



**ADOPTED MINUTES
CITY COUNCIL MEETING
August 6, 2024, at 4:37 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 (Work Session)

Councilmembers Absent:

Kevin Oyler, Councilmember (City Council Meeting)

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Dave Anderson, Community Development Director
Nick Porter, Recreation Center Manager
Jake Theurer, Power and Light Superintendent (City Council only)
Eddie Hales, Fire and EMS Director

Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Bryan Perry, IS Director
Seth Perrins, City Manager
Chris Thompson, Public Works Director
Dale Robinson, Parks and Recreation Director
Jack Urquhart, Public Information Officer

Staff Members Absent:

None

Visitors Present:

Name	Name	Name
Chad Argyle	Naleta Mellor	Travis Ball
Edes Hill	Darrin Mellor	Tyler Moos
Kathleen Leavitt	Elijah Lewis	

WORK SESSION - No formal actions are taken in a work session**Visitors Present:**

Ryan Hales	Jeff Grasso
Mike Winters	Josh Gibbons
Steve Maddox	Ryan Rhees
Brandon Watson	Pete Hansen
John Bankhead	

Mayor Mendenhall called the work session to order at 4:37 pm.

Pete Hansen emphasized the importance of using the microphone properly during broadcasts. He mentioned that the public couldn't hear them well and instructed everyone to speak directly into the microphone, as close to their mouth as possible. He humorously added that anyone who notices someone not using the mic properly should raise a finger, and they are "deputized" to help that person.

a. Whispering Pines

The discussion focused on the proposed development project involving Edge Homes and various stakeholders, including Edge Engineering, Brandon Watson, Jeff Grasso property owner, and Mike Winters. The project, which included a major building at the mouth of the Canyon, aimed to amend the general plan to convert a vacant site to residential use. Staff reviewed the site design for the first time and sought feedback on the project's front end, emphasizing that no vote would be made that night. Key issues included access and site design, with the project facing challenges due to its location, lack of public street frontage, and unique circumstances.

John Bankhead provided a summary of the design, noting that the area was not residential and highlighting access and traffic concerns. Existing access points included Fingerhut Road and Powerhouse Road, with a proposed new road, Riverbottom Road, intended to improve

connectivity. However, there were concerns about the short-term and long-term access, especially related to fire and life safety, which would require two separate fire apparatus access roads.

The timeline for the Fingerhut intersection design and permitting was discussed, with uncertainty about funding and construction. The bridge's status and its impact on the development were also considered. The city's goal was to ensure that access issues were addressed both in the short term and long term, with some flexibility for design if UDOT and access road concerns were resolved.

Traffic studies projected impacts up to 2050, with ongoing evaluation needed for the development's effectiveness. The proposal included considerations for commercial and residential traffic and potential limitations if the bridge was not built. The design aimed to balance access requirements and safety while accommodating future growth.

Concerns about the mixing of commercial and residential uses, road design, and traffic impacts were addressed, with discussions on how to mitigate these issues. There were suggestions for improving access, including the possibility of separating commercial and residential traffic and incorporating traffic calming measures.

The discussion highlighted the importance of ensuring that safety and access requirements were met and considered various funding sources and timelines for necessary infrastructure improvements. The goal was to provide direction and flexibility in planning to address the project's needs effectively.

b. Proposal for Winter Golf Course Closure

Dale Robinson and Ryan Rhee addressed the Council, discussing the decision to potentially close the golf course during winter months. He noted that in the past, the course had attempted to remain open during good weather in the winter, but conditions had changed over the years. Grass maintenance had become challenging with keeping the course open, with grass not growing well and efforts potentially harming the course.

Rhee reported that the average revenue from the course during winter months was about \$15,000, primarily from carts and green fees. However, 80% of this revenue was earned in the first two weeks of December and the last two weeks of the month. He indicated that keeping the course open was not financially necessary, as the revenue from Gateway Golf Course, amounting to \$30,000, offset the potential earnings from keeping the course open.

Rhee highlighted that other courses typically closed for the winter regardless of the weather. He mentioned that it had been a consideration for some time and pointed out challenges such as struggling to maintain the course's condition and having limited staff available during that period. He planned to post signs and notify customers via email about the closure, also indicating that the practice area would be closed. The maintenance of equipment during winter would also be a consideration.

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

Call to Order - Mayor Mendenhall welcomed everyone to the City Council meeting held on August 6, 2024, in Spanish Fork City, the proceedings began with a warm welcome extended to everyone present, both in person and online via YouTube. The Mayor expressed gratitude to the attendees for their participation, acknowledging the diverse audience reaching out from various locations around the world. As was customary in Spanish Fork, the meeting commenced with a prayer followed by the Pledge of Allegiance.

During the meeting, Councilmember Marshall addressed the attendees and introduced Jack Urquhart, the new Public Information Officer. Councilmember Marshall requested that Jack share some information about himself before the commencement of the prayer.

Jack Urquhart expressed his enthusiasm about joining Spanish Fork City. He shared that he had been working for the city for a few months and was originally from Orem. Jack mentioned his love for baseball and cities, and he had enjoyed his time with Spanish Fork City so far. Additionally, he briefly introduced his family, noting that he had a wife and three children, whom he described as awesome. Jack concluded his introduction by thanking everyone and gave the invocation.

Councilmember Cardon led the attendees in the Pledge of Allegiance.

Mayor Mendenhall thanked everyone for attending and informed them that Councilman Oyler would be absent for part of the meeting due to some personal affairs. The Mayor expressed well-wishes for Councilman Oyler and indicated that he hoped to have him return by the end of the meeting. Following this update, the Mayor moved on to item C on the agenda, introducing Chief Johnson, who had some business to present to the Council.

RECOGNITIONS:

- a. Oath of Office - Police Officer Tyler Moos

Chief Matt Johnson addressed the Mayor and Council, expressing his privilege in introducing the new officer, Tyler Moos. Tyler, who had been working part-time with the police department for about a year, officially joined the department full-time a month prior. Before his time with Spanish Fork, Tyler worked full-time for Santaquin City for about two and a half years and served in the National Guard for six years.

Chief Johnson praised Tyler's work ethic, knowledge, communication skills, and positive impact on the department. Tyler was accompanied by his wife, Lexi, and their children, Jordan and Raylan. Chief Johnson then invited the Mayor to administer the oath of office and officially swear Tyler in as the newest member of the police department.

Mayor Mendenhall gave the ceremonial oath to Tyler Moos.

A picture was taken with the Mayor and Council.

Mayor Mendenhall asked how many officers there were now in the police department.

Chief Matt Johnson said there were 42 officers and Tyler replaced Officer Warner when he retired the first of June.

Mayor Mendenhall thanked Chief Johnson for taking care of their citizens..

PUBLIC COMMENTS:

Darrin Mellor took a moment to express his heartfelt gratitude to the Mayor, City Council, and all city staff for their efforts. He praised the recent Fiesta Days, highlighting the smooth, positive, and uplifting experiences, despite some negativity often seen on social media.

Darrin mentioned attending the rodeo and various other events, noting that everything was well-organized and enjoyable. He specifically appreciated the behind-the-scenes work that contributed to the success of the events, including the concerts in the park and the car show.

Darrin shared a personal anecdote about receiving a shirt at an event, which he proudly wore, and he conveyed his overall satisfaction with the community's vibrant atmosphere. He concluded by thanking everyone involved, including the police department, and expressed how much he and his family enjoyed the events.

Chad Argyle addressed the Mayor and City Council, expressing his gratitude for the opportunity to speak. He reminisced about a past encounter with Mayor Mendenhall, who had predicted he would miss the community events as a Councilmember. Chad shared his personal connections with the Mayor's family, including working with his grandfather and having his father-in-law involved in local farming. He fondly recalled his own experiences with the Mayor's family, emphasizing the high quality of the people he had interacted with.

Chad reflected on the value of attending community events, noting that after many years of involvement with the city and its events, he finally had the chance to enjoy them with his family. He appreciated the efforts of the city staff and department heads in making these events memorable and accessible for families.

He also made a suggestion regarding the promotion of city events. Chad proposed enhancing the visibility of event information beyond the current booklet and website, considering broader distribution to ensure more people are informed. He acknowledged the city's efforts and concluded by expressing his thanks for the positive impact these events had on the community.

Councilmember Beck responded to Chad Argyle's suggestion by confirming that the event information was distributed to all Spanish Fork and Salem zip codes and businesses. When asked about distribution to surrounding areas like Mapleton, Lake Shore, and Benjamin, Beck affirmed that these areas also received the information.

COUNCIL COMMENTS:

Councilmember Oyler

Absent

Councilmember Tooke

Kathleen Leavitt, President of the Spanish Fork/Salem Chamber of Commerce, was unable to attend the meeting, so Councilman Tooke read her notes. Key updates included:

- **Soul Reflexology:** A foot zoning company opened at 57 East 1000 North in Spanish Fork last week.
- **Canyon Events:** A presentation by Farm Bureau Financial Services was scheduled for August 22nd at noon.
- **Uptown Cheapskates:** Scheduled to open by the end of August at 1052 North Main Street, Suite B. They are hiring buyers and fashion consultants.
- **Business of the Quarter:** Stone Drug would be celebrated on August 29th at noon.
- **Community Partner of the Quarter:** The Department of Workforce Services will be recognized on August 20th at noon.
- **Farmers Market:** Held every Saturday from 8 a.m. to 1 p.m. at 775 West Center Street. The Chamber offered \$100 vouchers for seniors at the market, and EBT cards can be used for double tokens up to \$30.

Councilmember Tooke also shared his personal experiences and enjoyment of recent events, including announcing the children's parade entry and the Mister Extraordinaire pageant. He expressed his appreciation for the community spirit and the success of these events.

Councilmember Tooke also included an update on the library's end-of-summer reading party, which had a camping theme. The event was well-attended, with hundreds of young families participating. Councilman Tooke mentioned that he helped with the event, including leading campfire songs and playing instruments, and praised the library staff for their efforts. He expressed his enjoyment of the event.

Councilmember Cardon

Councilmember Cardon provided several updates and reflections. He began by discussing school safety preparations, inviting Police Chief Matt Johnson to tell us about what would happen for the upcoming school year.

Chief Johnson related they had organized crossing guard training and planned extra enforcement around schools for the upcoming year. Officers would be present at elementary schools on the first day to welcome students and ensure their safety.

Councilmember Marshall urged drivers to be cautious and attentive, stressing that speeding did not save time and that it impacted the community.

Councilmember Cardon also thanked Chief Johnson and Chief Hales for their efforts in organizing the recent Public Safety Night Out at the North Park, which featured a LifeFlight

demonstration. Cardon praised the event as a valuable opportunity for community interaction with emergency services.

Additionally, Cardon highlighted the success of Fiesta Day events, expressing gratitude to the City Council and various departments for their contributions. He specifically noted the engaging children's activities and the council's involvement in setting up and participating in the events.

Finally, Cardon shared a personal experience from the rodeo, reflecting on how such events foster family bonding and contribute to the small-town feel of Spanish Fork. He emphasized the importance of community gatherings in creating memorable experiences and strengthening local connections.

Councilmember Beck

Councilmember Beck shared her reflections on the recent Fiesta Day events. She highlighted the contributions of the Grand Marshals, Dave and Susan Oyler, who actively participated in many activities, including riding through the rodeo arena and being recognized during Sunday night in the park. Beck praised their significant impact on the community over the years.

She also noted the busy schedules of Miss Spanish Fork and her royalty, who engaged in various events, including judging the baby contest. Beck expressed appreciation for their enthusiasm and dedication.

Beck commended the executive committee for their behind-the-scenes efforts in organizing the event, describing this year's Fiesta Days as the most seamless she has attended. She specifically thanked the Parks and Recreation staff for their contributions.

Lastly, Beck acknowledged the Mellors and the Argyles for their participation and support of the events, emphasizing the importance of community involvement. She encouraged everyone to attend the Children's Market on Main, happening this Saturday from 10 a.m. to 1 p.m. at the city park, where children will showcase their entrepreneurial skills.

Mayor Mendenhall acknowledged the excellent work Councilmember Beck had done for the Fiesta Day events and expressed appreciation for the significant amount of time and effort spent by everyone involved.

Councilmember Marshall

Councilmember Marshall conveyed his deep appreciation for councilmember Beck's exceptional leadership and the immense effort she and her team dedicated to the event. He recognized the daunting task of managing such a large-scale event and commended Councilmember Beck for her ability to lead effectively, resulting in a seamless execution that showcased her excellent organizational skills.

Marshall extended his thanks to the city staff and volunteers, particularly emphasizing the experience of his brother and sister-in-law, who had the opportunity to volunteer this year. Their involvement provided them with a firsthand look at the extensive preparation and coordination required for the event, which often went unnoticed by the public. He noted the impressive behind-the-scenes work and the intricate coordination needed during the parade, highlighting the significant effort involved in ensuring everything runs smoothly.

He also took a moment to express gratitude to the first responders and EMS personnel, acknowledging their crucial role in maintaining safety and supporting the event's operations. Marshall shared a personal anecdote about the parade's length and the experience of community members who embrace the tradition despite the long wait. He highlighted the communal spirit and enjoyment that the event brings, underscoring the pride and connection it fosters among residents.

Marshall reminisced about how the parade had been a cherished tradition for his family for many years. He encouraged everyone to fully engage with the event, whether by participating in person or enjoying it from home. He emphasized that the event represented a valuable opportunity for community bonding and celebration.

In his closing remarks, Marshall thanked the council and staff for their dedication and hard work throughout the year. He highlighted the event as a rewarding culmination of their collective efforts, expressing his gratitude for the support and commitment that made the event a success.

Mayor Mendenhall

Mayor Mendenhall began by acknowledging former Councilmember Argyle's reminder about the ephemeral nature of political roles and the importance of making the most of the time spent serving the community. He appreciated Argyle's perspective, emphasizing that while politics was for a season, the impact of community events like Fiesta Days celebration endured.

Mendenhall echoed the sentiments expressed about the various aspects of the event, from the rodeo and the park to the carnival and fair. He highlighted how these events helped bring an already close-knit community even closer, fostering a sense of togetherness and enjoyment.

The Mayor then shared two notable highlights from the rodeo. First, he mentioned Steve Knowles, a high-ranking official in the Professional Rodeo Cowboys Association (PRCA), who was impressed by the quality of the Spanish Fork rodeo. Mendenhall recounted a moment when he welcomed Knowles to the event, in which Knowles, despite his extensive experience, acknowledged our rodeo as a "real rodeo." This recognition was a testament to the high standards maintained by the local organizers, including Nick Hanks, Angie Warner, Dale Robinson, and the Diamond Fork Riding Club.

The second highlight was the presence of Kaycee Feild, a celebrated rodeo athlete recently inducted into both the Pro Rodeo Hall of Fame and the Spanish Fork Hall of Fame.

Mendenhall described the emotional moment when Feild accepted his honors, underscoring the significance of the event for both Feild and the local community.

The Mayor also provided an update on the new recreation center, noting its progress and the exciting features being developed. He showed enthusiasm for the facility, describing its layout and the ongoing construction work. Mendenhall praised the efforts of the construction team, including Dale Robinson, Matt Romero, Jered Johnson, and other crew members, for their hard work and dedication to bringing the project to fruition.

Councilmember Marshall expressed gratitude to the Westland construction crews for their commitment, despite broader economic challenges. He acknowledged their dedication as a reflection of their care for the community and the impact of their efforts on the collective spirit of Spanish Fork.

Dale Robinson stated he would provide a video in the next city council meeting to show how things were moving along quickly.

Mayor Mendenhall affirmed the significance of the updates shared, recognizing the rapid progress on the recreation center project. He encouraged continued observation and promised more updates in the future as the project evolved. With no further comments from the council, he moved on to the staff reports segment of the meeting.

STAFF REPORTS:

Seth Perrins began by expressing his gratitude to Mayor Mendenhall and introduced a few topics for discussion. He mentioned the ongoing changes to Center Street and noted that Chris would provide details on the current updates regarding pavement work. He then invited Dale to address any additional comments about the recent festivities. Seth concluded by indicating that he would end with a report from Utah Risk Management Agency (URMA).

A. Road and Construction Updates

Chris Thompson expressed enthusiasm about the ongoing developments on Center Street. He mentioned that the area would have a newly paved road, as well as a new road on 630 West, which would improve the commute for students traveling to the new high school.

He highlighted an important change set for Monday, where the stop sign at 200 West would be removed and replaced with a traffic signal at 400 West. This change was expected to enhance traffic flow and safety in the area.

Seth Perrins addressed concerns about the traffic flow for students approaching the high school from the east of town. He noted that traditionally, students have taken the route turning on First South, wrapping down to Second West, and then hitting the blinking stoplight to get onto Center Street.

For the first day of school, he encouraged parents and students to take a slightly different route. He advised them to go down First South to 400 West, where they would encounter the

new traffic light. This new light would guide them directly into the newly configured parking lot of the high school, streamlining their commute and avoiding potential traffic issues.

Chris Thompson mentioned that a meeting was scheduled for the following day to discuss how to effectively communicate the changes in traffic flow to the public, particularly for the first few days of school. The focus was on ensuring that everyone would be aware of the new routes and the changes at the intersections to avoid any confusion or issues. Thompson expressed optimism that these updates would result in a smoother, more pleasant commute to the school on the newly constructed roads.

Councilmember Beck wanted to know if signs would be up to warn the public of the changes.

Chris Thompson added that message boards would be used to inform drivers of the changes, and they planned to have an officer present at the intersection to help manage traffic during the initial transition.

B. Fiesta Day Recap

Dale Robinson expressed his deep appreciation for the success of the recent Fiesta Days celebrations, noting that his family, like many others, enjoys this event more than Christmas. He emphasized how the event draws families together, creating cherished memories. Dale highlighted the enormous effort behind Fiesta Days, which spans three weeks, contrary to the belief that it was just a few days long. He credited the hundreds of volunteers for their dedication, saying that the event wouldn't be possible without their commitment. He gave special thanks to Councilmember Beck and the executive committee for their leadership, acknowledging that the staff loved the events despite being exhausted afterward. Dale concluded by reiterating how vital the volunteers were to making Fiesta Days a success and ensuring it maintains the small-town feel that everyone loved.

C. URMA

Seth Perrins provided an update from the recent URMA (Utah Risk Management Agency) board meeting. URMA, the city's risk management pool, hired an in-house attorney last year to handle small litigation cases. This move was made because city attorneys typically focus on municipal government operations rather than litigation, which was usually outsourced. The decision to bring in an in-house attorney had proven cost-effective, saving the association between \$250,000 and \$400,000 in just one year. Spanish Fork was currently utilizing this attorney for a minor litigation matter.

Seth also discussed how URMA managed claims. When a claim exceeded a certain amount, the city repaid it over five years rather than facing immediate costs. This approach allowed the city to know the actual cost of claims without the usual insurance rate hikes. The City Council will soon decide on an appropriate deductible level, aiming to balance effective risk management with financial prudence. The option includes a deductible of \$0, \$5,000, or \$10,000, with the final decision expected to help meet strategic risk management goals.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council Meeting 07-16-2024
- b. Airport Raw Land Lease - Richard Johnston Hangar 119
- c. Airport Raw Land Lease - Rick Strong/Hangar 7
- d. Hangar 21 Provisional Lease Agreement
- e. Fifth Amendment to Land Exchange Agreement - Airport and San Miguel Valley Corporation Land
- f. Spanish Fork Airport - Questar Gas Right of Way and Easement Agreement
- g. National Opioid Settlement
- h. ~~Settlement Agreement with Rymac, LLC~~

Councilman Cardon made Approve a **Motion** to approve Consent Items excluding item H.

Councilman Marshall **Seconded** and the motion **Passed** all in favor at 6:50 pm.

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

Councilman Cardon made a Motion to **Table** item H.

Councilman Marshall **Seconded** and the motion **Passed** all in favor at 6:51 pm.roll call vote

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

NEW BUSINESS:

A. Historical Preservation Commission Appointment

Tara Silver stated that according to the Historical Preservation Commission's code, a representative from Community Development was required. With Mary Martin's departure, an opening arose, and it was decided or proposed to have Ian Bunker from Community Development join the commission.

Councilman Marshall - made **Motion** to **Accept** - **Ian Bunker to the Historical Preservation Commission Appointment**

Councilwoman Beck - **Seconded** and the motion **Passed** all in favor at 6:52 pm roll call vote.

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

B. Resolution Second Amendment to Fire and 911 Ambulance Services Interlocal Cooperation Agreement

Chief Eddie Hales presented a second amendment to the agreement signed with the county in November, which allowed billing for Fire and EMS services in unincorporated Utah County. The initial agreement restricted billing to the Division of Natural Resources (DNR) form, which was primarily for wildland firefighting, whereas the city's services mostly involve structural firefighting. This limitation prevented reimbursement for many of the city's apparatus.

The second amendment would enable billing for those additional apparatus and services, with retroactive billing starting from July 1.

Councilman Cardon - Moved to **Approve** - **Resolution Second Amendment to Fire and 911 Ambulance Services Interlocal Cooperation Agreement**

Councilman Marshall - Seconded and the motion Passed all in favor at 6:54 pm with a roll call vote.

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

C. Voluntary Transfer of Provo Electric Service Contract Entitlement from Spanish Fork City to UMPA

Jake Theurer thanked everyone involved in organizing the Fiesta Days event, noting its significance to his family and community. He praised the event's organization and expressed appreciation for the effort put into it.

Jake then introduced the next agenda item, which involved a request from the Western Area Power Authority for a transfer of generation from dispatch work. He invited Travis Ball from UMPA to provide background and answer any questions.

Travis Ball expressed his disappointment at not attending the Fiesta Days events this year but mentioned that he had been to the rodeo in the past and plans to attend next year. He then addressed the City Council regarding the 2025 Provo River project, explaining that it involved a federal contract related to power generation from the Deer Creek Dam, which was completed in 1938.

The current contract, which had been in place for 30 years, was expiring, and the federal government was now marketing the power again. Spanish Fork, as one of the preferred customers, has a 7.7% allotment of the power generated by the dam. The proposal was for Spanish Fork to formally assign this allotment to UMPA (Utah Municipal Power Agency), a process that has been ongoing for 30 years but now required formal documentation. Travis Ball requested that the City Council authorize the mayor to sign the contract to assign the power allotment to UMPA, with the final contract to be signed as part of the board meeting.

Mayor Mendenhall pointed out that Travis was the newly hired Power Manager for Provo.

Travis Ball, who was the Director of Public Power for around 20 years, was now the Vice President of Generation at MPX. He mentioned the retirement of key figures like Kevin Garlick and Travis King, noting the significant roles they played. He acknowledged the challenge of filling their "big shoes" but expressed hope that the transition would be handled well, with the next meeting planned for St. George.

Councilmember Marshall asked if they were assigning the power contract to Provo.

Travis addressed the question about the power contract, which accounted for only 70% of the power. He explained that 7% of the power from the Deer Creek Dam was assigned to Spanish Fork. He also clarified that three entities make up 70% of the power, with Provo and Salem being among them, while the other five cities were preference customers.

Councilwoman Beck ➔ Moved to Approve ➔ Voluntary Transfer of Provo Electric Service Contract Entitlement from Spanish Fork City to UMPA

Councilman Marshall ➔ Seconded and the motion Passed all in favor at 6:59 pm with a roll call vote.

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

D. Ordinance revising 13.08.040 Large Solar Generation Policy

Jake Theurer introduced the update of the large solar generation policy to better align with current operations. He noted that, as of now, there were no customers falling under this category, though one was currently going through the process. The updates aim to clean up the policy, removing unnecessary elements and ensuring that Utah County records match the billing information. The changes were intended to clarify the policy for a large generation.

Councilmember Cardon inquired about a clause in the large solar generation policy that required covering all associated costs, including interconnection and engineering. He asked whether this requirement was already in place for other solar customers and was now being extended to the large solar policy, or if it was a new addition to the policy.

Jake Theurer clarified that the requirement for customers to cover all associated costs, including interconnection and engineering, had always been in place. However, the policy update was intended to explicitly spell this out. He mentioned that some people wanted to proceed with building projects before these costs were covered, so the update aimed to make the process very clear.

Seth Perrins highlighted that while the city values solar customers, there were limitations on how much they could rely on solar power. He noted that expectations needed to be managed, especially with larger industrial buildings interested in installing solar panels. Perrins pointed out that solar energy had its challenges, such as the need to replace power quickly when clouds obstruct sunlight. This makes the policy update an important consideration as the city anticipates more large rooftops and solar installations.

Jake Theurer explained that the distinction between a "regular" customer and a "large" customer was based on size. Specifically, any customer with a solar installation over 25 kW was considered large. He detailed that the city's transmission and UMPA contracts have specific energy resource provisions, and any new energy provider must adhere to these requirements to ensure compliance and fairness.

The update to the policy was aimed at making sure large solar installations follow these steps and do not violate existing contracts. The goal was also to ensure that solar generation owners understood the requirements upfront and that the process was clear from the beginning. As more large businesses expressed interest in substantial solar projects, having a well-defined policy helped manage these installations effectively.

Seth Perrins acknowledged that UMPA had been a great partner in working with the city on these matters.

Mayor Mendenhall remarked that as summer ends and solar sales increase, it's important to revisit and clarify Spanish Fork's relationship with solar providers. He noted that while Spanish Fork has a good relationship with solar companies, it's crucial for residents to understand that installing solar panels, whether residential or commercial, does not mean they are entirely off the grid. He emphasized that there was still a need for grid maintenance and power

restoration, especially during outages or when solar production was interrupted, such as by cloud cover.

Jake Theurer stated while Spanish Fork supports solar energy, he emphasized the importance of adhering to the city's contracts with UMPA. He encouraged residents to do their research and be aware of the facts, as there were misconceptions about how Spanish Fork works with solar providers. He stressed that while the city supported solar installations, residents should understand the policies and reasons behind any power interruptions, ensuring they were well-informed about their solar setup.

Mayor Mendenhall encouraged residents to contact Jake's department or the city before making a significant investment in residential solar panels. He advised that getting the real facts and having the city's team do the math for them would provide a clear understanding of what solar energy would mean for their specific situation in Spanish Fork.

Seth Perrins clarified that the city was not partnered with any solar company, despite claims from some salespeople suggesting otherwise. He emphasized that no solar company was a preferred vendor or had any special connection with the city. He also reassured residents that the city's power generation would continue unaffected by future state or federal regulations, countering claims that power supply might be disrupted. Perrins advised residents to be cautious of sales pitches that suggest urgent or exaggerated reasons to purchase solar systems.

Councilman Tooke ▾ Moved to Approve ▾ **Ordinance revising 13.08.040 Large Solar Generation Policy**

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 7:06 pm with a roll call vote.

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

E. Ordinance Revised Title 3.44 Disposal Or Lease Of Public Property

Jered Johnson outlined changes to the policy, noting that the Fleet Division Manager now has the authority to surplus vehicles or equipment approved within the budget. Additionally, the policy update modified the approval threshold from requiring City Council approval to City Manager approval for amounts up to \$100,000. Amounts exceeding this threshold must still be advertised on the Utah Public Notice website, the city's website, and remain posted for 14 days, in accordance with Utah Code. These are the primary changes to the policy.

Councilman Marshall - Moved to Approve - **Ordinance Revised Title 3.44 Disposal Or Lease Of Public Property**

Councilwoman Beck - Seconded and the motion Passed all in favor at 7:08 pm with a roll call vote.

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

DISCUSSION:

A. Sexual Devices Shelf Height Restrictions

Dave Anderson addressed concerns from residents regarding the placement of certain items in larger stores in Spanish Fork. Complaints had been received about how these items were displayed in prominent locations, which some residents found troubling. To address these concerns, staff, with the assistance of the legal department, drafted changes to the city's business license regulations.

The proposed changes focused on larger stores, specifically those over 10,000 square feet, such as Walmart and Target. The idea was to move controversial items to less prominent areas of the store, making them less visible, especially to younger customers. Anderson noted that while the proposal was not ready for immediate action, it would be introduced soon, potentially on the agenda for the first meeting in September. This timing would provide businesses with adequate notice and a formal period to make necessary adjustments.

The discussion included consideration of how to handle items in lockable cases, which might not need to be repositioned as they were already somewhat less accessible. Anderson and other council members explored practical adjustments, such as raising items on higher shelves to make them less visible.

There was also a discussion about the nature of the stores affected by the changes. The new regulations were intended to differentiate between large retail chains and smaller boutique stores, which often have a different focus and clientele. The goal was to address community concerns while ensuring that businesses are not unduly burdened.

Overall, the proposal aimed to balance the needs of the community with the operational realities of larger retail stores, provided a reasonable compromise that addressed public concerns without imposing excessive restrictions on businesses.

B. Business License Fee Changes, Disproportionate Share Approach

The discussion centered on updating the business license fees for Spanish Fork, a topic that had not been revisited since 2017. It was highlighted that recent adjustments had been made concerning inspection-related fees, but the core business license fee had remained unchanged. This update aimed to address the rising costs associated with managing business licenses, which had been exacerbated by inflation and increased city expenses.

The first option under consideration was a straightforward adjustment for inflation, which would increase the fee by approximately 20% to 25%. This adjustment would bring the fees more in line with current economic conditions while still keeping them lower than those in many neighboring cities. This option was simpler and would align with past practices where business license fees covered the cost of regulatory services provided by the city, including staff salaries for managing licenses.

The second option, which was more complex, involved implementing a tiered fee structure based on the level of service required by different types of businesses. This approach recognized that large businesses, such as big box retailers, often require more frequent and intensive city services, including police visits, compared to smaller businesses. Scott Elliott, a staff member with expertise in fee analysis, had been working on a model that calculated fees based on the specific costs incurred by the city for each business type. This model aimed to make fees more equitable by charging higher fees to businesses that place a greater demand on city resources.

The discussion revealed a preference for the simpler first option due to its straightforward nature and less immediate impact on businesses. However, there was also interest in exploring the second option, which could potentially provide a more nuanced approach to fee structuring. Concerns were raised about the potential for steep increases in fees under the second option, which might adversely affect businesses. The idea was to approach the second option with caution, possibly through a gradual implementation or further study.

Council members agreed that the first option, an inflation adjustment, should be presented for consideration in the upcoming months. At the same time, they recognized the value in exploring the tiered fee structure in more depth. This could involve setting up a committee, including representatives from the business community, to gather input and refine the proposal. The goal was to balance the need for increased revenue with the impact on local businesses and to ensure that any changes were fair and transparent.

In summary, while the immediate focus would be on updating the business license fees to adjust for inflation, there was a commitment to further study and discuss a more differentiated fee structure. This balanced approach aimed to address current financial needs while considering the broader implications for the business community.

C. General Plan Update

The meeting addressed the ongoing General Plan Survey, which had been live for about a week and would remain open for another couple of weeks. Participants were encouraged to complete the survey, available on the city's website. There was some discussion about the visibility of the survey on social media and through Everbridge, which had been used to notify residents.

Feedback on the survey indicated improvements in ease of use compared to previous versions, with fewer than 100 responses recorded as of 2:00 PM that day. The survey was estimated to take around ten minutes to complete, considering the time needed to review related materials.

Instructions were provided on locating the survey on the city's website, and it was suggested that the survey link be made more prominent. The team planned to make necessary adjustments to enhance the link's visibility.

The discussion then shifted to the General Plan and Station Area Plan projects. The General Plan was a required document for cities with zoning, whereas the Station Area Plan was required only if a city had specific transit infrastructure, such as a commuter rail stop. While both were advisory, the Station Area Plan had more potential regulatory implications and could affect eligibility for certain funding and protections.

The proposal was to separate the General Plan and Station Area Plan processes. The General Plan would proceed to adoption later in the year, while the Station Area Plan would be delayed until more information from UTA and UDOT regarding future transit infrastructure and interchange layout was available. This separation was seen as a way to reduce complexity and avoid community fatigue from simultaneous projects.

The station area plan's implementation would potentially benefit from additional funding and a more detailed final product. The discussion also touched on challenges related to planning for a future station when exact locations and timelines were not yet confirmed.

In conclusion, the need to split the projects was endorsed, with the intention to proceed with the General Plan adoption and delay the Station Area Plan until more concrete details were available.

Councilman Cardon - Moved to Adjourn - to the Closed Meeting to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares in the Explorer Room § 52-4-205.

Councilman Tooke - Seconded and the motion Passed all in favor at 8:48 pm with a roll call vote.

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

Shane Marshall	Yes
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Attest: August 06, 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 August 6, 2024. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER