



**ADOPTED MINUTES
CITY COUNCIL MEETING
July 1, 2025, at 4:30 pm
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present

Kevin Oyler, Councilmember
Mike Mendenhall, Mayor

Stacy Beck, Councilmember
Landon Tookey, Councilmember
Shane Marshall, Councilmember

Councilmembers Absent:

Jesse Cardon, Councilmember

Staff Members Present:

Tara Silver, City Recorder
Dave Anderson, Community Development Director
Eddie Hales, Fire and EMS Director
Tyler Jacobson, Asst. City Manager
Seth Perrins, City Manager

Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Dale Robinson, Parks and Recreation Director
Cory Pierce, Public Works Director
Jack Urquhart, Public Information Officer

Staff Members Absent:

Jordan Hales, Finance Director

Visitors Present:**Name**

Emily Harryman
Nick Hanks
Bronco Hunter
Kathleen Leavitt
Jackie Larson
Mario Benson
Valerie Benson
Hadleigh Davis
Jake Lasley

Name

Paul A. Prior
John Stewart
Ladd Trupin
Darrin Mellor
Lynzi Coffey
Gary Coffey
Richard Davis
Rachel Whitehead
Chris Ivie

Name

Tamara Davis
John Mendenhall
Nicky Smith
Wayne Smith
Austin Pritchett
Ladd Timpson
Tate Murphy
Nikki Whitehead
Michelle Ivie

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

Visitors: Elijah Lewis

Staff Present:

Jack Urquhart, Ian Bunker, Vaughn Pickell, Dale Robinson, Seth Perrins, Cory Pierce, Shane Marshall, Landon Tooke, Stacy Beck, Kevin Oyler, Mike Mendenhall, Dave Anderson, Matt Johnson, Brandon Snyder, Tyler Jacobson, Lexie Lamb

Mayor Mendenhall started the meeting at 4:36 pm

A. Fiesta Days Trademark and Logo Use**Background and History**

Jack reported on the ongoing efforts to trademark the phrase “Fiesta Days”, noting that the city began this process to protect its intellectual property after being served a cease-and-desist related to “Wings and Wheels.” The trademark is for the phrase only, not the logo or other marks.

The U.S. Patent and Trademark Office initially denied the application, citing “descriptive use,” but the city is pursuing additional documentation to demonstrate longstanding local significance. Currently, the trademark status is pending (live application).

Discussion of Issues

Jack displayed examples of unofficial merchandise and raised the following questions for Council consideration:

- Should the city enforce the trademark against vendors selling Fiesta Days items?

- Should agreements be developed to guide vendors in responsible use of the trademark?

Staff recommended against a strict enforcement strategy, emphasizing instead:

- Collaboration with vendors.
- Vendor agreements acknowledging city ownership of the trademark.
- No royalties or financial requirements imposed on vendors.

Councilmembers discussed public relations concerns, vendor relationships, and the need to balance protection of city branding with community goodwill.

Recommendations

- Develop a vendor acknowledgment agreement outlining proper use.
- Allow vendors to continue selling existing stock for the current year without penalty.
- Begin outreach to key vendors to educate them on the trademark process and secure signed agreements.

Council Consensus: Support for staff's recommended approach, with emphasis on positive vendor relations and public education.

B. Annexations: Growth and Boundary Management

Background and History

Dave reviewed the city's historical approach to annexations:

- 15+ years ago: Frequent forced annexations to achieve boundary continuity.
- Last decade: Reluctance to force property owners, leading to smaller "islands" of unincorporated land.
- Current focus: Prevent inefficiencies and service delivery challenges.

Two annexation proposals were discussed as case studies:

1. Maple View Farm Annexation
2. Stewart Farm Annexation

Discussion of Process

Two annexation methods were outlined:

1. Annexation by Resolution (faster, ~2 months)
2. Annexation by Petition (slower, ~3 months, preserves city leverage to include reluctant property owners).

Staff highlighted challenges with fragmented boundaries:

- Increased infrastructure costs (e.g., redundant electric lines).
- Inefficient emergency services (county vs. city addresses).
- Utility redundancies leading to expensive, “throwaway” infrastructure.

Council Discussion

Key considerations raised:

- Should the city actively pursue “forced annexations” in certain cases?
- How to balance property owner autonomy with citywide interests?
- Benefits to property owners annexing (lower utility costs, improved services, reduced taxes).
- Risks of approving partial annexations that limit future options.

Councilmembers expressed preference for case-by-case evaluations while agreeing that:

- The city should avoid creating smaller islands.
- Annexations should be considered holistically rather than incrementally.
- The petition process provides better flexibility for addressing unique situations.

Recommendations

Staff recommended requesting applicants pursue annexation by petition for more comprehensive boundary management.

Council Direction:

- Avoid piecemeal annexations where possible.
- Encourage applicants to pursue annexation by petition.

- Direct staff to proactively educate property owners on annexation benefits.

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

Mayor Mike Mendenhall called the meeting to order and expressed gratitude to everyone in attendance. He acknowledged both those present in the council chambers of the Spanish Fork Library complex and those watching the proceedings online from various locations. He noted the special atmosphere of the meeting coinciding with Fiesta Days members being present and emphasized the enjoyment of conducting business during such a vibrant community celebration.

The Mayor announced the meeting would begin in the customary manner with an opening prayer, a motivational message, and the Pledge of Allegiance. He invited Councilwoman Stacy Beck to offer the prayer and deliver the motivational message.

Councilwoman Stacy Beck invited Lindsay Coffey, the incoming chair of the previous day's executive committee, to offer a motivational thought and lead the opening prayer.

Lindsay Coffey expressed gratitude for the invitation and shared a reflection honoring unsung patriots of the Revolutionary War in recognition of the upcoming Fourth of July. She highlighted the extraordinary courage of ordinary individuals who contributed to the nation's founding through acts of patriotism, sacrifice, and defiance against tyranny.

Coffey recounted the contributions of Marinus Willett, Mary Ludwig Hayes (known as Molly Pitcher), Nancy Hart, and Salem Poor. She described Willett as a New York militia leader whose bold tactics during the Battle of Johnstown in 1781 disrupted British forces and saved the Mohawk Valley. She detailed how Hayes, during the Battle of Monmouth in 1778, carried water to soldiers and later manned a cannon under fire after her husband fell in battle, demonstrating unyielding bravery. Coffey spoke of Hart's fearless intelligence work in Georgia's backcountry, her ability to infiltrate enemy camps, and her legendary defense of her home against British soldiers. She concluded with the story of Salem Poor, an African American soldier who, after purchasing his freedom, displayed exceptional marksmanship at the Battle of Bunker Hill in 1775, earning recognition from fellow soldiers for his gallantry.

Coffey emphasized that these individuals, though not generals or statesmen, embodied courage and commitment, leaving a legacy of resilience. She encouraged the audience to uphold the principles of liberty, justice, and unity through active citizenship, such as voting, speaking out against division, and fostering a society that honors these sacrifices. She concluded by urging all to carry forward the legacy of these patriots and prayed for continued blessings upon America.

Coffey gave the invocation.

Mayor Mike Mendenhall expressed appreciation to Lindsay Coffey for her motivational thought and prayer, acknowledging her contribution to setting a thoughtful and patriotic tone for the meeting.

Councilmember Shane Marshall then invited all present to rise and join in reciting the Pledge of Allegiance. The attendees stood and collectively pledged allegiance to the flag of the United States of America.

Mayor Mike Mendenhall thanked Councilwoman Stacy Beck and Lindsay Coffey for their contributions to the opening portion of the meeting, as well as Councilmember Shane Marshall for leading the Pledge of Allegiance. He transitioned to item C on the agenda, which was scheduled to include a recognition of an employee. Upon reviewing the room and confirming the absence of the individual, Mayor Mendenhall announced that the recognition would be deferred to a future council meeting.

The Mayor then introduced the public comment portion of the meeting, designating Jack Urquhart as the timekeeper to manage the three-minute time allotment for each speaker. He instructed members of the public to address their comments to the Mayor and Council, and invited them to speak with city officials after the meeting if further discussion was needed.

PUBLIC COMMENTS:

Paul Prior approached the podium to speak during public comment. He began by noting that he had forgotten his hearing aids and confirmed that letters regarding his concerns had been distributed to the council. He described the area around Poplar Lane as a scenic location for walking and biking but raised concerns about massive power lines being proposed nearby. Prior referenced conversations with Seth, who had explained that unless a safety issue arose, little could be done. Prior then cited historical flood events in 1952, 1983, and two years prior as evidence of recurring flood risks in the area. He argued that worst-case scenarios involving rapid snowmelt could inundate the proposed area and posed a legitimate safety concern.

Prior urged the city to write a letter to Rocky Mountain Power opposing the placement of large power lines in the flood-prone area. He suggested rerouting the lines via Highway 6 or Powerhouse Parkway as alternatives. He emphasized that the area's agricultural zoning, which he noted was determined by the city, contributed to the difficulty of installing infrastructure such as highways for five-acre lots.

Prior further advocated for considering the area for future development of high-value housing and recommended planning for flood mitigation. He suggested the creation of a river golf course in the flood zone as a temporary solution until mitigation measures could be implemented. Prior concluded by recalling historical practices in which floodwaters were redirected to raise field levels, highlighting past community efforts to address flooding. He closed his comments by urging the city to take action, stating that Rocky Mountain Power was unlikely to listen to individual residents but might respond to the city's intervention.

Mayor Mendenhall thanked Paul Prior for his comments.

Mayor Mendenhall asked if there were any additional public comments. Seeing none, he announced the transition to council comments, beginning with Councilmember Landon Tooke and proceeding in order to conclude with Councilmember Shane Marshall.

COUNCIL COMMENTS:

Councilmember Tooke

Councilmember Landon Tooke thanked Mayor Mendenhall and indicated he had several items to address. Before proceeding with his own remarks, he invited Kathleen Leavitt, president of the Spanish Fork and Salem Chamber of Commerce, to speak.

Kathleen Leavitt provided an update on upcoming Chamber of Commerce events. She announced a ribbon cutting on July 9 at noon for John Bird, a new member with Utah Health Insurance Advisors. Later that same day, from 6:00 to 8:00 p.m., the Chamber would host a Women in Business paint night at the Tilted Kiln in Spanish Fork. On July 16, a tentative ribbon cutting was planned at noon for the Hive Real Estate Group, which was opening at 295 North Main Street. On July 17, the Chamber planned to host its new networking lunch at the Hampton Inn, catered by Nebo School District. Leavitt highlighted that proceeds from the Nebo School District's catering program would go toward paying off unpaid school lunch balances, emphasizing the community impact of the initiative. Finally, on July 29 at noon, the Chamber would hold a leads and marketing workshop at the Justice Center meeting room. She thanked the council for their support and concluded her report.

Councilmember Tooke expressed appreciation to Leavitt for her updates and shared his recent experience serving with the Chamber of Commerce Board of Directors. He attended the 15-year celebration of Tabitha's Way at their new location nearby and described the event as a wonderful opportunity to witness the organization's operations and their substantial impact on Spanish Fork and South Utah Valley. He encouraged others to visit Tabitha's Way for a tour to better understand their community contributions.

Councilmember Tooke also extended gratitude to city staff, including Parks and Recreation and Public Works, for recent improvements to the walking trail at Poplar Park leading toward the golf course. He noted that significant repairs had been made to sections of the trail affected by tree roots and other issues. He commended the city for maintaining public spaces and enhancing the quality of life for residents who frequent the area. He concluded his remarks by expressing his appreciation for the city's dedication to caring for community amenities.

Mayor Mike Mendenhall thanked Councilmember Landon Tooke for his remarks and invited Councilmember Kevin Oyler to share his comments.

Councilmember Oyler

Councilmember Kevin Oyler began by acknowledging the season's festivities with the Fourth and Twenty-Fourth of July celebrations, noting the increase in fireworks activity during this time. He referenced an email received from a resident expressing concerns about fireworks. The resident had raised issues related to fire safety, the impact on animals, and inquired whether the city could enact a complete ban on fireworks.

Councilmember Oyler shared that he had consulted with Fire Chief Hales regarding the possibility of a ban. Chief Hales had explained that under state law, cities are not permitted to ban fireworks entirely. Municipalities may designate areas where fireworks are restricted but must provide at least one location where residents can legally discharge them. Oyler clarified that although the city cannot impose a full ban, the existing restrictions are in place to enhance public safety.

He reminded residents to follow the fire restrictions established by the city, referencing a map posted on the city's Facebook page which outlined prohibited areas. These areas included bench lands above River Bottoms Road, canyon entrances, and regions near the reservoir. He described a recent incident where a fire was ignited along Powerhouse Road after someone threw a firework from a moving vehicle. He commended the firefighters for their swift response in extinguishing the fire.

Councilmember Oyler also reminded residents of the legal dates for fireworks use: July 2nd through July 5th and July 22nd through July 25th. He urged everyone to respect their neighbors and avoid lighting fireworks outside these windows. Additionally, as a member of the animal shelter committee, Oyler encouraged residents to be responsible pet owners by ensuring their pets were spayed or neutered.

Mayor Mendenhall noted that the shelter typically sees an influx of lost pets during firework-heavy holidays and encouraged owners to check with the shelter if their animals go missing.

Councilmembers Tooke and Marshall added light comments about Oyler's usual reminders regarding pet care and acknowledged the increased activity at the animal shelter during the holiday season.

Mayor Mendenhall then invited Councilwoman Stacy Beck to provide her comments.

Councilwoman Beck

Councilwoman Stacy Beck thanked Mayor Mendenhall and began her comments by referencing several photos she had sent to Jack to display during her report. She noted her attendance at the 15th anniversary celebration of Tabitha's Way, where she captured a photo of Pete Hansen, a well-known community member typically seen behind the camera at local events. She commented on the rarity of seeing him enjoying dinner while still carrying his camera, highlighting his consistent involvement in community activities.

Councilwoman Beck also recognized Miss Utah South Valley, Kira Olsen, for her active engagement with Tabitha's Way. Olsen had been assisting attendees in signing up for monthly contributions to support the organization's mission of feeding families. Beck encouraged residents to consider contributing to Tabitha's Way, emphasizing that even small monthly donations, such as five dollars, could make a significant difference.

She then shared her participation in the Utah State Firefighters Association parade, part of a larger convention hosted by the city's firefighters during the previous week. She praised the firefighters for their efforts in organizing the successful event.

Additionally, Councilwoman Beck reported on the recent gathering of the Fiesta Days executive committee, where interviews were conducted for SF17. She mentioned that city employees, grand marshals, and members of the executive committee took part in the interviews, which covered various aspects of Fiesta Days. She informed the public that comprehensive details would be available in the Fiesta Days magazine and encouraged viewers to tune into SF17 for coverage of all related events.

Councilwoman Beck concluded her remarks by noting she had no further items to report.

Mayor Mendenhall thanked her for her report and invited Councilmember Shane Marshall to speak.

Councilmember Marshall

Councilmember Shane Marshall stated that he had no comments to present at this time. He noted that he would be attending a veterans council meeting the following day and anticipated having comments to share at the next council meeting. He remarked on the unusual nature of not having comments prepared for this session.

Mayor Mendenhall acknowledged Councilmember Marshall's remarks and prepared to proceed with the next item on the agenda.

Councilmember Cardon

Councilmember Cardon was absent from the proceedings.

Mayor Mendenhall

Mayor Mike Mendenhall began his comments by recalling photos he had previously shared in March from his visit to the Krishna Temple in Spanish Fork. He noted the annual spring celebration hosted by Karu Das and other members of the temple community, describing it as one of the largest Krishna festivals in the nation. He reflected on his visit as an opportunity to connect with the organizers and emphasized the significance of the event within the broader Utah County area.

Mayor Mendenhall shared that Karu Das had informed him during the visit that it was the first time an elected official had attended their spring festival since former Governor Gary Herbert, then a County Commissioner, participated during the temple's inaugural year three decades earlier.

The Mayor addressed recent vandalism at the Krishna Temple, acknowledging it as a sacred site that had served as a gathering place for decades. He expressed sympathy and solidarity with the temple community, condemning the vandalism as an unacceptable tragedy. He reassured residents and temple leaders that Spanish Fork City officials were working with

regional partners to support efforts in addressing the incident, despite the temple being outside city jurisdiction.

Shifting focus, Mayor Mendenhall spoke about Fiesta Days and referenced the Fiesta Days magazines recently delivered to homes across south Utah County. He reflected on the growth of the publication, comparing an early issue from 2006, which contained approximately 13 pages, to the current edition with over 90 pages. He remarked on the progress represented by the expanded content and increased participation from local businesses.

Mayor Mendenhall expressed his enthusiasm for the upcoming Fiesta Days events, noting the tradition's growth and its place as a highlight for the entire city. He thanked those involved in organizing the celebration and anticipated hearing more from the committee and grand marshals later in the meeting.

Before transitioning to the next agenda item, Mayor Mendenhall inquired about staff reports. City Manager Seth Perrins confirmed there were no staff reports for this meeting.

Mayor Mendenhall proceeded to item 101 on the agenda, explaining that this segment was intended for instructional discussions and was not a public hearing. He invited any residents with questions to connect with city officials after the meeting or in the future. He then turned the floor over to Councilwoman Stacy Beck, recognizing her long-standing role overseeing the Fiesta Days portfolio and commending her leadership in that area.

Mayor Mike Mendenhall and Stacy Beck briefly exchanged remarks about her consistent involvement with Fiesta Days, with Beck noting that no other council member had volunteered to assume responsibility for the event, and Mayor Mendenhall humorously suggesting she had set the bar too high.

As the council transitioned into item 101(A) on the agenda, Councilwoman Stacy Beck prepared to introduce the Fiesta Days presentation. She commented that Bronco Hunter would not allow her to step away from her role overseeing the celebration and proceeded to invite members of the 2025 Fiesta Days Executive Committee to the podium.

SPANISH FORK 101:

A. Fiesta Days and the Rodeo Committees

Councilwoman Beck introduced Mario and Valerie Benson as the current chairs of the executive committee and welcomed Gary and Lindsey Coffey as the incoming chairs. She noted that Garrett and Stephanie Anderson, the outgoing chairs, were unable to attend the meeting due to being out of town. She also recognized Emily Harryman, the city's event planner, and Bronco Hunter, the assistant parks and recreation director, who were present in support of the committee.

Councilwoman Beck commended the executive committee for their dedication, highlighting that they begin meeting just two weeks after the conclusion of each year's Fiesta Days to

begin planning for the next. She then invited Mario Benson to take the lead on the committee's presentation, noting his readiness to speak.

As the Fiesta Days presentation continued, Mario Benson opened his remarks by complimenting the council on their Fiesta Days attire. This led to Councilwoman Stacy Beck encouraging residents to purchase Fiesta Days shirts, noting they were available at the Parks and Recreation building and priced between \$10 and \$15 depending on size. She clarified that the shirts being sold were t-shirts, not polos, and asked Emily Harryman to display them for the audience.

Mario Benson then had the honor of presenting the 2025 Fiesta Days Grand Marshals, Richard and Tamara Davis. He shared their long-standing commitment to the Spanish Fork community, noting their roots as high school sweethearts and their years of service. Richard Davis was recognized for his volunteer efforts in helping to construct the Spanish Fork ballpark, serving two terms on the Spanish Fork City Council, and contributing years to the city planning commission. Together, Richard and Tamara had served as JustServe coordinators, helping to foster a spirit of community service throughout the city. Benson expressed the committee's deep gratitude for their lifelong dedication and presented them with commemorative chairs to use during Fiesta Days events.

Richard Davis expressed his heartfelt appreciation for the recognition and reflected on his love for Spanish Fork. He spoke warmly about the values instilled by coaches, teachers, friends, and neighbors during his youth and described the city as a place where people still offer friendly smiles and care deeply for one another. He reminisced about earlier days when he felt a greater sense of familiarity in the community but acknowledged that Spanish Fork remained a welcoming and safe place, thanks to the efforts of city departments and its residents.

Mayor Mendenhall joined in expressing gratitude to Richard and Tamara Davis, noting their feature on pages 22 and 23 of the Fiesta Days magazine. He humorously recalled his own youthful experiences of being disciplined by both Richard Davis and former grand marshal Paige Harrison, reflecting on the character and commitment of those chosen as grand marshals over the years. The Mayor affirmed that the city was deeply indebted to the Davis family for their decades of service and that the community looked forward to celebrating them throughout Fiesta Days.

Mayor Mike Mendenhall concluded the introduction of the Fiesta Days segment by sharing the theme for 2025: *Igniting Traditions, Sparking Memories*. He encouraged all residents to participate in the upcoming festivities, noting that events would begin in just a couple of weeks.

City Manager Seth Perrins reminded the council of the involvement of the rodeo committee as part of Fiesta Days planning. Mayor Mendenhall confirmed the acknowledgement and expressed appreciation for all the committees contributing to the event's success.

As the Fiesta Days Executive Committee continued their presentation, Mario Benson began by expressing gratitude to the city, community, and the numerous volunteers whose time, effort, and support had helped Fiesta Days evolve into a destination event. He noted that this progress reflected the strength and dedication of the Spanish Fork community, including individuals like the grand marshals Richard and Tamara Davis, who embodied the spirit of service.

Mario highlighted a new addition to the 2025 Fiesta Days lineup: the inaugural disc golf tournament scheduled for July 11 and 12. He encouraged residents to take advantage of Spanish Fork's scenic disc golf course by the river and to embrace the year's theme, *Igniting Traditions, Sparking Memories*, by building new family traditions and enjoying the diverse activities Fiesta Days offers. Mario also mentioned that he had registered to compete in the tournament, with Valerie Benson later clarifying she had registered him herself.

Valerie Benson reflected on her experience as part of the executive committee and expressed surprise at the sheer number of events happening throughout the month of July. She remarked on how Fiesta Days offered something for everyone, sharing her personal fondness for the nights in the park and the fireworks shows. Valerie noted the growth of the pyro musical, which she remembered as a small event in its early years, into a spectacular celebration. Fireworks now open and close Fiesta Days with a festive atmosphere.

Lindsey Coffey admitted she had not fully realized how extensive Fiesta Days was until joining the committee. She expressed her enjoyment of the journey and highlighted the baby contest as her favorite event. Lindsey encouraged families to register their babies for the contest, scheduled for Tuesday, July 15 at 3:00 p.m., describing it as a charming and fun celebration of the community's youngest residents.

Gary Coffey spoke about his favorite event, the flag retirement ceremony. He described it as a humbling and patriotic tradition involving the Utah National Guard, scout troops, and community members who come together to respectfully retire American flags. Gary invited residents to attend and experience the meaningful ceremony, emphasizing its powerful sense of honor and community.

Before the committee concluded, Councilwoman Stacy Beck presented small tokens of appreciation to Emily Harryman, Bronco Hunter, and both the Bensons and Coffeys, acknowledging their year-round commitment to organizing Fiesta Days. She thanked them for their service and remarked on the many weeks they had already spent working together in preparation.

Mayor Mike Mendenhall echoed the gratitude and invited all present to give the committee a round of applause. He commended their hard work and noted they deserved a vacation after the effort invested in planning such an extensive celebration.

Transitioning to the next segment, Mayor Mendenhall introduced Nick Hanks, Fairgrounds Director, to present on the Fiesta Days Rodeo. The Mayor described the rodeo as the largest in Utah and known nationally, jokingly comparing its ticket demand to Taylor Swift concerts. After some playful exchanges among the council—suggesting Garth Brooks or George Strait

as more fitting comparisons—Hanks invited members of the rodeo committee, including Chris and Dale, to join him at the podium.

Nick Hanks, Fairgrounds Director, presented an update on the Fiesta Days Rodeo and shared his excitement for the upcoming events. He announced a significant change to the rodeo format, explaining that for the first time since 2019, the rodeo would expand to five full nights. Previously, the schedule included four nights of rodeo and one night dedicated exclusively to bull riding. Hanks reported that while bull riding had been well-received, the community expressed a preference for full rodeo events each night. This adjustment aimed to meet public interest and enhance the overall experience.

Hanks also revealed a new featured act for the rodeo. Longtime fans had enjoyed the popular motorcycle backflip performances, but this year's lineup would showcase Bobby Kerr, a renowned wild mustang trainer and legend in the rodeo world. Kerr's career included performances at major venues such as Madison Square Garden and the Calgary Stampede, and his induction into the Pro Rodeo Hall of Fame underscored his status. Hanks noted that health issues prevented Kerr from appearing in 2022, making his upcoming performance particularly meaningful as he approached the latter stages of his career.

Hanks concluded by thanking the Mayor, City Council, and community for their continued support, which he credited as vital to the rodeo's growth and success.

Mayor Mike Mendenhall expressed his gratitude to Hanks and the rodeo committee for their efforts in maintaining the Fiesta Days Rodeo's status as one of the most prominent rodeos in the state and nationwide.

As the rodeo presentation continued, Nick Hanks introduced the Fiesta Days Rodeo Royalty present for the evening. He welcomed Rachel Whitehead, the rodeo queen, and Hadley Davis, the second attendant, while noting that the first attendant, Isabelle Lengthy, was unable to attend.

Mayor Mike Mendenhall invited applause as the royalty approached the podium.

Rachel Whitehead introduced herself as a Spanish Fork native and expressed her excitement and gratitude for the opportunity to represent her hometown as rodeo queen. She reflected on growing up attending the Fiesta Days Rodeo and described it as a formative experience.

Hadley Davis, from Genola, also shared her enthusiasm for participating as part of the rodeo royalty, emphasizing her anticipation for the upcoming events.

Mayor Mendenhall highlighted the important role of the rodeo royalty in interacting with the community, particularly children. He noted their nightly presence at the stage signing table following rodeo performances, where they would join bullfighters, the rodeo clown, and cowboys to greet attendees, sign autographs, and engage with fans.

Responding to questions from Councilwoman Stacy Beck and others, Rachel Whitehead described the duties of the rodeo royalty during the performances. She explained that they

would be responsible for running flags, assisting with livestock, and supporting events like mutton busting by helping young participants. She emphasized the rewarding nature of their responsibilities, which included comforting children after their rides and ensuring their safety.

Mayor Mendenhall expressed appreciation for the skill and dedication of the rodeo royalty, noting their proficiency at performing tasks swiftly and safely while adding to the festive atmosphere of the rodeo. He thanked them for their contributions and wished them success in the weeks ahead.

As the discussion transitioned, Mayor Mendenhall provided an update on ticket availability for the Fiesta Days Rodeo. He confirmed that the event was largely sold out, with only occasional single tickets remaining on the official website, sfcitytix.com. He cautioned residents against purchasing tickets from third-party resellers, warning of inflated prices and emphasizing that official ticket prices ranged from \$10 to \$22.

City Manager Seth Perrins added that while the city had limited control over resale practices, there might occasionally be last-minute ticket releases. These were typically unused contestant tickets reserved each night and re-listed online around 6:45 or 7:00 p.m. Nick Hanks confirmed that these opportunities were rare, involving only a small number of tickets, and reiterated that tickets were not available for purchase at the fairgrounds.

Councilmember Shane Marshall noted that the official ticket sales for this year's rodeo began on April 2 and sold out rapidly. Perrins acknowledged that lucky residents who managed to purchase last-minute tickets online were exceptions to the norm.

City Manager Seth Perrins confirmed that rodeo tickets went on sale April 2nd, with availability dwindling rapidly. He noted that by noon on the day tickets were released, very few pairs remained available.

Mayor Mike Mendenhall recalled that tickets had gone on sale at 9:00 a.m. and agreed with Councilmember Marshall's observation regarding their quick sellout.

Mayor Mendenhall shifted focus to logistical considerations surrounding the rodeo. He noted that traffic along the south end of Main Street could become particularly congested during rodeo days, given the influx of attendees, contestants, and support vehicles. He reminded the public that the rodeo ran from Saturday, July 19, with no events on Sunday, and continued Monday through Thursday.

The Mayor emphasized that the rodeo was not limited to evening events, as daytime slack competitions also contributed to the increase in activity throughout the area. He attributed the heightened presence of top-tier contestants to partnerships with the Days of '47 Rodeo and Ogden's Pioneer Days, which collectively drew the best professional cowboys and cowgirls to Utah.

Nick Hanks affirmed the Mayor's comments and added that increased pedestrian traffic across Main Street crosswalks would also require drivers' patience during rodeo week.

Mayor Mendenhall reminded residents of the new parking lot constructed by the city just south of the fairgrounds, directly behind the grandstands. He pointed out that in recent years the lot had not consistently filled, despite its proximity and convenience, which allowed attendees to avoid crossing Main Street. He encouraged longtime attendees accustomed to traditional parking habits to consider using the new lot.

Councilmember Shane Marshall and Councilmember Kevin Oyler inquired about access and traffic flow in and out of the parking lot.

Nick Hanks explained that the main access was located near Reams Western Outfitters on Main Street, with an additional entrance to the south between a new car dealership and Steve Regan Company. He also announced plans for a new exit route under development that would allow drivers to exit eastward onto River Bottoms Road, offering a more direct route and easing traffic congestion around the fairgrounds.

Mayor Mike Mendenhall provided additional reminders regarding traffic and parking during Fiesta Days Rodeo. He noted in a lighthearted tone that Spanish Fork never experiences traffic issues on Main Street, emphasizing the statement with jest to underscore the increased activity during rodeo week. He advised residents that the rodeo would begin Saturday, July 19, pause for Sunday, and continue Monday through Thursday. The Mayor highlighted that the rodeo included both evening performances and daytime slack events, contributing to traffic from large trailers, horse rigs, and visitors traveling through the city as top professional rodeo contestants moved between Spanish Fork, the Days of '47 Rodeo in Salt Lake City, and Ogden's Pioneer Days. He encouraged patience and mindfulness during this busy period.

Nick Hanks echoed these remarks, noting that pedestrian traffic across Main Street crosswalks would also be higher than usual during rodeo week.

Mayor Mendenhall addressed parking habits, recognizing that many residents tended to use the same locations year after year.

Nick Hanks noted that in the past two years the lot had not consistently filled, despite its proximity and convenience. He described it as ideal for parking, especially for those seeking to avoid crossing Main Street.

Mayor Mendenhall reiterated that the lot was free and located very close to rodeo activities.

Councilmember Shane Marshall and Councilmember Kevin Oyler inquired about traffic flow and accessibility for the parking lot. Nick Hanks explained that the primary entrance was located near Reams Western Outfitters on Main Street, with an additional entrance to the south between a new car dealership and Steve Regan Company. He also announced that a new exit was being developed, allowing vehicles to leave directly to the east onto River Bottoms Road, providing an alternative to Main Street congestion.

City Manager Seth Perrins described the forthcoming eastern exit as a potential game changer for traffic flow. He emphasized that residents living on the east bench or south of

Canyon Road could benefit from using this lot and exiting via River Bottoms Road to reach 1400 or 1700 East. He estimated such a route could allow attendees to return home within seven to eight minutes after the rodeo.

Mayor Mendenhall noted that even without the new eastern exit, the lot had successfully emptied in approximately ten to fifteen minutes in previous years. He reassured residents that they would not experience significant delays when parking there.

Councilmember Kevin Oyler provided additional insight on navigating from the new parking lot south of the fairgrounds. He explained that by taking the back road and making a first right turn, drivers could easily drop onto Volunteer Drive and access Main Street conveniently.

Councilwoman Stacy Beck confirmed that this route offered quick access to Main Street, while Councilmember Landon Tooke noted that the connection placed drivers at a traffic light, further simplifying the exit. Oyler described the route as “super easy” and Tooke agreed.

Mayor Mike Mendenhall asked Police Chief Matt Johnson whether police officers would be assisting with traffic management during rodeo week.

Chief Johnson confirmed there would be officers present.

Mayor Mendenhall emphasized that public safety personnel would be out in force, working alongside members of the Diamond Fork Riding Club. He praised the club’s efforts in helping attendees park their vehicles and ensuring safe traffic flow. The Mayor reiterated that the new parking lot remained underutilized, likely due to its relative newness, but encouraged residents to consider it as the best option for convenience and safety.

Dale Robinson, Director of Parks and Recreation, added that residents seeking tickets to the sold-out rodeo could consider volunteering. He explained that volunteer opportunities would be available, allowing participants to earn a ticket for the night they serve. Robinson noted that details would be posted publicly on the rodeo website in the coming days.

Councilwoman Beck supported the initiative, describing it as a great opportunity for community members.

Mayor Mendenhall elaborated on the vital role of the Diamond Fork Riding Club during rodeo week. He explained that their members, easily identifiable in black vests and black hats, performed a range of duties, from managing chutes and seating to assisting with parking and directing volunteers. He encouraged willing volunteers to step forward, assuring them they would be put to work supporting the successful execution of the event.

As the Fiesta Days and rodeo discussions neared their conclusion, Councilmember Shane Marshall added a lighthearted comment. He shared a conversation he had recently with Jesse, noting that if it rained heavily during the rodeo, Jesse had agreed to perform a belly flop. Marshall requested that this be recorded for the official minutes.

Councilwoman Stacy Beck observed that Jesse likely was unaware of the arrangement, to which Marshall affirmed his certainty about the commitment. Perrins quipped that such agreements typically occur when the individual is absent.

Mayor Mike Mendenhall joined the exchange, recalling an incident from four years prior when a rodeo night was accompanied by heavy rain. He explained for those unfamiliar that during that event, Councilmember Marshall performed a belly flop in the rodeo arena. Mayor Mendenhall encouraged attendees to search for the video on the SFCN17 YouTube page, where it remained available.

Chief Matt Johnson joked about a clown jumping into the arena, with Councilwoman Beck clarifying that the “clown” referenced was indeed Councilmember Marshall.

Mayor Mendenhall confirmed this, emphasizing the video's entertainment value and inviting residents to watch it online.

Mayor Mendenhall wrapped up the segment by thanking the Fiesta Days committee and rodeo organizers. He reminded residents to stay safe, respect property, and enjoy the festivities alongside the grand marshals, Richard and Tamara Davis, whom he praised for their boundless energy during Fiesta Days week.

The Mayor then transitioned to items B and C under agenda section 101, announcing the next discussion topic as a Utah Lake Authority update.

B. Utah Lake Authority Update

Luke Peterson, Executive Director of the Utah Lake Authority, provided an update on the organization's initiatives and ongoing projects. He introduced himself and explained that he was on a tour of cities across Utah Valley to share information about the Authority's work. Peterson observed the lively atmosphere in Spanish Fork's council chambers compared to other cities he had visited, commending the community spirit.

Peterson outlined the Utah Lake Authority's three-part mission, which includes improving the lake's ecosystem health, enhancing recreational opportunities, and contributing to surrounding communities. He noted the Authority was established by the legislature in 2022 as a successor to the Utah Lake Commission, with increased funding and broader authority.

Describing Utah Lake's unique urban setting, Peterson emphasized its size and proximity to many communities, making it distinct among lakes managed professionally across North America. He compared Utah Lake's surface area to Lake Tahoe, noting their similarities in size but differences in depth and volume.

Peterson discussed efforts to shift Utah Lake to a healthier and more stable ecological state, referencing the concept of “state shift” within ecosystems. He described the lake's degradation over time due to human activities such as the introduction of carp and untreated sewage. Since the 1960s, numerous partners. Including federal, state, and local agencies who had worked to restore the lake's health.

He highlighted successful initiatives to remove invasive species, including a 13-year carp removal project that eliminated 30 million pounds of carp. Innovative high-tech trapping methods were now being used to sustain these gains. Additionally, Peterson reported significant progress in eliminating Phragmites, an invasive grass, with 80% eradicated and tens of thousands of acres restored. Phase two of this project involved planting native and beneficial species, with 50,000 plants added this year.

Peterson addressed public perceptions of Utah Lake's water quality, citing survey data that revealed misconceptions about its cleanliness and safety. He contrasted Utah Lake's issues with other lakes, pointing out that visible silt does not equate to pollution. He dispelled the persistent myth of Utah Lake being the "dirtiest lake in the U.S.," explaining the misleading basis of this claim and comparing it to genuinely polluted lakes such as the Cuyahoga River.

To combat these negative perceptions, the Authority launched its first-ever advertising campaign featuring humorous "fake European tourists" to reframe public attitudes. The campaign included ads on social media, in movie theaters, and on billboards.

Peterson shared the Authority's plans for a Utah Lake Nature Center near Lindon Marina. Though initially funded by a \$5 million congressional appropriation, budget delays had postponed the project. Efforts were underway to regain funding to support public education, scientific collaboration, and research advancement.

Councilmember Shane Marshall thanked Peterson for the presentation and noted the absence of such updates in recent years. He asked about opportunities for citizen involvement in volunteer activities.

Peterson encouraged community participation and directed residents to utahlake.gov, where a calendar of volunteer events and a service request form are available. He highlighted the Authority's collaboration with Utah's Dedicated Hunter Program, which facilitates service opportunities near populated areas. Peterson underscored the importance of continued volunteer efforts, noting that while planting 50,000 native plants was a milestone, it remained a small fraction of the 10,000 acres requiring restoration. He also reported on the success of the recent Utah Lake Festival, which drew approximately 6,000 attendees, doubling participation from the previous year.

Luke Peterson, Executive Director of the Utah Lake Authority, responded to additional questions from the council regarding the Authority's structure, historical impacts on the lake, and current conditions.

Councilmember Shane Marshall asked for clarification on the composition of the Utah Lake Authority board and its rotation schedule.

Peterson explained that the board consists of 15 members, including representatives from cities and municipalities bordering the lake. These seats rotate every two years on even-numbered years, with the next rotation occurring in 2026. He identified the current member cities as Provo, Orem, Vineyard, Lindon, Lehi, Genola, and Saratoga Springs. Peterson noted that approximately half of these cities would rotate out in the next cycle. Marshall

mentioned Spanish Fork's recent annexation of land up to Utah Lake near Springville and expressed interest in joining the board rotation. Peterson welcomed Spanish Fork's participation.

Councilmember Landon Tooke inquired about the environmental impact of the Geneva Steel plant's decades of operation. Peterson acknowledged Geneva Steel's role in contributing to the lake's decline, noting that traces of PCBs (polychlorinated biphenyls) remain in the lake's sediment. However, he explained that the sediment had largely hardened and calcified over time, minimizing the risk of exposure. He also highlighted the positive impact of carp removal efforts, as the fish accumulated PCBs in their systems. Removing approximately 30 million pounds of carp had helped reduce these contaminants. Peterson reported that recent testing showed promising trends, although official results were not yet public.

Councilmember Kevin Oyler asked Peterson for his perspective on proposals to construct a bridge across Utah Lake to connect Saratoga Springs to Provo or Vineyard. Peterson responded that the Utah Lake Authority does not hold an official position on the matter. While acknowledging ongoing discussions and competing proposals for potential bridge locations, he emphasized that any future projects must prioritize protecting the lake's health and ecosystem.

Mayor Mike Mendenhall asked about the lake's current water levels and whether they were sufficient for recreation amid Utah's drought conditions. Peterson confirmed that the lake's levels were favorable, with recent years of precipitation allowing it to refill. He noted that some water had even been diverted to the Great Salt Lake, highlighting the interconnectedness of the two bodies of water.

Peterson underscored that maintaining Utah Lake's health is essential to sustaining the Great Salt Lake downstream.

Councilmember Shane Marshall remarked on the improved appearance of Provo Bay, crediting efforts to remove invasive Phragmites and other restoration work. Peterson agreed and noted that Provo's new sewer treatment plant would further enhance the bay's health.

Marshall commended the Authority and its predecessor, the Utah Lake Commission, for their significant contributions to the lake's recovery over the past decade.

Mayor Mendenhall thanked Peterson for his comprehensive presentation and for addressing council questions. He praised the Authority's efforts and acknowledged the lake's visible improvements, particularly in areas such as Provo Bay.

The Mayor then transitioned to item 101(C) on the agenda, introducing representatives from Rocky Mountain Power for a discussion on the proposed large power line project.

City Manager Seth Perrins noted that Rita and Tammy from Rocky Mountain Power, along with their team, were present to lead the presentation.

C. Rocky Mountain Power - Large Power Lines

The council proceeded with item 101(C) on the agenda, receiving an informational presentation from representatives of Rocky Mountain Power regarding the proposed Spanish Fork to Mercer 345kV Transmission Line Project.

Rita Ruderman, consultant with Power Engineers, introduced herself as part of the engineering consulting firm assisting Rocky Mountain Power with siting, routing, and permitting for the project. She introduced key team members in attendance:

- Tammy Moody, Principal Project Manager for Regulatory, Permitting, and Public Outreach at Rocky Mountain Power.
- Richard Bardaskas, Project Manager overseeing the development of the transmission line.
- Austin Tripp, Project Manager for Land Acquisition.
- Dave Gellner, Senior Planning Project Manager with Power Engineers and the lead on permitting compliance across jurisdictions.

Ruderman explained that the proposed project involves constructing and operating a 345kV transmission line spanning approximately 48 miles from the existing Spanish Fork substation east of Spanish Fork to the Mercer substation south of Eagle Mountain. She noted that no additional substations were planned as part of the project.

She outlined the project's objectives, which include:

- Improving reliability and efficiency within the existing electrical system.
- Reducing risks of outages and congestion.
- Increasing capacity for renewable energy integration to support reduced dependency on fossil fuels and lower greenhouse gas emissions.

Ruderman described the physical attributes of the proposed transmission line:

- Steel monopole structures standing 90 to 135 feet tall, depending on terrain.
- Span lengths between poles ranging from 600 to 800 feet.
- Right-of-way easement of 125 feet (62.5 feet on either side of each pole's centerline).
- Potential finishes for poles include galvanized or self-weathering steel.

The presentation included a map displaying the preferred route (highlighted in teal) and previously considered alternative routes (in yellow, green, and pink). Ruderman summarized the process undertaken since 2023 to evaluate hundreds of potential route links, which were

narrowed to a set of alternatives based on feasibility, physical constraints, and stakeholder input.

She explained the reasons for eliminating alternate routes:

- The southern pink route was dismissed following meetings with Salem officials and D.R. Horton representatives, who indicated that the proposed alignment would interfere with a housing development already under construction.
- The yellow and green routes along Highway 6 were rejected due to physical constraints, including proximity to the highway, railroad corridor, and a high-pressure gas line.
- Co-locating with the existing transmission line on Powerhouse Road was ruled out because of outage constraints, as the two 345kV lines could not be taken offline simultaneously.

Ruderman presented visual simulations showing the proposed transmission line's impact on the landscape near West Mountain and the Spanish Fork substation. She noted the simulations illustrated the structures' integration into the existing environment, acknowledging that details were clearer on printed copies provided to the council.

Before transitioning the presentation, Ruderman invited Tammy Moody to provide an overview of compliance with state code and the public involvement efforts undertaken during the project's development.

Tammy Moody approached the podium to deliver the next segment of the presentation.

Tammy Moody, Principal Project Manager for Rocky Mountain Power, addressed the council and continued the presentation regarding the Spanish Fork to Mercer 345kV Transmission Line Project. She explained her role in ensuring compliance with permitting requirements and state code while overseeing public outreach to engage stakeholders and collect feedback on the project.

Moody noted that the project complies with Utah State Code 54-18, which outlines requirements for public engagement and coordination with local jurisdictions before initiating fieldwork or permitting. Early in 2024, Rocky Mountain Power distributed notices of intent to local governments, major stakeholders—including the Bureau of Land Management (BLM), Bureau of Reclamation, and Department of Natural Resources. This included property owners within 500 feet of the preferred route's centerline. The notifications provided information on the project's purpose, schedule, and opportunities for public involvement.

Moody detailed additional outreach efforts, which included radio announcements and notices published in the Salt Lake Tribune, Deseret News, and Utah County Daily Herald. Starting in late 2023, Rocky Mountain Power held briefings with government agencies, local utilities, and large developers to inform them about the project and gather input. She identified cities and towns engaged in these discussions, such as Utah County, Mapleton,

Salem, Santaquin, Spanish Fork, Springville, and Genola. Meetings were also conducted with major developers, including D.R. Horton and Edge Homes.

The outreach expanded to federal entities like the Bureau of Reclamation and BLM, given the proposed transmission line's path across federally managed lands.

Moody highlighted a series of five public open houses. Four in-person and one virtual to accommodate a broad range of participants. The events featured project boards explaining the planning process, route selection factors, permitting steps, and construction phases. Large mapping stations and GIS resources allowed attendees to view property-specific information and assess their proximity to the proposed route. Staff recorded comments and property-specific insights shared by attendees, which led to minor adjustments to the route where feasible.

Councilmember Kevin Oyler asked whether the preferred route and alternate routes displayed at the June 18 meeting were developed based on prior public input or finalized beforehand. Moody clarified that the routes presented at the meetings reflected the outcomes of earlier evaluations but were accompanied by information explaining how the preferred route was selected.

For virtual attendees, Rocky Mountain Power provided an interactive map on its website where users could locate their properties, assess proximity to the route, and submit comments or questions. Moody reported 268 total attendees across all open houses, with the virtual session continuing to receive views and feedback submissions.

Moody addressed common themes from public comments, including concerns about proximity to properties, impacts on agriculture and livestock, visual aesthetics, and health and safety related to electromagnetic fields (EMFs). To address these, a managing scientist attended open houses to provide factual, science-based responses and share additional resources, which are also posted online.

Regarding land use under the transmission line, Moody clarified that while certain structures and fast-growing trees are restricted for safety reasons, agriculture and livestock operations are permitted within easement areas.

She concluded with an overview of project milestones:

- System planning analysis and feasibility study completed.
- Public outreach and route evaluation concluded with ongoing engagement.
- Permitting phase underway, with pre-application meetings held.
- Conditional use permit applications to be submitted to Utah County and Genola in the coming weeks.

- Federal permitting in progress with the Bureau of Land Management.
- Land acquisition to follow, with construction expected to begin mid-2026 and completion targeted for early 2028.

Moody invited questions from the council while Rita Ruderman prepared to display the interactive map for further discussion.

As the Rocky Mountain Power team concluded their formal presentation, Councilmember Shane Marshall began a series of follow-up questions regarding the Spanish Fork to Mercer 345kV Transmission Line Project.

Marshall first clarified that during the public meetings held in 2024, the preferred route for the transmission line had already been identified. Rita Ruderman and project representatives confirmed this was correct. He then asked whether any adjustments had been made to the preferred route since that time based on public feedback. Ruderman confirmed that minor adjustments had been incorporated, and the team offered to provide details of those changes using their interactive mapping tools.

Councilmember Marshall noted his experience working with linear infrastructure projects and asked whether Rocky Mountain Power had engaged with local drainage districts along the proposed route. A project representative explained that while some canal companies and drainage districts—such as the Benjamin Drainage District and others near 8800 South—had been contacted, additional coordination was planned during upcoming easement acquisition discussions.

Marshall acknowledged the complexity of coordinating with these entities and noted his understanding that such conversations would continue throughout the permitting and acquisition phases.

Councilmember Kevin Oyler sought clarification regarding landowner outreach. He asked whether all property owners along the preferred route had been contacted. Project representatives explained that while notifications had been mailed and open houses held, they recognized some landowners may not have received or responded to these notices. Direct contact would be initiated in the coming weeks as part of the easement acquisition process. Oyler expressed concern that some landowners might remain unaware of the project until that point.

Turning to agricultural impacts, Oyler emphasized the importance of straight-line planting for farming efficiency and questioned how Rocky Mountain Power planned to mitigate disruptions caused by poles placed every 600 to 800 feet across fields. Project representatives assured the council that the company was sensitive to these concerns and committed to minimizing impacts.

Ruderman explained that placement strategies included situating poles along field edges where possible, using double overhang designs to avoid interfering with center-pivot irrigation systems, and working closely with landowners to address individual property needs.

She confirmed that compensation for impacts would be addressed through easement agreements, with tailored provisions to accommodate specific agricultural practices and infrastructure, such as wells and drip irrigation systems.

Marshall confirmed his understanding of this approach, noting that one-on-one discussions would occur with each property owner to identify current land uses, assess potential impacts, and determine mitigation or compensation strategies through individualized easement agreements. Ruderman affirmed this process.

As the discussion regarding the Spanish Fork to Mercer 345kV Transmission Line Project continued, Mayor Mike Mendenhall and Councilmember Shane Marshall encouraged project team members to step forward to the microphone for clearer audio recording.

Austin Tripp, Project Manager for Land Acquisition, explained that although the map displayed straight transmission line alignments across agricultural fields, actual pole placement would be determined in consultation with individual landowners. He emphasized that Rocky Mountain Power intended to “micro-site” poles on each property to minimize impacts on farming operations. For example, where straight-line placement might bisect fields, adjustments could be made to follow field boundaries or edges to preserve agricultural efficiency.

Councilmember Kevin Oyler raised concerns about future development potential. He asked how the company would address situations where a farmer, currently operating agricultural land, planned to sell or develop the property in the future. Oyler noted that transmission infrastructure could limit residential density and, by extension, the property’s value for development.

A project representative acknowledged that this was a challenging issue. They clarified that Rocky Mountain Power’s routing decisions are based on current land use and approved developments, not speculative future plans. However, the team stated they would consider a landowner’s expressed intentions and, when possible, site poles to the edges of parcels to preserve flexibility for future development.

Rita Ruderman noted that while transmission lines might influence property value perceptions, the impact was subjective and varied by location. She explained that many developments across the country coexist adjacent to transmission corridors.

Councilmember Kevin Oyler asked how the company would handle a situation where a property owner outright refused to grant access for the transmission line. Tripp responded that the company prioritizes voluntary agreements and works diligently to address concerns and reach mutually acceptable solutions. He acknowledged the possibility of condemnation as a legal last resort but stressed that it is avoided whenever possible and viewed as an absolute final measure after exhausting all other options.

As the discussion with Rocky Mountain Power continued, Austin Tripp, Project Manager for Land Acquisition, emphasized that condemnation of property for the transmission line would

only be pursued as a last resort. He stressed that the company preferred extended negotiations with landowners to reach agreements on compensation and easement terms.

Councilmember Kevin Oyler posed a question about the financial implications of land acquisition for the preferred route compared to the southern alternative along 8800 South. Tripp stated that he did not have a specific dollar figure readily available and noted that cost was not the determining factor in selecting the preferred route.

Rita Ruderman elaborated, explaining that physical constraints, such as the inability to co-locate on existing transmission infrastructure along Powerhouse Road and conflicts with approved developments in the area, rendered the southern route infeasible. She acknowledged that ongoing construction in developments such as D.R. Horton's neighborhood limited routing options.

Mayor Mike Mendenhall turned the discussion to the western portion of the route near I-15 and 8000 South, which lies at the boundary between Spanish Fork (to the north) and Salem (to the south). He asked why the line could not run down the middle of 8000 South to avoid conflicts with existing and planned developments.

Project representatives explained that placing large steel monopoles in the middle of a roadway raised significant safety and maintenance concerns.

- Safety: The structures' size would create hazards for vehicles and complicate traffic flow, particularly with left-hand turns.
- Maintenance: Any repairs or outages would require road closures, which would be impractical and unacceptable to both Rocky Mountain Power and UDOT. They confirmed that UDOT would not approve such an arrangement due to liability issues and operational challenges.

The preference for the north side alignment stemmed from fewer existing constraints compared to the south, where developments were further along and additional transmission infrastructure was already in place. Ruderman added that Rocky Mountain Power had been collaborating with developers such as Modera to adjust site plans and accommodate the line's routing. She noted regular coordination with City Manager Seth Perrins and acknowledged the difficulties inherent in balancing existing conditions with anticipated growth.

Councilmember Kevin Oyler referenced concerns raised earlier in the meeting during public comments by a resident from the river bottoms. The resident had highlighted historical flooding events and questioned the prudence of placing major transmission infrastructure in a flood-prone area. Oyler asked whether Rocky Mountain Power had considered potential access and maintenance issues resulting from such flooding.

Project representatives indicated that Richard Bardaskas, Project Manager for the Spanish Fork to Mercer Transmission Line, would provide additional insight based on his experience with similar projects.

As the discussion continued, Richard Barnauskas, Project Manager for the Spanish Fork to Mercer Transmission Line, addressed questions regarding accessibility and maintenance of the proposed infrastructure in flood-prone areas. He explained that while ideal placement allows year-round access, the project's route, including segments along ridges and near Utah Lake, presents unique challenges. Barnauskas noted that alternative maintenance methods, such as helicopter access, could be employed in remote or submerged areas without impacting public safety or requiring road closures. He contrasted this with the complexities of situating transmission lines in roadways, where maintenance could disrupt traffic and create safety hazards.

Councilmember Shane Marshall referenced existing transmission lines near Provo Bay, where poles remain accessible despite frequent submersion. Barnauskas confirmed that, with planning and resources, Rocky Mountain Power could maintain infrastructure even in difficult locations.

The discussion then pivoted to the feasibility of routing the transmission line down the center of roads. Barnauskas, along with project representatives and Rita Ruderman, clarified that while crossing roads is routine for transmission lines, continuous placement down a road centerline is not a practice Rocky Mountain Power (or comparable utilities) employs.

Councilmember Marshall inquired about the primary objections to road centerline placement.

Rita Ruderman Project representatives outlined several concerns:

- **Safety Risks:** Large monopoles in a roadway pose visibility and collision hazards, especially for left-turning vehicles.
- **Maintenance Access:** Repairs or outages would necessitate road closures, disrupting traffic flow.
- **Cost Implications:** Installing poles within roadways requires extensive road widening, barrier installations, and additional infrastructure, significantly increasing project costs.
- **Agency Constraints:** UDOT has indicated strong opposition due to these safety and operational concerns.

Barnauskas added that such costs would ultimately be borne by ratepayers, making alternative placements along the road edges far more practical.

Rita Rudderan summarized that while routing along one side of a road is more cost-effective and less disruptive, Rocky Mountain Power had selected the north side of 8000 South due to fewer existing constraints compared to the south side, where active developments and existing transmission lines limited options.

The council acknowledged the explanation, and Mayor Mendenhall thanked the team for clarifying the technical and logistical challenges of siting transmission infrastructure in roadways.

As the discussion with Rocky Mountain Power progressed, Councilmember Shane Marshall expressed concern about the potential impact of the transmission line on commercial development and traffic circulation, particularly where only one exit may exist for certain areas.

Richard Barnauskas acknowledged these concerns and noted that upcoming public hearings would provide additional opportunities for community members to share feedback and for Rocky Mountain Power to address specific impacts.

Councilmember Shane Marshall reflected on his role as a Councilmember fielding questions from constituents, emphasizing the importance of fully understanding the decision-making process behind the preferred route. He noted that it was unusual for him to be on this side of such a project, given his professional background, and reiterated the council's responsibility to advocate for citizens. Marshall requested examples of how public input had influenced route adjustments.

A project representative pointed out a specific area east of the current discussion point where public input led to a route shift further west. This adjustment accommodated imminent landowner plans without adversely impacting the project. The change also provided additional space for adjacent Circle V landowners, addressing their concerns simultaneously. The team explained that feasible requests, those not requiring significant detours or technical compromises, were seriously considered and often implemented.

Marshall confirmed his understanding and reiterated his earlier question about why the southern route alternative (represented by the pink line on the maps) was deemed infeasible. Project representatives explained again that physical constraints, including ongoing construction and existing infrastructure, prevented alignment along that route.

Councilmember Kevin Oyler asked the team to zoom out on the map to view the full scope of the project, showing its connection between the Spanish Fork substation and the Mercer substation near Eagle Mountain. He inquired why the transmission line had to connect specifically from the Spanish Fork substation rather than another substation located further north or west.

Rita Ruderman explaining the technical, logistical, and operational considerations that determined the project's endpoints.

Councilmember Kevin Oyler asked why the Spanish Fork substation was selected as the starting point for the transmission line rather than connecting from a different substation further north or west.

Richard Barnauskas, Project Manager, explained that the Spanish Fork substation is a critical hub for receiving power generated in southern Utah. The connection to the Mercer

substation, which links to Camp Williams and other facilities in Salt Lake County, would complete a regional loop allowing for greater power flow between southern Utah, Utah County, and northern Utah, including connections out to Wyoming. He noted that existing lines from Spanish Fork to Camp Williams were heavily utilized and that the new line would provide redundancy and accommodate anticipated increases in load demand. Barnauskas described the project as essential for integrating approximately 1,600 megawatts of new generation capacity and ensuring system reliability.

Councilmember Shane Marshall compared the project to redundancy planning in water systems, acknowledging the importance of building capacity for future growth and reliability.

Marshall then asked Rita Ruderman if Rocky Mountain Power would be willing to make additional route adjustments based on feedback from landowners during the easement acquisition phase. Ruderman affirmed that the company would consider adjustments at the micro-siting level, such as rerouting around homes or wells, where feasible. She emphasized that while large-scale rerouting was unlikely, site-specific accommodations were common during pole placement negotiations.

Marshall sought clarification about permitting responsibilities, asking if Rocky Mountain Power would apply for permits with Spanish Fork City while within city limits and with Utah County when outside. Ruderman confirmed that the company was coordinating with each jurisdiction along the route, including Spanish Fork, Utah County, and Genola.

Councilmember Oyler asked whether the transmission lines would emit an audible buzz. Ruderman explained that under certain atmospheric conditions, such as wet or foggy weather or during dust storms, the phenomenon known as “corona discharge” could cause crackling sounds. She noted that while the lines were not completely silent, the sounds were comparable to those from existing 345kV and 138kV lines near the Spanish Fork substation and elsewhere in Utah County.

Barnauskas added that similar lines run through developments such as Legacy Farms, where a trail system passes beneath both 138kV and 345kV transmission lines. He encouraged councilmembers to observe existing infrastructure in their communities as a reference for what to expect.

Councilmember Shane Marshall raised a final point regarding access permitting challenges experienced in other developments. He advised Rocky Mountain Power to anticipate and address such issues proactively during their interactions with property owners.

Seth Perrins, City Manager, encouraged Rocky Mountain Power representatives to provide assurances to landowners about future access under the transmission lines. He emphasized that while current land uses are primarily agricultural, future development would require roadways to traverse under the power lines. Perrins suggested that outlining non-exclusive easement terms in agreements could help mitigate concerns and preserve future development potential.

Austin Tripp confirmed that Rocky Mountain Power's easements would be non-exclusive, allowing other infrastructure and roads to coexist beneath the lines within reasonable limits. He explained that while there are safety and maintenance requirements outlined in the easement agreements, the property remains under the ownership of the landowners, and the utility's rights are limited to accessing and maintaining its facilities.

Mayor Mendenhall and Seth Perrins turned the discussion to the project's alignment near Spanish Fork's boundaries. Tripp noted that while most of the project skirts city limits, there is a section near the reservoir and West Mountain where the route passes within or near Spanish Fork's jurisdiction. Ruderman clarified that adjustments had been made to stay on terrain more suitable for the infrastructure, moving the route to the north side in some locations due to steep grades on the south.

Council members discussed specific neighborhoods and subdivisions adjacent to the route and confirmed with project representatives that some sections traverse the boundary between Spanish Fork and Salem, while others lie entirely in Utah County or Mapleton.

As the meeting neared its conclusion, Councilmember Shane Marshall revisited earlier discussions about routing the line down the center of roads such as SR-164. He pressed the representatives to clarify whether the primary obstacle to such placement was cost rather than feasibility.

Richard Barnauskas and Rita Ruderman explained that placing transmission poles in the middle of a roadway would entail significant additional costs for road widening, installation of safety barriers, and complex maintenance logistics. Barnauskas noted that working in road shoulders or adjacent parcels allowed more flexibility and reduced public safety risks during maintenance. He further explained that even if road closures were feasible, the costs of implementing the required safety infrastructure would be prohibitive.

Marshall acknowledged the explanation and asked whether, hypothetically, if UDOT had no objections, Rocky Mountain Power would consider a centerline alignment. The representatives reiterated that while technically possible, the primary barrier remained the increased costs, which would ultimately be passed on to all ratepayers across the service area.

Marshall summarized that the city's role was to advocate for residents and understand the utility's constraints, noting that the council might need to weigh how aggressively to push for alternative routing. Ruderman and Barnauskas agreed, emphasizing that while they were willing to consider adjustments during micro-siting, the current preferred route was based on balancing feasibility, cost, and physical constraints.

The discussion concluded with Richard noting prior conversations with UDOT Region 3 and their consistent opposition to utility placement within active roadways.

As the presentation on the Spanish Fork to Mercer 345kV Transmission Line project drew to a close, City Manager Seth Perrins raised a final point for consideration. He encouraged Rocky Mountain Power to reassure landowners about future development potential under the transmission lines, particularly regarding roads that may need to traverse easements. Perrins

emphasized that clear communication on non-exclusive easements and reasonable accommodations for future infrastructure could alleviate landowner concerns.

Austin Tripp confirmed that Rocky Mountain Power pursued non-exclusive easements, allowing shared use of the land beneath the lines within specified safety and maintenance constraints. He reiterated that while the company would not own the land, it maintained rights to access and service its facilities, and would work with landowners to balance these needs.

The discussion then shifted to project specifics near Spanish Fork boundaries. Tripp and Rita Ruderman reviewed map segments where the preferred route skirts or enters city limits, highlighting adjustments made in response to terrain challenges and coordination with nearby jurisdictions.

Councilmember Shane Marshall revisited the idea of routing the transmission line down the center of SR-164. After a lengthy discussion, Rocky Mountain Power representatives reaffirmed that while technically feasible, such placement was cost prohibitive and presented significant maintenance and safety challenges, especially during repairs requiring road closures. Barnauskas and Ruderman explained that the company preferred to site poles along road edges, where they could more easily coordinate with individual property owners and minimize public disruption.

The council acknowledged these constraints and appreciated the clarification.

Before concluding, Mayor Mendenhall inquired about the placement of poles near intersections to avoid future conflicts with road expansions. Tripp assured the council that wherever possible, the project team would account for planned corridors and coordinate pole placement to minimize impacts on current and future roadways.

Ruderman confirmed that all project information, including an interactive map and the virtual open house presentation, was available to the public online. She suggested that residents search “Rocky Mountain Power Spanish Fork to Mercer” for direct access. Councilmembers agreed to have city staff link the resource from the city’s website to improve accessibility for residents.

Seth Perrins summarized the city’s experience working with the Rocky Mountain Power team, describing their approach as consistent and professional. He noted that residents with questions or concerns should reach out directly to the project team for accurate and timely responses.

The council thanked the Rocky Mountain Power representatives, Ruderman, Tripp, Barnauskas, and their colleagues, for their comprehensive presentation and willingness to answer questions in detail.

Mayor Mendenhall expressed appreciation for the dialogue and transitioned to the next agenda item.

The council considered approval of minutes from the prior meeting.

CONSENT ITEMS:

a. Minutes Spanish Fork City Council 07-01-2025

Councilman Tooke ▾ made a **Motion** to Approve ▾ the Consent Item with an all in favor vote.

Councilman Oyler ▾ **Seconded** and the motion **Passed**

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

Councilmember Beck exited the proceedings

NEW BUSINESS:

A. Appointment of Nicky Smith to the Historic Preservation Commission

Mayor Mike Mendenhall introduced the first item of new business, the appointment of Nikki Smith to the Spanish Fork Historic Preservation Commission. He noted that all new business items A through G.

Councilmember Kevin Oyler acknowledged Nikki Smith's presence in the audience and commended her for attending the meeting in person, a rare occurrence among appointees. City Manager Seth Perrins jokingly suggested she deserved an award for staying through the lengthy meeting.

Councilmember Kevin Oyler provided context for the appointment. He explained that two members of the Historic Preservation Commission had recently concluded their terms, and one had chosen to step down. This created vacancies the city sought to fill. Oyler expressed enthusiasm for Nikki Smith's appointment and invited her to the podium to introduce herself and share her reasons for serving.

Nikki Smith described her deep family roots in Spanish Fork, beginning with her ancestor Charles Henry Hales, who brought his family to the city in 1859. Charles and his two wives, Julia and Frances, raised 24 children to adulthood, many of whom remained in Spanish Fork and its surrounding communities. Nikki shared how Charles built a home for Julia on 8th North in the late 1880s, a residence that remained in the Hales family until 2009. She recounted her grandmother's childhood memories in that home and explained her personal connection as a descendant.

Smith detailed her upbringing in Benjamin, graduating from Spanish Fork High School in 1990, and returning to Spanish Fork 26 years ago with her husband to raise their five children, the sixth generation of her family to attend Spanish Fork schools. By profession, she is an accredited genealogist and described herself as the “keeper of the journals, the keeper of the things,” with a lifelong passion for preserving family and community stories. She expressed her honor and excitement to help preserve and share the rich, varied history of Spanish Fork, from its earliest settlers to newer generations.

Her remarks drew a humorous response from Councilmember Shane Marshall, who quipped that the city’s history from 1988 to 1990 should be “scrubbed,” prompting laughter from the council. Councilmember Kevin Oyler countered by insisting that even that era deserved documentation.

Councilmember Oyler expressed his excitement for her appointment, highlighting her anticipated contributions of insight, vision, and passion to the commission.

Following the unanimous approval of Nikki Smith’s appointment to the Historic Preservation Commission, Mayor Mike Mendenhall confirmed the motion. He praised Nikki’s qualifications, stating she was “overqualified for that position” and thanked her for volunteering her time and expertise to serve the community.

Councilmembers Shane Marshall, Landon Tooke, and Kevin Oyler joined in expressing their gratitude, with Oyler assuring Nikki that city staff would be in contact regarding meeting schedules. The council and attendees offered a round of applause in recognition of her commitment to preserving Spanish Fork’s historic heritage.

Councilman Oyler ▾ **Moved to appoint Nicky Smith to the Historic Preservation Commission**

Councilman Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

Councilmember Beck returned to the meeting.

Mayor Mendenhall transitioned to the next item on the agenda, introducing a memorandum of understanding (MOU) between Spanish Fork Community Network (SFCN) and Nebo School District. He invited Vaughn Pickel, representing SFCN, to present details regarding the agreement.

B. Memorandum of Understanding between SFCN and the Nebo School District regarding fiber connections, fiber huts, and IP addresses

Vaughn Pickell explained that the agreement formalized a longstanding partnership between the city and Nebo School District. Under the memorandum:

- The city would lease approximately 6,100 IP addresses from the school district.
- In exchange, the city would provide fiber connections to all district schools and properties.
- The agreement also included provisions allowing the city's fiber hut to remain on Park Elementary grounds.

Vaughn Pickell confirmed there was value for both parties but clarified no dollars would exchange hands.

City Manager Seth Perrins added historical context, noting:

- The partnership dated back to the late 1990s.
- Spanish Fork schools were among the first in Utah to transition from dial-up (56k) to fiber connections.
- Superintendent Nielsen recalled conversations from the project's inception, highlighting its community-oriented vision.

Perrins emphasized the agreement reinforced Spanish Fork's commitment to a "community network" serving residents as students, teachers, and families.

Councilman Tooke ▾ **Moved** to approve the **Memorandum of Understanding between SFCN and the Nebo School District regarding fiber connections, fiber huts, and IP addresses**

Councilman Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

Mayor Mendenhall noted for the record that Councilmember Jessie Cardon was absent from the meeting due to a well-deserved family vacation and would not be voting on agenda items tonight.

C. Annexation Acceptance for the Ray Allen Swenson Annexation

Dave Anderson, Community Development Director, presented the proposed Ray Allen Swenson annexation. The subject property is approximately 65 acres located on the north end of Spanish Fork, near the projected path of the runway. Anderson explained the annexation was proposed by petition and the action before the council was to accept the petition for further study. This acceptance would initiate notifications to affected entities, provide opportunity for protests, and set the process for a public hearing and subsequent council consideration, likely in September.

The applicants are requesting RR (Rural Residential) zoning. While there are no current development plans, Anderson noted discussions with the property owners indicate potential interest in industrial development for parts of the property. This aligns with recent land use discussions for the area. The Development Review Committee recommended acceptance of the annexation for further study.

Councilmember Oyler inquired if staff would return with a zoning recommendation after the study. Anderson responded that his preference would be to recommend industrial zoning, consistent with the general plan and the property's proximity to the runway, but noted there were reasons to potentially withhold zoning until a later stage.

Councilmember Marshall remarked that residential uses near a runway were not ideal, supporting the idea of industrial zoning.

Mayor Mendenhall asked if there were any further questions; none were raised.

Councilman Oyler ▾ Moved to approve the **Proposed Ray Allen Swenson Annexation for further study based on the following findings:**

Findings

- 1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.**
- 2. That staff believes that this area can be serviced by municipal services.**

Councilwoman Beck ▾ Seconded and the motion **Passed** with a roll call vote.

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

D. Resolution to Express Intent to Approve the Stewart Farms Annexation

Dave Anderson presented the item regarding the proposed annexation of the 40-acre Stewart Farm property, located due east of the Walmart on Highway 6 and adjacent to the Quiet Valley development. He explained that this annexation, along with the adjacent Maple View Farm annexation to the south, comprised part of a larger unincorporated “island” of Utah County land surrounded by Spanish Fork and Mapleton city boundaries.

Anderson described discussions that took place after the council work session, where he met with the property owners in the foyer to talk through options. The goal of those conversations was to find a path forward that would resolve the existence of the unincorporated island by incorporating all remaining parcels into Spanish Fork City in one or possibly two annexation actions.

He recommended that the council proceed with approving a resolution of intent to annex the Maple View Farm property but continue consideration of the Stewart Farm annexation. This would allow staff time to revise and expand the Stewart Farm annexation proposal to include three additional parcels in Utah County, commonly referred to as the New Haven Residential Treatment Facility properties, which were currently water customers of Spanish Fork City. Anderson noted that New Haven has been receiving water service from the city since 2010, which under state law changes how the city can proceed. Because of this, he explained, the city could initiate annexation by resolution and include those parcels whether or not the owners consented.

Councilmember Marshall supported the strategy and proposed continuing the Stewart Farm annexation for two weeks, allowing staff time to prepare an updated resolution. He noted there was minimal risk in this approach, provided the council acted within that timeframe, as it would avoid leaving a “hole” of unincorporated land surrounded by city boundaries.

City Attorney Vaughn Pickell confirmed that initiating annexation by resolution was legally supported due to Spanish Fork’s existing utility service to New Haven. He explained that the statute required protests to demonstrate ownership of at least half the land area and half the assessed value within the annexation area, a threshold clearly met by the properties under discussion.

Councilmember Oyler asked for clarification about the number of parcels involved. Vaughn clarified that there were multiple parcels, not just one, and described the area as including the yellow square (Stewart Farm) and three additional New Haven parcels. He added that annexing the entire area made sense for public services such as utilities, emergency response, and addressing.

Councilmember Marshall emphasized that these remaining parcels should not remain under Utah County’s jurisdiction and stated firmly that they needed to be incorporated into Spanish Fork.

Anderson noted that even if the annexation was initiated by resolution, the council would not be obligated to approve it at the end of the process.

Councilwoman Beck ▾ **Moved** to Table the **Resolution to express intent to annex the**

Stewart Farm Annexation

until the next meeting Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

E. Resolution to Express Intent to Approve the Maple View Annexation

Mayor Mendenhall asked if there were any questions. When he saw none he asked for a motion.

Councilman Oyler ▾ **Moved** to approve the **the Resolution to Express Intent to Annex the Maple View Farm Annexation based on the following findings:**

Findings

- 1. That annexing this property would contribute towards the elimination of an island of unincorporated Utah County.**
- 2. That the proposed annexation qualifies for annexation approval by resolution.**
- 3. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.**

Councilman Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote

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

F. Spanish Fork Airport Landing Fee Contract with Vector Airport Systems

Cory Pierce reported that with the recently approved budget, Spanish Fork City was implementing new fees at the airport, including landing fees. In preparation for this change, the city had issued a Request for Proposals (RFP) seeking contractors to facilitate landing fee collection. Two companies submitted proposals, and a selection committee consisting of

Councilman Cardin, an airport board member, Pierce himself, and Christian from city staff reviewed the submissions.

The committee ultimately selected Vector Airport Systems due to their extensive experience in collecting airport fees and maintaining an efficient billing system. Pierce explained that Vector's system would identify aircraft landings, send invoices to aircraft owners, and remit the collected funds to Spanish Fork City after retaining a percentage as their fee.

The contract terms included a tiered fee structure where Vector would retain 5% of proceeds in year one, 10% in year two, and 15% in year three and beyond. One notable benefit was that Vector would provide and install the necessary equipment upfront at no cost to the airport and defer all maintenance fees for the first three years, with minimal fees thereafter. Pierce noted this arrangement significantly reduced out-of-pocket expenses for the airport during the contract's initial term.

Councilmember Tooke clarified that the three-year term of the contract would begin upon signing. Pierce confirmed this was correct.

Marshall further noted that Vector's proposal included installing six cameras capable of reading tail numbers and identifying aircraft owners, allowing for accurate invoicing and collections.

Marshall inquired whether the data Vector collected could also assist the state with collecting taxes from plane owners. Pierce said he was unsure but offered to investigate the question further.

Marshall then asked whether the RFP process had been qualifications-based or included both quality and cost considerations. Pierce responded that both were considered, with different weighting applied to factors like experience and cost. He noted that while Vector's final retention rate would be 15% compared to 10% from the competing proposal, Vector's offer to cover upfront equipment costs and defer maintenance fees made their contract significantly more cost-effective in the short term for the airport, which currently had limited funds.

Tooke asked whether the city would have flexibility to switch providers after three years if desired. Pierce confirmed the contract allowed the city to terminate with written notice if issues arose.

Councilmember Oyler asked whether the landing fees applied only to runway landings or also to helicopter operations. Pierce clarified that the fees would apply to both. He added that some of Vector's proposed camera locations would specifically monitor helicopter landing pads, ensuring those operators contributed their share toward airport maintenance.

Mayor Mendenhall noted there were no further questions and stated she would entertain a motion on the item.

Councilwoman Beck ▾ Moved to Approve the **Spanish Fork Airport Landing Fee Contract**

with Vector Airport Systems

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

G. Cemetery Reclamation Resolution

Dale Robinson explained that the resolution before the council would allow the cemetery to begin reclaiming unused cemetery plots. He noted that Joshua and Vaughn had assisted in drafting the resolution to ensure compliance with state law. He shared that the city planned to pilot the process in Area 8 of the cemetery, where there were currently 26 vacant lots. Robinson credited Justin, the cemetery sexton, for his extensive work in preparing for this process.

Robinson clarified that, if the resolution were passed, a list of these 26 lots would be posted, including the names of the original owners from 60 years ago, to give descendants an opportunity to come forward and claim them. He stressed that the purpose of the process was either to return the plots to family use or to allow the city to resell them, which would help extend the useful life of the existing cemetery land.

Dale Robinson added that the lots in question had to meet the legal threshold of being purchased but unused for at least 60 years. He reiterated that the first step after passage of the resolution would be to publish a notification, giving descendants a chance to claim the plots.

Councilmember Oyler asked where the notices would be published.

Dale Robinson responded that notices would be posted through the city's normal communication channels, and Mayor Mendenhall added that they would also be posted online. Tara Silver confirmed that notices would appear on the Utah public notice website.

Robinson recalled that during the prior work session, the council had suggested going beyond the minimum notification requirements.

Seth Perrins assured the council that the city would make an effort to distribute the notices more broadly and possibly multiple times.

Perrins shared an anecdote about speaking with a resident who shared a last name from the list of original owners; the resident had not been aware of the connection but planned to investigate it.

Councilmember Oyler asked if the city would require family trees as proof of ancestry.

Councilmember Marshall pointed out a discrepancy between the staff report and the notice regarding response timelines—30 days versus 60 days. Dale Robinson confirmed that state law specifies 30 days.

Marshall requested that staff provide a report 31 days after the notice was posted to update the council on how the process was working. He acknowledged the sensitive nature of reclaiming cemetery plots but emphasized that it was necessary for the city to proceed.

Dale Robinson agreed to provide the follow-up report.

Councilman Marshall ▾ Moved to Approve the **Cemetery Reclamation Resolution**
Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

Mayor Mendenhall stated that item G had been approved and the meeting was moving to item 10, which included one discussion item: the West Meadows concept review. He noted that the city had only conducted a few of these types of reviews previously, this being either the second or third.

Councilmember Tooke remarked that it was possibly only the second such review.

Mayor Mendenhall said she could not recall whether the format allowed 15 minutes for the applicant's presentation followed by 10 minutes for council discussion, or vice versa. He acknowledged that the time often mingled because council members began asking questions during the presentation. He clarified that this item was not a public hearing.

He explained the process: the council would first hear from Dave Anderson for a staff overview, then from the applicant for the concept review, while City Council members would attempt to keep a timer similar to previous reviews.

DISCUSSION:

A. West Meadows Concept Review

Dave Anderson presented an overview of the West Meadows property, located near 8000 South and the Salem Benjamin interchange, adjacent to I-15 and the planned Loafer Mountain Parkway extension. He explained that the northern portion of the property was proposed for residential use while the southern portion, fronting the highway, was intended

for commercial development. Anderson reminded the council that Utah County had expressed interest in purchasing right-of-way from property owners for the future parkway, which influenced the timing of this discussion.

Anderson stated that under the current general plan, the area was envisioned as transitioning from retail/commercial along the highway to mixed-use professional office space, and eventually to purely residential northward. However, draft revisions to the general plan suggested designating more commercial space along Loafer Mountain Parkway, raising questions about how much commercial capacity the area could realistically absorb.

The applicant's proposal included a mix of residential units, side-by-side multi-family housing and stacked flats, paired with a commercial area in the southern portion. Anderson noted that while the Development Review Committee had briefly reviewed the concept the prior week, staff had not engaged deeply with the applicant about the specifics. He recommended that the council focus on high-level feedback rather than detailed design questions.

Austin Pritchett and Tate Murphy began by summarizing their efforts over several years to acquire multiple parcels in the area, including properties from the Timpson family, RFM, and Rod Christensen. They now controlled a significant portion of the land and had worked to align their concept with the city's existing general plan.

They highlighted the scale of the proposed commercial area, approximately 77 acres, and compared it to Spanish Fork's major retail hubs, noting that it equated to the combined area of Costco, Macey's, Cal Ranch, and surrounding developments. They argued that expecting this amount of new retail development, in addition to planned commercial spaces across the street and to the south, was unrealistic given current market demands.

The applicant explained that they had secured a major commercial tenant after losing another due to the Rocky Mountain Power transmission line project. However, they emphasized that in order to make the project financially viable and bring utilities into the area, they needed flexibility to include residential development. They argued that large-scale commercial development alone would not "pencil out" because of the utility infrastructure costs and market absorption rates.

The applicant also raised concerns about access issues created by the location of the interchange and the limitations on left turns into the property. They said these constraints, combined with the transmission lines, made the area less attractive to certain retailers.

They urged the council to consider a mixed-use approach, which they argued would provide needed housing near the interchange while still preserving opportunities for high-sales-tax commercial tenants. They stated that the project's scale could provide the critical mass necessary to extend utilities and kickstart further development in the area.

Councilmember Oyler began the discussion by expressing concern about the loss of commercial land. He noted public frustrations with traffic at Canyon Creek and the desire to avoid concentrating all commercial zones in one location. He argued that this interchange was an ideal location for commercial development and said he was not concerned if the land

sat vacant for years while awaiting the right commercial projects. He acknowledged the applicant's sense of urgency as landowners but emphasized the council's responsibility to plan for long-term city needs.

Councilmember Marshall agreed that preserving areas for commercial development was critical for supporting future sales tax revenue, which funds city services like fire and EMS. He sympathized with the applicant's challenges but stressed the importance of aligning with the general plan vision.

Mayor Mendenhall noted the scale of the challenge, pointing out that development of Loafer Mountain Parkway and related infrastructure was likely at least 10 years away. He acknowledged the applicant's difficulty in proceeding without utilities and appreciated their willingness to engage with the city in finding solutions.

Councilmember Beck expressed openness to a compromise, suggesting she could support some residential development but preferred to retain a larger proportion of commercial zoning. She cited examples of successful mixed-use developments in other cities, such as University Place in Orem, where high-density housing and retail coexisted effectively.

The applicant responded by reiterating their commitment to work within the city's vision. They expressed frustration over losing their previous large tenant to the power line project but remained optimistic about the potential of their current tenant. They also noted that mixed-use developments could reduce traffic by placing housing near commercial uses, creating more self-contained neighborhoods.

Key Points and Takeaways

- The applicant emphasized the need for flexibility to include residential development due to infrastructure costs and market conditions.
- The council recognized the applicant's challenges but stressed the long-term importance of preserving high-value commercial areas.
- Both parties acknowledged that development of Loafer Mountain Parkway and related infrastructure was a significant factor shaping the area's future.
- There was general openness to exploring a compromise involving a more balanced mix of residential and commercial uses.

The applicant thanked the council for their feedback and expressed a willingness to adjust their plans and return with a revised proposal. Mayor Mendenhall commended the applicant's efforts and noted that the discussion illustrated the city's ongoing challenge of balancing growth with fiscal responsibility.

Councilman Oyler ▾ **Moved** to approve the **Adjourn Closed Meeting to discuss the purchase, exchange, or lease of real property and strategy sessions to discuss pending reasonably imminent litigation in the Explorer Room. § 52-4-205**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 9:34 pm

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

Attest: July 1, 2025

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 July 1, 2025. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER