm roll call vote

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

NEW BUSINESS:

A. Hut X Warehouse Fence Height Approval Request

Dave Anderson requested approval from the council in Spanish Fork for an eight-foot-tall fence, which resembled wrought iron but was actually made of aluminum. This request stemmed from the need to enhance security for a 70-acre site discussed earlier. Typically, fences in Spanish Fork are restricted to six feet in height unless approved by the council.

The staff recommended approving the proposed eight-foot-tall fence for its security benefits. Additionally, they suggested that future amendments to Title 15 could include provisions allowing taller fences in industrial zones, provided they meet specific aesthetic and security criteria. This proposal aimed to address recurring requests for taller fences in similar contexts, ensuring future developments aligned with city regulations and community needs.

Councilmember Marshall wanted to know if this bordered residential properties.

Dave Anderson said it didn't.

Seth Perrins thought there was one home on the Northwest corner that was zoned industrial.

Councilwoman Beck ▾ made Approve a **Motion** to **Hut X Warehouse Fence Height Approval Request**

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 9:53 pm roll call vote

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

B. Amendment to Fire and 911 ambulance Services Interlocal Cooperation Agreement

Eddie Hales discussed an amendment to an approved agreement with Utah County to provide fire services to unincorporated areas within and around Spanish Fork City. He explained that the map had been amended and sent by the county for approval.

Hales noted that when the agreement was initially presented to municipalities, a neighboring city to the north chose not to sign an agreement to provide aid in the unincorporated areas of the Springville region. This decision forced Utah County to approach Spanish Fork and Mapleton to provide services to those unincorporated areas previously covered by Springville.

Using a map, Hales pointed out that Mapleton would now provide fire and EMS services to the Hobbles Creek Canyon area (referred to as the UC Mata area). Spanish Fork had picked up additional areas, including a pink area near the MAFIR region.

Hales highlighted a small area that Spanish Fork would now cover, as well as an area within Springville city limits near Evergreen Park. He explained that Spanish Fork would need to go through Springville to reach that particular county parcel.

Hales also mentioned an area west of the Lowe's gas station that Spanish Fork would service. He explained that these new service areas would be factored into the guaranteed fire apportionment fee paid by the county to Spanish Fork. This fee was calculated using a formula for guaranteed funding received to provide aid to those service areas.

Finally, Hales stated that Spanish Fork could bill for services after the first hour and that ambulance billing would be in accordance with the \$160 per hour rate signed in the same agreement.

Councilmember Cardon asked for clarification about whether the rate would change with the added area.

Eddie Hales confirmed that the changes would likely increase their funding, but only minimally. He explained that this was due to the nature of the areas being added, which didn't represent a significant amount of land or contain many taxable areas for the county (referring to areas 6, 7, and 9 as fire taxable areas). He emphasized that it wouldn't result in a large increase in money for them.

Hales clarified that they would primarily be providing aid to these new areas. He then

explained the difference between areas A, B, and C on their map. He stated that A and B were separate station areas, and the UCSF designations were simply how they categorized areas for response requirements. He specified that Section 61 would typically respond to those areas.

Hales went on to explain that the type of incident and geographic location would determine which neighboring departments they might call for assistance. In the area designated as A, they might call Springville for help, while in area B, they might request assistance from Salem or Payson as the closest available unit.

He emphasized that they could still ask Springville for help in these areas, but Springville would no longer be the primary service provider for those locations.

Seth Perrins added that they could always request mutual aid from any department when responding to incidents. He clarified that this agreement was about establishing primary designations for county areas, ensuring clarity about who should respond first. The speaker gave an example, stating that if Mapleton needed assistance up the canyon, they would likely call Springville for help.

Councilmember Cardon asked who would take Hobble Creek calls.

Eddie Hales explained that Springville was currently responsible until July 1st, after which Mapleton Fire would take over the entire Hobble Creek area, including foothills behind Springville up to the Provo border on Ironton Hill. He noted that Mapleton was assuming a significant area, while Spanish Fork's additional coverage was minimal. Hales outlined that if both Spanish Fork and Mapleton declined to be primary responders, the county would need to find another fire agency or private entity. He suggested Mapleton's willingness to cover Hobble Creek Canyon might be due to its popularity among their taxpayers for recreation. While acknowledging little direct benefit to Spanish Fork in taking on extra land, Hales emphasized it was the right choice given their proximity.

A councilmember Oyler questioned how a city could opt out of providing services, and noted this situation was setting a precedent.

Eddie Hales clarified that Spanish Fork's new responsibilities were not significant and shared that Springville's decision was business-driven, based on their conversations. The mayor mentioned ongoing discussions with commissioners, anticipating more productive conversations to follow.

Seth Perrins mentioned having discussions with commissioners and that this would likely lead to more healthy conversations.

Mayor Mendenhall highlighted that this issue had caught the attention of county, state, and federal partners. They discussed the unique challenges posed by their canyons and the strain on local resources. The official hinted at additional factors behind Springville's decision regarding Hobble Creek Canyon beyond just fire services and emphasized the importance of adequately compensating municipalities for covering these areas.

Eddie Hales stated future annexations would become part of our coverage as well.

Councilman Tooke ▾ Moved to Approve ▾ **Amendment to Fire and 911 ambulance Services Interlocal Cooperation Agreement**

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 10:04 pm with a roll call vote.

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

C. Betterment and Coop Contract Authorization Resolution

Chris Thompson described a common practice in project management called a betterment agreement. He explained that when UDOT (Utah Department of Transportation) undertook a project, they often worked out such agreements with cities. These agreements typically involved UDOT adding or improving infrastructure such as sewer lines, water lines, or storm drains within the city.

Thompson stated that in these cases, the city would sign an agreement to reimburse UDOT for the costs incurred by their contractor for these additional improvements. He then explained that the purpose of the discussion was to grant authority to the Public Works Director to sign these betterment agreements on behalf of the city.

Furthermore, Thompson mentioned that the proposal would also give the Power Director and City Manager the ability to sign for easements and other related items, provided their value was less than \$100,000.

Councilman Marshall ▾ made Approve a **Motion to Betterment and Coop Contract Authorization Resolution**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 10:06 pm roll call vote

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

Shane Marshall	Yes
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D. Resolution Approving Personnel Policy Update - Retirement

Tyler Jacobson provided a detailed explanation of the proposed changes to the city's retirement policy. He began by noting that the Utah Retirement Systems (URS) rates were changing for fiscal year 2025, starting July 1, 2024. Jacobson explained that they had reviewed plans from other cities and consulted with the personnel committee, which included council members and the mayor.

Jacobson mentioned that they had held five meetings with employees, inviting 270 benefit-eligible employees, of whom about 90 attended. He emphasized that the policy presented was specifically for fiscal year 2025, and they were still studying potential future changes, such as matching contributions and caps on contribution percentages.

He then broke down the six distinct retirement plans into three main categories: Tier 1 (employees hired before July 1, 2011) and Tier 2 (employees hired after July 1, 2011) for public employees, public safety, and firefighters.

For Tier 1 public safety and firefighters, Jacobson proposed a maximum 17.9% contribution towards retirement. He explained how this would be applied differently for various employee categories based on URS requirements and city policies.

For Tier 2 employees, Jacobson outlined different proposals:

- Public employees would receive the required employer contribution plus up to 4% in their 401(k), with a 16.19% maximum.
- Public safety employees would receive the URS required amount plus 5%, with some additional complexities regarding overtime contributions.

Jacobson went into detail about the specific percentages for each category, explaining the reasoning behind the differences and noting some unique situations, such as the 0.7% that Tier 2 public employees were required to pay by law.

Throughout his explanation, Jacobson acknowledged the complexity of the topic and offered to provide more clarity if needed. He emphasized that this policy was specifically for the upcoming fiscal year and that they would continue to study and potentially adjust the policy for future years.

Tyler Jacobson continued his explanation of the retirement policy changes, focusing on the public safety and firefighter plans. He noted that for public safety employees, the city would have to cover the 4.73% contribution for all employees indefinitely.

Jacobson then discussed the firefighters' plan, which he described as very similar to the public safety plan. He pointed out that the required URS rate for firefighters was slightly lower than for public safety employees. He explained that this difference was due to a subsidy that

comes from homeowners' insurance to help cover firefighter retirement.

Despite this difference, Jacobson stated that the city would be applying the same principle to firefighters as to public safety employees: providing the URS required amount plus an additional 5%.

Finally, Jacobson reiterated that all these changes would take effect on July 1, 2024, which marks the beginning of fiscal year 2025.

Councilmember Beck began by expressing appreciation for the work of the staff on the committee, acknowledging that the process had been intense and involved a very deep dive into the issues. Beck emphasized that this was not the end of their work on the policy, stating that they would continue to examine and refine it in the future.

Beck stated that she felt comfortable approving the policy that night, citing her appreciation for the numerous meetings held and the employee feedback received during the process. She highlighted an important lesson learned through this process: that it would be impossible to make everyone happy with the changes.

Councilmember Beck noted that other cities were implementing different approaches to their retirement policies, both in comparison to their city and to each other. This diversity of approaches underscored the complexity of the issue and the lack of a universally agreed-upon solution.

Beck concluded by asserting that, given the circumstances, the best course of action was to choose a path and commit to it. Her statement suggested a pragmatic approach to decision-making in the face of a complex and potentially contentious issue.

Tyler Jacobson also highlighted Kim Hall, Human Resource Director, as an integral part of the process as well.

Councilmember Beck revealed that she had proactively reached out the previous week after receiving the updated policy. Beck mentioned that she had called Kim Hall to inquire about how the meetings had gone and to gather feedback.

Beck shared that the response she received was mixed. She reported that some people loved the proposed policy, while others didn't. However, she emphasized that choosing a different path wouldn't necessarily solve the problem, as it would likely result in a different group of people being dissatisfied.

Tyler Jacobson expressed his admiration for the employees' engagement in the retirement policy review process. He noted that it had been amazing to witness how willing the employees were to study the issue and strive to understand it thoroughly.

Jacobson highlighted that they had received some very thought-provoking questions from employees during the process. He emphasized that the feedback they received was of high quality, mentioning that some of it came from unexpected sources.

Councilmember Marshall echoed Councilmember Beck's thoughts and provided his own perspective on the retirement policy review process:

He acknowledged the significant effort that went into the process and noted that it had unintentionally brought a "big shiny light" to the issue. Marshall observed that this increased attention had led to more employees understanding the retirement plans than before.

Marshall expressed some regret about the cycle they had to go through but felt they were now on the right track. He pointed out that they had returned to their original position, at least for the Tier 1 public employees, and that they had time to make further changes if necessary.

He emphasized the importance of taking a more methodical approach in the future when considering any changes. Marshall stressed his belief in honoring the promises made to employees when they were hired, stating that the city should maintain the agreed-upon package unless it becomes impossible to do so.

Marshall cautioned that if they were to make changes in the future, they would need a compelling reason beyond just making the plans fair. He suggested that financial constraints could be a valid reason but emphasized the need for a well-thought-out explanation for any changes, especially if they might be perceived as taking something away from employees.

He expressed satisfaction with the current state of the other seven plans and thanked everyone involved for their hard work over the past couple of months, acknowledging that it had not been an easy process.

Seth Perrins expressed that the Tier Two employees were very appreciative of the efforts being considered for their system. In previous meetings, many employees thanked the committee for addressing this matter. They were grateful because, until then, there had been no additional consideration for Tier Two employees.

Mayor Mendenhall emphasized the importance of recognizing talent within the organization and ensuring the public was aware of their contributions. He noted that it was crucial to have an incentive package to retain and attract skilled individuals, as employees work in a highly visible public environment. Mayor Mendenhall highlighted the need to compete effectively in this space to ensure good people remain with the organization rather than seeking opportunities elsewhere. He stressed the necessity of both attracting new hires and retaining current employees.

Councilman Marshall ▾ made Approve a **Motion to Resolution Approving Personnel Policy Update - Retirement**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 10:25 pm roll call vote

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

E. Resolution Approving Fiscal Year 2025 Budget

Seth Perrins reflected on the past budget year as the most challenging yet potentially the most rewarding he had experienced. He found joy in overcoming the difficulties and was very pleased to present opportunities for enhancing fire services without raising taxes. Over \$2 million was allocated to fire and EMS services, enabling the addition of firefighters and EMTs, as well as establishing a dedicated fire station (Station 61) that could respond immediately to fires. He emphasized the significance of achieving this without a property tax increase, noting the rarity of such an accomplishment.

Perrins mentioned that while the budget presented in May saw slight adjustments, it remained largely unchanged in its final form. He highlighted the process of continuous discussions and refinements over a month and a half, allowing for necessary changes. One notable adjustment was the reduction of the proposed base rate increase for water and sewer services, demonstrating a commitment to refining estimates and reducing costs where possible.

Additionally, the budget incorporated new policies recently passed, adjusting fund balances and accounting for retirement adjustments. Some proposed increases for electric projects were reduced, contributing to an overall budget reduction of about \$3 million. Perrins expressed excitement about these changes, despite the late hour, acknowledging the collaborative effort to address priorities and refine the budget over several months.

Councilmember Marshall remarked on the final budget for FY 24, noting a recent comment about the accelerated spending on the sewer treatment plan and the recreation center. He mentioned that while they were spending more dollars today, this amount would decrease in the future.

Seth Perrins clarified that the decrease in spending wouldn't be realized until the end of the project. He explained that while they were advancing the timeline for the sewer treatment plan and the recreation center, both projects would extend into FY 26. Therefore, the budget would balance out by the end of FY 26. He mentioned that if they had decreased the recreation center's budget from what was proposed in the tentative budget, they would likely need a revision by the end of FY 25 due to a shortfall. He noted that the total budgeted amount didn't cover the entire Guaranteed Maximum Price (GMP) for the project.

Mayor Mendenhall acknowledged the complexity and sensitivity of project budgeting due to the way projects span multiple fiscal years. He referenced previous discussions about potential misunderstandings, noting that the process can be intricate and delicate.

Mendenhall emphasized that even if the entire bonded amount wasn't spent immediately, it still needed to be accounted for as a one-time budget expense.

Seth Perrins acknowledged that he made a mistake and wanted to ensure this was noted on the record that Jordan Hales had been correct. He expressed his readiness to answer any questions, although he opted not to delve into all the details. Perrins commended Jordan for an excellent presentation in May and noted that the core aspects of the budget had not changed. He mentioned that the finalized budget document would be available online as early as the next morning after approval.

Councilmember Cardon expressed gratitude to Seth Perrins and the staff for their hard work, especially in transitioning to a full-time fire department without raising taxes. He acknowledged the various other ongoing projects in the city and praised each department head, manager, and supervisor for ensuring their budgets were well-managed. Cardon thanked Perrins for his leadership and for addressing numerous questions throughout the process. He recognized the budget discussions as some of the most challenging and appreciated seeing the team's dedication from his perspective.

Seth Perrins expressed appreciation for the clarity of priorities provided, which made it easier to focus, even if execution was challenging. He noted that all departments participated in the process, and some budget requests across multiple departments were not filled due to prioritization.

Perrins mentioned that if revenues turned out to be stronger than anticipated, the team might return with unfunded requests for consideration. He emphasized that unmet needs would remain a priority and could be addressed in future revisions if resources allowed. Until then, he felt confident that the current budget addressed the most pressing challenges, with other needs waiting until they had the resources to fulfill them.

Councilmember Oyler emphasized the importance of residents understanding the budgeting process, noting that the city does not plan to spend the entire estimated revenue. For instance, if the estimated revenue was \$100, they budget their expenses to be less than that amount. He invited Seth Perrins to elaborate on how they budget with this approach.

Seth Perrins explained the budgeting process for the general fund, emphasizing the requirement to present a balanced budget where revenues match expenditures. Occasionally, they may dip into reserves, similar to using savings for a major purchase like a car. However, generally, they aim to spend within their means. For the current fiscal year, he anticipated underspending by approximately half a million dollars. Looking ahead to FY 25, they planned to budget around \$200,000 for spending, reflecting careful fiscal planning based on revenue estimates.

Councilmember Oyler asked about the rainy day fund if the revenues don't come in as expected.

Seth Perrins discussed the city's approach to ensuring fiscal stability, highlighting their

commitment to maintaining a balanced budget with provisions for potential revenue shortfalls. Drawing lessons from past economic downturns, particularly the Great Recession, they have developed several tools for financial management. These include conservative budgeting, delaying capital projects, and using rainy day funds reserved for emergencies.

Perrins emphasized the flexibility these measures provide in adjusting to economic changes without exceeding their financial means. He cited their proactive response during the onset of COVID-19 in 2020, where they quickly adjusted their financial strategies to mitigate potential economic impacts. These safeguards were designed to prevent the need for sudden tax increases and ensure long-term financial resilience for the city.

Mayor Mendenhall reassured citizens about the complexity of the city budget, emphasizing that they don't need to read all 133 pages to understand its content. He highlighted the availability of concise summaries within the budget that provide a clear overview of Spanish Fork City's financial health. He encouraged residents who were concerned about the city's financial well-being to read pertinent sections of the budget, suggesting it could either alleviate worries or provide necessary information.

He also encouraged residents to reach out with any questions they had about the budget, reassuring them that both Seth and Jordan were accessible and willing to provide clarification. He underscored the responsiveness of the finance department in addressing inquiries promptly. He emphasized the importance of the city's annual audits, which consistently validate Spanish Fork's strong financial standing through independent assessments. Overall, he assured residents that the city was diligently managing funds and maintaining transparency, with the budget information readily accessible on the city website.

Councilmember Marshall inquired about the progress towards finalizing a summary of the bonds, loans, and revenue associated with them.

Seth Perrins confirmed that the summary of bonds, loans, and associated revenues was nearly finalized and would be published the following morning. He mentioned that the relevant document had already been emailed, specifically referring to it as located in Appendix D within the 133-page document, occupying the last four pages.

Mayor Mendenhall expressed gratitude towards Seth Perrins for his years of dedication in managing the city budget, alongside former city manager Dave Oyler. He highlighted the continuity and stability that Perrins and his team, including department directors like Jordan, had brought to Spanish Fork's financial management. Mendenhall emphasized that while political leadership may change, the consistent financial stewardship had been a cornerstone of the city's fiscal health.

He acknowledged the hard work of all directors involved in the budget process and commended Jordan for his contributions. Mendenhall concluded by inviting any further questions or comments from the council, recognizing the collaborative effort in achieving a successful budget outcome.

Councilman Oyler · made Approve a **Motion to Resolution Approving Fiscal Year 2025**

Budget

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 10:43 pm roll call vote

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

ADJOURN TO THE REDEVELOPMENT AGENCY (RDA)

Councilman Marshall ▾ Moved to Adjourn ▾ **to the RDA**

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 10:44 pm with a roll call vote.

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

RDA CONSENT:

a. RDA Minutes Spanish Fork City RDA Meeting 06-04-2024

Boardmember Cardon ▾ Moved to Approve ▾ **RDA Minutes Spanish Fork City RDA Meeting 06-04-2024**

Boardmember Tooke ▾ Seconded and the motion Passed all in favor at 10:44 pm with a roll call vote.

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

NEW BUSINESS:

a. Resolution Approving the RDA Fiscal Year 2024 Revision 3 Budget

Seth Perrins provided a detailed summary regarding incentives and revisions in the RDA (Redevelopment Agency). He explained that the RDA revision involved a pass-through contract based on tax increment revenue received, which exceeded initial budget expectations due to higher property tax payments from a specific company. This necessitated a revision to allocate \$31,378 in the Sierra Bonita RDA.

During the discussion, there was mention that the revision required a public hearing and it was noticed as a budget adjustment, ensuring transparency and adherence to procedural requirements so Seth stated we needed to go into a public hearing.

Councilwoman Beck ▾ Moved to **go into a Public Hearing**

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 10:46 pm

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

PUBLIC COMMENTS:

There was none

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

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 10:46 pm

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

Boardmember Cardon ▾ Moved to Approve ▾ **Resolution Approving the RDA Fiscal Year 2024 Revision 3 Budget**

Councilman Marshall ▾ Seconded and the motion Passed all in favor at 10:47 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes

Landon Tooke	Yes
Shane Marshall	Yes

b. Resolution Approving the RDA Fiscal Year 2025 Budget

Seth Perrins clarified that there were no changes in the RDA budget from the tentative budget presented back in May; it remained as originally proposed without alterations.

Boardmember Tooke ▾ Moved to Approve ▾ **Resolution Approving the RDA Fiscal Year 2025 Budget**

Boardmember Beck ▾ Seconded and the motion Passed all in favor at 10:47 pm with a roll call vote.

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

ADJOURN TO THE LOCAL BUILDING AUTHORITY (LBA)

Boardmember Cardon ▾ Moved to Adjourn ▾ **to the LBA**

Boardmember Oyler ▾ Seconded and the motion Passed all in favor at 10:48 pm with a roll call vote.

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

LBA CONSENT:

a. LBA Minutes Spanish Fork City Meeting 06-04-2024

Boardmember Oyler ▾ Moved to Adjourn ▾ **to the LBA Minutes Spanish Fork City Meeting 06-04-2024**

Boardmember Beck ▾ Seconded and the motion Passed all in favor at 10:48 pm with a roll call vote.

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

LBA NEW BUSINESS:

A. Resolution Approving LBA Fiscal Year 2025 Budget

Seth Perrins explained that there were no changes in the LBA (Local Building Authority) budget from the tentative budget approved in May. The only adjustment involved carrying over approximately \$250,000 due to contractual limitations and pending invoices for a project that was closed out. This carryover was necessary to ensure funds were available for future disbursements in Fiscal Year 25, without incurring additional costs.

Boardmember Marshall ▾ Moved to Approve ▾ **Resolution Approving LBA Fiscal Year 2025 Budget Meeting**

Boardmember Cardon ▾ Seconded and the motion Passed all in favor at 10:50 pm with a roll call vote.

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

Boardmember Marshall ▾ Moved to Continue ▾ **To Reconvene back to City Council**

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 10:50 pm with a roll call vote.

There was a discussion about whether there were any additional business items to address besides council comments. Councilmember Marshall waived his right to make comments, while other council members indicated they would provide comments next time.

Seth Perrins reminded everyone that due to the calendar configuration, there were no scheduled Fiesta Day activities on the 16th. He referred back to discussions held around November, when the decision was made to schedule two meetings in July. Internally, there had been ongoing discussions about the agendas, with a focus on ensuring that the second

meeting in July would be lighter compared to the first, aiming to keep it as efficient as possible.

Councilmember Beck stated she had the pie eating contest that day.

Seth Perrins mentioned activities must have changed since the last time they looked there were no activities on that day.

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

CITY COUNCIL

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

Councilman Tooke ▾ **Seconded** the motion and it **Passed** at 10:52 pm

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

Attest: June 18, 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 June 18, 2024. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER