SPANISH FORK
CITY COUNCIL

ADOPTED MINUTES
CITY COUNCIL MEETING
August 5, 2025, at 4:30 pm
80 South Main Street
Spanish Fork, UT 84660

Councilmembers Present

Kevin Oyler, Councilmember
Mike Mendenhall, Mayor
Jesse Cardon, Councilmember
Stacy Beck, Councilmember
Landon Tooke, Councilmember
Shane Marshall, Councilmember

Councilmembers Absent:

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
Nick Porter, FitCity Center Manager
Jake Theurer, Power & Light Superintendent
Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Dale Robinson, Parks and Recreation Director
Cory Pierce, Public Works Director
Jack Urquhart, Public Information Officer
Jordan Hales, Finance Director

Staff Members Absent:

Visitors Present:

Name	Name	Name
Shirley Bradford	David Draper	Don Young
Justin Bloomquist	Jana Mecham	Lisa Young
Brett Miller	Steve Folks	Kayden Porter
Lacey Miller	Chris Brotherson	Darrin Mellor
Allyson Monson UCSO	Karen Muhlestein	Naleta Mellor
Kristina Reid	Clint Muhlestein	

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

Staff Present:

Mike Mendenhall. Shane Marshall, Kevin Oyler Landon Tooke, Jesse Cardon, Seth Perrins, Tyler Jacobson, Jordan Hales, Dave Anderson, Ian Bunker, Dale Robinson, Cory Pierce, Matt Johnson, Eddie Hales, Jack Urquhart, Vaughn Pickell, Stacy Beck, Marlo Smith, Chief Matt Johnson,

Mayor Mendenhall started the meeting at 4:45 pm,

A. Employee Retirement

The council had last discussed retirement benefits in April, when they decided not to make changes for the remainder of the year but to revisit the matter in August. At this session, members reviewed the current system, which included the Utah Retirement System's Tier 2 benefits, noting that the city was still well below the employer contribution cap.

The council observed that recent hires were aware of the Tier 2 structure when accepting positions and that the city remained competitive in recruiting. There was consensus that altering the retirement structure now could create unnecessary complexity without providing significant benefit.

Instead, the council chose to set the matter aside indefinitely, keeping the option to revisit it only if conditions changed significantly, such as reaching the contribution cap or facing recruitment difficulties.

B. Strawberry Water Conversion

The second agenda item focused on the opportunity to convert Strawberry Valley Project water from agricultural use to municipal and industrial (M&I) use. Historical context was provided: in the early 1900s, Spanish Fork had been part of the original agreement to divert water from Strawberry Reservoir through tunnels to Utah Valley. Over the years, the city had accumulated over 2,000 shares in the Strawberry system, representing a significant portion of its water portfolio.

In recent years, federal regulatory changes had prohibited new dedication agreements that tied specific parcels of land to certain water shares, meaning agricultural water could not easily be applied to other uses. The proposed conversion contract would “untie” the water from agricultural land, allowing it to be used more flexibly throughout the city for treated drinking water, growth areas, and other municipal purposes.

The council reviewed the advantages of conversion, which included:

- Greater flexibility in allocating water to meet city growth and shifting demand.
- Increased reliability and resilience during drought conditions, since converted water would be integrated into the city’s M&I supply.
- Protection against future water scarcity by securing rights before costs rose further.

They also acknowledged challenges and concerns:

- Rising market prices for Strawberry water shares, making it a valuable but expensive resource.
- The possibility that converted water could be sold outside the city if not properly safeguarded, prompting discussion of protective contractual provisions.
- The need to ensure that conversion did not diminish agricultural irrigation capacity..

Staff explained that entering into the conversion contract now would not require the city to immediately change how the water was used. However, if the city did not sign the agreement and later wished to convert, it might have to undergo a lengthy and costly new environmental review process.

The conversation emphasized the long-term strategic nature of the decision. The city’s water system had been foundational to its growth for more than a century, and securing flexible rights to Strawberry water was seen as essential to maintaining that legacy.

The session concluded without a formal vote but with general agreement to keep the retirement policy unchanged for now and to continue evaluating the Strawberry water conversion with an eye toward long-term city needs.

The work session ended at 5:44 pm.

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

Mayor Mike Mendenhall opened the Spanish Fork City Council meeting on August 5, 2025, in Spanish Fork City. He thanked everyone for coming and attending in person and online, wherever they might have been in the world. He expressed appreciation for their involvement in their city. He stated they would get started as they always did in Spanish Fork with a motivational message and a prayer.

Mayor Mendenhall then outlined the customary opening proceedings for council meetings, announcing that Councilman Cardon would provide a prayer or motivational message, followed by Councilman Tooke leading the Pledge of Allegiance.

Councilmember Cardon stated it looked like the person he had invited was stuck and unable to make it, so he would go ahead and say the prayer.

Councilmember Tooke 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 everyone for that and stated they had a recognition before moving to public comment that night. He believed the chief was there to introduce them to the recognition.

Eddie Hales thanked the Mayor and Council for the opportunity and said it was an awesome recognition to have that night, as someone in the community had done something not many people experienced,surviving a cardiac arrest event.

He expressed gratitude to have Lisa present that night and mentioned that Lisa had reached out to them, wanting to recognize the officers and first responders who had aided her in her worst moments. He shared that less than 10% of Americans who go into cardiac arrest survive outside of a hospital, and Lisa was among those who did. He added another statistic he was proud of as fire chief. In 2024, 13% of cardiac arrest cases in their city survived outside of the hospital.

He said that figure showed their citizens knew CPR, that hands were getting on chests quickly, and that officers and first responders were reaching those in need rapidly. Because of that, people in their community were surviving cardiac arrest events. He noted that several people were involved in Lisa's incident—thirteen in total—and explained that in real life, just as in television depictions of medical emergencies, it took many people to save a life.

He emphasized that everyone who responded had a specific role and that every action taken contributed to saving lives. He stated they were there to recognize those individuals who aided Lisa on June 2, 2025, when she went into cardiac arrest in her living room.

He named the officers from the Spanish Fork Police Department and the sheriff's office: Sheriff's Deputy Munson, Detective Fox, Officer Seddon, Officer Peterson, and Officer Anderson. He named the firefighters and paramedics: Firefighter/Paramedic Terry, Firefighter/Paramedic Lowe-Miller, Engineer Draper, Captain Brown, Firefighter/EMT Larsen, EMT Byrne, Firefighter/EMT Logan, and Battalion Chief Edwards.

He said it was not often in their field that they were recognized by a survivor, and it was an incredible moment to be there for that recognition. He concluded by turning the time over to Lisa to share a few words and noted that Lacey from Intermountain Healthcare was also there representing the care provided from the Intermountain Health side.

Eddie Hales stated they were representing the care provided from the Intermountain Health side as well.

Lisa Young said she was a talker but not a public speaker, and that she was very nervous and very grateful. She explained that it had taken the entire team to save her life that night, starting with her husband, who was her hero, though she had already thanked him many times.

That night, she wanted to thank everyone in EMS, the first responders, and the police. She said that because of them, she was able to hug her loved ones again and have more time in this life. She told them they had given her the greatest gift and thanked them from the bottom of her grateful, slightly damaged heart.

She mentioned that most of her family was there and that they also wanted to thank the responders. She said there was really nothing you could do to thank someone for saving your life, but she had brought cinnamon rolls for them. She said she was doing much better now, as it had been a couple of months since the incident. She ended by thanking everyone once again.

Lacey Miller introduced herself as the medical-surgical intensive care unit manager at Spanish Fork Hospital and said she wanted to take a moment to recognize the incredible Spanish Fork EMS team. She praised their dedication and expertise, saying it made a world of difference, not just for the patients they cared for, but also for those who had the privilege of receiving them. She said the care they provided was remarkable and never went unnoticed.

She explained that Intermountain Health worked closely with EMS crews because they knew they were better when they worked together, and that clear communication was key, especially when patients were en route. Knowing what facilities were available for emergency care helped ensure each patient was taken to the place where they would receive the best possible treatment.

She said Spanish Fork Hospital was proud to be part of a system designed to keep care close to home, was equipped with modern medical technology, and was growing. She added that they hoped to break ground on an expansion in the next month or two. She noted that when a higher level of care was needed, patients could be seamlessly transferred with EMS assistance to another facility that could provide that care.

Eddie Hales wished Lisa all the best in her next chapter, saying her presence had meant a great deal to everyone and to their entire crew. He remarked that he had worked with many of them in respect to patients in very difficult, critical situations and called them amazing. He thanked them all.

He then presented each responder with a Certificate of Lifesaving Award, as well as a challenge coin for law enforcement officers involved. He said he would give the remaining coins to the chief to distribute to the other officers.

He explained that one might wonder why a sheriff's deputy had been there, but that it was because of the valley-wide system. When a call for service went out, it was broadcast over the valley radios, and Deputy Munson happened to be nearby, becoming the first on scene and starting CPR. He stressed that early CPR was critical, as nothing else EMS could do would work without it. He thanked the officers who often arrived before EMS and got "hands on chest" quickly, calling them heroes in their own right.

He concluded by suggesting that perhaps everyone would like a picture with Lisa. He invited Lisa to come forward for a group photo with those who had responded to her emergency, noting that the moment had come full circle. He mentioned that he hadn't recognized her on the day of the incident, but when she came up later, he realized she was the same person he'd seen before.

Sheriff's Deputy Munson made lighthearted remarks about a past personal connection with someone present, mentioning that one of them had babysat her and referencing playful memories.

They coordinated for a group photo, counting down and thanking one another.

Mayor Mike Mendenhall thanked and expressed appreciation to Lisa for being present and to everyone involved. He said that when he thought about the chief's mention of a 10% national survival average compared to the 13% rate in their town, it was clear that even a 3% difference was a big deal when it came to lives. He noted that it had certainly made a big difference to Lisa, her family, and everyone involved.

He expressed how much of a blessing it was to have a hospital in their community, as well as full-time, competent people both in the city and at the hospital. He commented on Lisa handing out cinnamon rolls and said that having such qualified people locally truly made a difference in the community's care.

He then transitioned to the public comments portion of the agenda, explaining that the public could address the Mayor and Council on any topic, even if it was not on the agenda, and asked that speakers keep their remarks to about three minutes to respect everyone's time.

He explained that Jacs would be the timer and asked that anyone wishing to speak start with their name for the record.

PUBLIC COMMENT:

Justin Blomquist introduced himself and noted that his comments seemed small compared to the earlier recognition, which he called awesome. He explained that he had purchased a townhouse in Quiet Valley, a community developed by D.R. Horton, located near the windmills. He said he was there to discuss issues in the community that he believed the city was aware of.

He stated that residents had provided D.R. Horton with a full report of concerns, and initially, the developer had been responsive, resolving some matters. However, communication from the developer had since stopped, and several significant issues remained unresolved. The main concern was an unwanted pond in the middle of the community that had not been there when he moved in and was not part of the approved city plans, which he had reviewed with the help of his grandfather, a civil engineer.

He explained that the area around the pond was supposed to feature hydro-seeded grass, flower beds, and a walking path, but currently, the pond covered the path, weeds had overtaken the grass, and the area had become both an eyesore and a safety hazard for children. He offered to show pictures if anyone wished to see them.

He stated that D.R. Horton had scheduled the HOA turnover for September 4, and from recent conversations with the community development and planning departments, it appeared the issues would not be resolved before then. He expressed concern that if the turnover occurred without resolution, the young families in the community, already struggling to afford their homes, would face increased HOA fees to fix the problems themselves.

He said their current HOA fees were $120 per month, but he feared a significant increase if repairs became their responsibility. He asked who in the city would be the best contact to help resolve the situation and what steps could be taken before September 4 to ensure the developer completed the necessary work. He also inquired whether the city had resources or recommendations to help address the problems, noting that some of the areas were shared responsibilities between the city and the community.

He concluded by saying the community wanted to keep the neighborhood looking nice and affordable and thanked the council for listening and for their help.

Mayor Mike Mendenhall thanked Justin for his great questions, assured him they would be directed to the right people, and then invited others to share public comments.

He suggested that while Justin was present, they might try to address a couple of his concerns. He thanked Justin and asked him to confirm whether he had provided his contact information, to which Justin said he had. The mayor then asked if there were any other public comments, and seeing none, he transitioned to addressing Justin’s questions by inviting the city manager to respond.

Seth Perrins thanked Justin and expressed that he was truly sorry for the frustrating situation. He said that if he were in Justin’s position, he would likely be doing the same thing. He acknowledged that purchasing a home was probably the largest investment a person would ever make, and it was important that things were as expected.

He explained that the city's role was very limited once a project was approved, due to state statutes. He said that under state law, their involvement in the approval, development, and inspection of what was called "private development" was restricted. He indicated he would look to the city attorney for more insights and proposed that after a few items on the agenda, he would meet Justin outside to discuss specifics further.

He referred to a 2023 state law—House Bill 406—which contained many provisions. He paraphrased a key section, explaining that for landscaping improvements that were not public landscaping, the city could not require bonds or exercise oversight. Public improvements were things like streets and parks, not HOA spaces, which might feel public because they were common areas, but were defined by law as private.

He said this change was intentional and intended to reduce regulation in order to lower housing costs, but it meant the city had little authority after the initial approval process. He noted that the Community Development Office had repeatedly contacted the builder, asking them to address concerns, and while this had produced some results, it had not fully resolved the issues.

He suggested that residents could potentially apply pressure themselves and that the city could help coordinate such efforts, even though they had no formal legal standing in the matter.

Vaughn Pickell, City Attorney, agreed that Seth had covered the issue well, adding that it was fundamentally a private property rights matter between the subdivision's owners and the developer (the declarant) who had created the common area. They reiterated that the city could not require bonds or conduct inspections for private landscaping.

He noted that earlier in his career, the city did have authority to require HOA landscaping and inspect it to ensure proper installation, but that authority had been removed a few years ago.

Justin Blomquist said he had spoken with some city staff and believed there were a couple of bonds associated with the development, although he was not certain.

Seth Perrins said they could look into it further but did not know the details offhand. He acknowledged that the situation was frustrating and recognized that there were reasons behind the law change, but felt it left landowners somewhat in the lurch.

He asked whether there was a process for homeowners to delay taking over the HOA, to either reject or postpone the turnover until a certain time. He said this could be worth exploring, given the looming deadline. Instead of feeling pressured to accept whatever was given, homeowners could insist on receiving what had been promised. He admitted he was unfamiliar with the specific HOA covenants and restrictions but suggested following up outside the meeting to discuss the matter further. He told Justin that he was in the right place to raise these concerns.

Mayor Mike Mendenhall told Justin that after exhausting all other avenues with the development, the council was indeed the right place to come. He said that if he put himself in Justin's position, he would also be frustrated. He explained that homeowners paid impact fees, taxes, and HOA dues, and that HOA-maintained private areas should meet community standards.

He assured Justin that the council had seen every one of his emails and had discussed them publicly. He mentioned that the looming deadline Seth referred to was part of a state law passed for affordability purposes but had unintended consequences. He said their legislative partners—whom they worked with on many projects—could be approached to discuss real-world examples like Justin's case and to consider what the state's solution should be.

He acknowledged that he did not personally know anyone at D.R. Horton noted that the city's economic development team did, and there could be discussions from the perspective of encouraging the company to be a good partner if they wanted to continue building in Spanish Fork. He emphasized that the council was committed to having those conversations.

He commented on the September 4 deadline, noting that once an HOA was turned over, the residents would have to form a board and review finances, likely more than they ever had before. He said that in many cases, HOA balances were small, but if there was any money available upon turnover, it could potentially be used to address problems such as drainage or landscaping fixes.

He concluded by committing that, in the meantime, the city would work with both the homebuilder and the lawmakers responsible for the current regulations to try to find a resolution as quickly as possible, even if the city was not legally liable or able to directly fix the issues.

Seth Perrins stated that he had texted Representative Whyte, one of their state representatives, who was responsible for the bill in question. He noted that Representative Whyte would likely have a keen interest in the matter and would want to know the details, background, and current status, as well as how the issue would be resolved. He said he had reached out to Representative Whyte within the last ten minutes.

Justin Blomquist said he was sure Representative Whyte would want to comment, noting that he had heard of a similar situation occurring in Saratoga Springs with the same developer, D.R. Horton. He expressed hope that the matter could be resolved.

Councilmember Kevin Oyler reiterated the Mayor's point, explaining that this was the first development the city had dealt with from D.R. Horton during his time on the council, meaning they had no prior track record to reference. He thanked Justin for coming in that night to share his concerns, as well as his neighbors who had emailed the council and made them aware of the situation. He asked Justin to let them know that their efforts were appreciated and assured him that the council would remember this experience with the developer.

Councilmember Jesse Cardon thanked Seth and explained that some residents in Quiet Valley had reached out to him at different times regarding the issue. He said that one of the things they were being told by D.R. Horton was that the city owned the property underneath the power lines. He asked Seth to address this publicly to clarify the matter.

Seth Perrins agreed that this was a misconception and said he would pull up the map to ensure he was referring to the correct location, which was where the pond was situated. He noted that under the power lines, there was also a 20-foot section containing a water easement.

Mayor Mike Mendenhall confirmed that there was a power easement in the area, noting that the situation there was messy. He said he had driven by and observed it several times. He was reminded of a conversation from less than a year ago during his twelve years of service, one of at least half a dozen similar instances he had dealt with.

In that case, it was a commercial development nearing completion, where the developer asked to remove certain landscaping elements, fewer trees, no bulb-out, less grass, than originally planned. The city's response had been that those features were in the plans the developer had submitted and the city had approved, and it was their job to hold the developer to those plans through inspection.

He explained that the city charged fees in order to maintain continuity in development areas. The frustrating part in this current situation was the disconnect created by a law change a few years prior, developers submitted plans, the city approved them, but when they were not built to specification, responsibility shifted to the HOA rather than the city. He acknowledged the intent of the law was to reduce regulation and costs, but said that in cases like this, it created unintended consequences that placed burdens on new homeowners.

Seth Perrins clarified that the land in question under the northernmost power lines was owned by Rocky Mountain Power. He said the city had only recently, within the last month or two, secured the rights to do anything on that property. He noted that the developer claimed the plan called for "native seed" rather than grass, and explained that "native seed" referred to vegetation found in the wild. He admitted he did not know exactly what the developer had shown in their marketing or subdivision plans.

Justin Blomquist explained that hydroseeded grass had been applied but had since died, leaving spiky weeds, sunflowers, and other overgrowth in its place.

Councilmember Jesse Cardon summarized that the city was only just beginning the process of potentially doing something with the land, and that no immediate plans were in place. He said the original hope had been to secure more rights to the property two years earlier, but those rights had only been obtained recently.

Councilmember Kevin Oyler asked whether D.R. Horton was claiming that the unwanted pond was part of the engineered retention basin design.

Justin Blomquist replied that the developer agreed the pond was not in the plans but claimed they were working on resolving it. He noted there was a tractor on-site that had not moved in two months.

Seth Perrins confirmed that D.R. Horton was working on the issue but shared the concern that once the HOA turnover occurred, the developer might stop their efforts. He thanked Justin for his questions and for attending, stating that he had come to the right place.

Mayor Mike Mendenhall noted that while the pond in question was not Utah Lake, it was still visible and significant. He said they would provide information and follow up.

Shifting back to the agenda, Mayor Mendenhall then moved to item four, the public comment section. He invited members of the public to come forward with any comments or questions not listed on the agenda. After a brief pause and seeing no one step forward to speak, he transitioned to the council comment portion of the meeting.

COUNCIL COMMENTS:

Councilwoman Beck

Councilwoman Stacy Beck said she had a laundry list of items to share and began by expressing gratitude for everyone who participated in the previous day's events. She thanked volunteers, including the executive committee, chairs, Youth City Council, speakers, performers, athletes, and businesses, for their efforts.

She also thanked Spanish Fork City employees for working extra hours, thinking creatively, and handling challenges with love and patience for the community. She expressed appreciation to residents for attending and making the events possible, noting that it was enjoyable for council members to interact with the community. She described the 2025 celebration as one of the best yet.

Councilwoman Beck reported on the summer reading program, which had just ended. The goal had been one million minutes read during the month, but participants read 1.2 million minutes. The year-end party, held on Saturday evening, drew between 400 and 500 attendees and featured activities such as a reptile show in the Heritage Room. She thanked the Youth City Council and Library Board members who volunteered their time for the event.

She informed the community that the library had radon testing kits available for checkout. Citing Utah County Department of Environmental Quality data, she said radon exposure was the second leading cause of lung cancer in Utah, with one in three homes having elevated radon levels. She shared that she had her own home tested two years earlier, finding levels high enough to require mitigation, despite the home being only ten years old. She encouraged residents to test their homes regardless of their neighbors' results.

She announced that the Children's Market on Main would take place Saturday from 10 a.m. to 1 p.m. at City Hall Park and the library. She also mentioned that the "Yard of the Week" program was in its final month, with only three weeks remaining. She thanked the social media team for their creative posts, encouraged nominations via the city's website, and thanked the committee that voted weekly on the winners.

Mayor Mike Mendenhall thanked Councilwoman Beck for her comments and her hard work during the previous day's events.

Councilmember Marshall

Councilmember Shane Marshall stated that he did not have much to add but wanted to reiterate what Councilwoman Beck had said by thanking the volunteers and city employees. He described sitting in the park during the July 24th celebration, acknowledging that it was a long day for everyone in the city. He noted how officers walked through the park, ensuring everyone was behaving, and that they interacted with residents in a friendly, community-oriented way rather than simply performing a routine patrol.

He expressed appreciation to the police chief and all first responders for being available to help every day. He also acknowledged Channel 17's coverage and organization of the events. He emphasized that the celebration could not have happened without the hundreds of volunteers who participated.

He shared that his brother and sister-in-law had served as volunteers, and while they experienced moments of questioning their decision to volunteer on the day of the event, they, like many others, soon forgot any hesitation and signed up to do it again. He said he deeply appreciated all the volunteers and noted that such a successful celebration would not have been possible without them.

Mayor Mike Mendenhall thanked Councilmember Marshall for his comments before turning the floor over to Councilman Tooke.

Councilmember Tooke

Councilmember Landon Tooke thanked the mayor and introduced guests from the Chamber of Commerce. He welcomed Wendy Ferguson, Director of Administration, and Kathleen Leavitt, CEO and President of the Chamber, noting that it was great to see them and acknowledging the work they had done for the Chamber. He invited them to share updates on upcoming events.

Kathleen Leavitt reported that earlier that day the Chamber had held a ribbon cutting for Tee Box, a new golf simulator business in Spanish Fork located near Kidtopia and behind Intermountain Hospital. She explained that the facility offered more than golf simulation, including specialized golf training, hot-and-cold therapy such as saunas and ice baths, and a gym designed to build the muscles used for golfing. She encouraged attendees to visit, mentioning that Tee Box would host an open house on Friday, August 8.

She announced that the Leavitt Group would hold a grand reopening on Main Street on August 20 from 12:00 to 1:00 p.m., celebrating their remodel. She also noted that the Chamber's monthly networking event would be held at the Hampton Inn on August 21, sponsored by Shepherd's Carpet, and would feature networking games and team-building activities.

She shared that the Women in Business luncheon on September 3 at Protection and Self Storage would feature a professional organizer speaking on creating amazing spaces at home. Additionally, the next Business After Hours event would be held on September 4 from 5:00 to 7:00 p.m. at Rasmussen Jewelers' new location near VASA. She commented on the luxury shopping experience the jeweler had created and expressed excitement about the project. She joked about mixing up event dates before concluding her remarks.

Councilmember Landon Tooke thanked Kathleen and added that the Farmers Market had recently kicked off in a new location outside City Hall, encouraging everyone to visit, especially for the peaches. He also shared that the Parks and Recreation Department had recently hosted a successful steak fry for coaches and that the new recreation center was nearing completion, with more discussion to come later in the meeting. He concluded by echoing earlier praise for the celebration, saying it had been an amazing event.

Mayor Mike Mendenhall thanked Councilmember Tooke for his remarks and invited Councilmember Cardon to speak.

Councilmember Jesse Cardon

Councilmember Cardon thanked the Mayor and invited Wendy Ferguson to speak, noting she had a message for the Council that evening.

Wendy Ferguson shared that she had been practicing praying all week. She said she had been reflecting on the themes of pride and progress, particularly in relation to Spanish Fork's history.

Wendy referenced a black-covered book in the Chamber of Commerce archives written by J Mart to commemorate the city's 150th anniversary. She highlighted several historical dates, including Spanish Fork's incorporation as a city in 1855, and the election of its first woman official, Caroline Pace, as treasurer in 1897. She then recalled a major event in April 1983 and read from the book's final page, which described an August 10, 2005 incident when a semi-truck carrying 35,000 pounds of explosives from the Ensign Bickford plant overturned and exploded in Red Narrows, east of Thistle Junction.

The explosion left a 75-foot-wide, 35-foot-deep crater, closed the canyon, and caused brush fires. Although ten people were injured, there were no fatalities, and the canyon reopened in less than two days. She noted that the event ended up being just a footnote in city history and concluded her historical reflection with the phrase, "We end this book with a bang—or better said, a boom."

She encouraged taking pride in accomplishments but also moving forward to the next task where one's efforts were needed.

Councilmember Jesse Cardon then transitioned to a more recent local event: a fire on Friday that drew a large emergency response. She described how water trucks from Woodland Hills, Salem, and Spanish Fork, along with police officers and firefighters from multiple cities, worked together for over 26 hours to put out a hay barn fire sparked by a tractor in the middle of a farmer's field. She praised their teamwork, care for residents, and protection of nearby animals.

He also expressed appreciation for the Youth City Council, whose members worked hundreds of volunteer hours during Fiesta Day events, and for their four women leaders who kept the group organized. She concluded by commending the cast and crew of the *Shrek* play, part of the Fiesta Day celebration, noting the many hours of preparation, the support from RAP tax funding, and the anticipation for next year's production.

Mayor Mike Mendenhall thanked Councilmember Cardon and Wendy Ferguson for their remarks and contributions.

Councilmember Oyler

Councilmember Kevin Oyler thanked the Mayor and said he did not have a lengthy report, but wanted to echo his gratitude to everyone involved in making Fiesta Days a fantastic event. He then addressed an incident that occurred on the night of the 24th at the Sports Park.

Councilmember Oyler stated that he learned about the incident from his 16-year-old son, who had been at the park. He reported that some teenage individuals had been lighting fireworks in the area, fireworks that should not have been discharged there. He noted that his son, who had been unaware of what was happening, ended up being very close to a mortar when it went off. Fortunately, his son came home with only minor burns. Councilmember Oyler expressed gratitude that the injuries were not more serious.

He then thanked the city's first responders and police for the hours they worked during the holiday to keep events safe, and asked the city attorney and police chief for clarification on the applicable city code or policy when large groups are gathered for public fireworks shows.

Chief Johnson responded that the police department was investigating the incident. He confirmed juveniles had been involved, but they were still determining which individual actually lit the fireworks, as the suspects were blaming each other. He stated that detectives were following up on the matter.

Chief Johnson explained that next year, the department planned to have more officers in the area where the crowd gathers, and to deploy additional personnel along the perimeter and in the fallout zone. He said these precautionary measures were intended to prevent similar incidents.

Councilmember Oyler thanked Chief Johnson for his comments and expressed appreciation for the work of the chief and the police department, stating that their efforts did not go unnoticed.

Mayor Mike Mendenhall

Mayor Mike Mendenhall thanked Councilmember Oyler for addressing the recent fireworks incident and used the opportunity to caution local teens. He reminded them that summer was coming to a close and encouraged them to get back into a mindset of making good choices. He noted that Channel 17 attended most city events and provided footage to law enforcement, meaning that anyone breaking the law could end up on the city's cameras.

Mayor Mendenhall then shared several updates. He mentioned that during one of the rodeo nights, the city had welcomed Post Malone, a well-known musician, as a guest. The Mayor said Spanish Fork was a top ten rodeo in the PRCA and attracted not only top athletes but also prominent entertainers. He presented Post Malone with a Spanish Fork City buckle, joking that the city would never call in a favor, though they might try to convince him to perform mid-event in the future.

The Mayor praised all the volunteers and professionals who made the rodeo and Fiesta Day events successful. He highlighted a comment from rodeo barrel man JJ Harrison, who had said, "It's a good time to be in Spanish Fork." The Mayor agreed, noting that visitors like Harrison see more than just the fairgrounds, they participate in parades and experience the community as a whole.

He also congratulated Michelle Carroll, a Spanish Fork resident and member of the city's planning commission, for being featured in Utah Valley Magazine's "Fearless Females" section. Michelle also served as CEO of the Mountainland Association of Governments, which managed programs such as Meals on Wheels and regional planning efforts for transportation, power, and trails.

The Mayor concluded with highlights from the Utah County Fair, where his niece, nephew, and other family members participated in livestock shows alongside hundreds of other youth. He noted that agricultural participation continued to grow despite development pressures. The fair included events such as the demolition derby and monster trucks, as well as opportunities for attendees to see and interact with farm animals. He expressed appreciation to the families, 4-H clubs, and judges who made the fair a success, and emphasized that agriculture had a bright future in the area.

He ended his remarks by ensuring all present had received their 4-H pins and asked if any other council comments remained before moving on to staff reports.

STAFF REPORTS:

City Manager Seth Perrins reported that it had been great to visit with Justin, noting how encouraging it was to see new residents who cared about their community. He expressed gratitude for Justin's engagement and hoped the city would be able to help resolve the concerns discussed earlier in the meeting.

Mr. Perrins then introduced Chief Matt Johnson to provide an update on the upcoming Public Safety Night Out and noted that Corey would speak afterward.

A Public Night Out

Chief Matt Johnson announced that the annual Public Safety Night Out event would be held the following Monday at North Park. The event would feature police cars on display, demonstrations by the K-9 team, and fire and EMS vehicles on site. He highlighted that attendees could enjoy free hot dogs, and the event would begin at 6:00 p.m. at the North Park Pavilion.

During the discussion, council members made lighthearted remarks about the K-9 demonstrations, joking about the importance of having someone in the protective “dog suit” for the demonstration to be worthwhile. Chief Johnson confirmed the demonstration would be safe and purposeful.

B. State Water Rights Adjudication

Mr. Cory Pierce presented several slides to the council, beginning with information on the Utah State Division of Water Rights’ ongoing water rights adjudication process. He noted that many residents had recently received official-looking letters in the mail, which had caused significant confusion that it came from the city.

Mr. Pierce explained that while the process was a legal one, it would not require action from most city residents, as the vast majority received their water through the municipal system and did not hold individual water rights. He emphasized that property owners with private water structures such as wells, head gates, or springs should review their potential need to file a claim. For others, the city would handle the process for its own water rights.

A short informational video from the Division of Water Rights was played, summarizing the process, the purpose of the notices, and the steps for those with valid water rights. Mr. Pierce acknowledged that the public meeting on the adjudication had already taken place earlier that day and had been well attended. For those unable to attend, he noted a recorded version was available online.

Mr. Pierce then provided an update on the new Water Reclamation Facility, a project he described with enthusiasm after years of involvement. Over the past several weeks, the facility had undergone clean water testing and automated operational trials, with programming adjustments made as issues were identified. That testing phase concluded successfully earlier in the week.

He described the facility’s advanced controls, sensors, and analytics, along with the complexity of its treatment tanks and systems. He reported that 200 East in front of the plant was closed to prepare for tying live sewer flows into the facility. Beginning the following week, the team would “seed” the plant with biology from another treatment facility, gradually introducing wastewater in a controlled manner until treatment levels met regulatory standards, likely within one to two months.

Seth Perrins and Mr. Pierce briefly discussed the symbolic significance of the moment when full flows would be switched to the new plant, joking about the Mayor turning the valve as a ceremonial gesture.

Mr. Pierce reported that the project remained under the contingency level established when the Guaranteed Maximum Price was awarded several years ago, crediting the contractors and technical team for maintaining costs while delivering a state-of-the-art facility.

Councilmember Kevin Oyler emphasized the need for the new plant, citing conversations with current plant staff about the growing maintenance challenges of the aging facility.

Councilmember Shane Marshall inquired about the project's design timeline, and Mr. Pierce explained that planning began conceptually in late 2019 and early 2020 following a 2018 condition assessment. He noted that most of the old plant dated to 1983–84, with some infrastructure originating in 1956, making replacement necessary both for infrastructure lifespan and to meet modern nutrient removal regulations.

City Manager Seth Perrins noted that some of the tanks and infrastructure in the existing treatment plant dated back to 1956. He remarked that the city's investment in the older facility had paid off, as it had served the community for decades. However, he emphasized that it was time for replacement, not only because of the aging infrastructure, but also due to modern state regulations and nutrient removal requirements that the old plant could not meet.

Seth Perrins observed that the city was still operating with infrastructure from the 1950s, which had been designed for a much smaller population. Recreation and Parks Director Dale Robinson recalled the continued existence of infrastructure from the 1980s as well and expressed admiration for the service it had provided given the city's significant growth.

Mr. Perrins pointed out that the new water reclamation facility represented the single largest capital project in city history. Planning for the project had begun in 2018–2019, and it had been a six- to seven-year process from study to execution. He highlighted the coordination among the Finance Department, Public Works, the City Council, and the Legal Department in bringing the project to fruition.

Councilmember Shane Marshall noted that the investment also benefited the neighboring City of Mapleton, which owned a 20% share of the facility, and that the project had been designed to serve the area nearly to full buildout. He emphasized that such infrastructure planning was a long-term commitment to the community, ensuring that future generations could remain in the area. Councilmembers discussed the foresight required for such a large-scale investment and the importance of sustainable infrastructure to support continued growth.

Public Works Director Corey Pierce agreed that the project was a milestone achievement. He shared that one of the consulting engineers, who routinely works on treatment facilities, had told him that this was a "career project" because it involved building a full-scale plant from the ground up rather than updating existing systems. Mr. Pierce described the facility as an asset that would serve the community and protect the environment for decades to come.

City Manager Seth Perrins noted that, although the completion of the new water reclamation facility was an exciting milestone, most residents would not notice any difference in their day-to-day lives. For example, flushing a toilet would feel exactly the same, even though the process behind it would be entirely different. He emphasized that infrastructure inevitably reaches the end of its useful life and that, even if the city had halted growth decades ago, the same replacement challenges would exist. More importantly, he said, the environmental regulations governing water treatment had become dramatically more stringent since the 1980s,moving from standards measured at "3" to "1" to "0.1" in some cases, which required updated treatment capabilities.

Councilmember Shane Marshall agreed, stating that while the change might not be visible at the household level, the environmental benefit, particularly in the quality of water discharged into Utah Lake, would be significant.

Mayor Mendenhall added that failure to meet the new regulations would have carried serious environmental and regulatory consequences. He recalled a previous site visit to the old treatment plant where certain components were held together with JB Weld, noting the risk of catastrophic failure if those makeshift repairs did not hold. He credited city leadership for prioritizing the replacement project and ensuring it remained on track.

Mr. Perrins expressed appreciation for the city staff and project team for their work in executing the project successfully. He noted that the ribbon-cutting for the new facility would be a little different from typical ceremonies, but still a moment worth celebrating.

SPANISH FORK 101:

A. Primary Election

Tara Silver reported on the upcoming primary election scheduled for August 12, 2025. She stated that her role as City Recorder and Election Officer was to ensure that all residents who wished to vote had the necessary information and resources to do so, including details about candidates, polling locations, ballot instructions, and voting deadlines.

She noted that primary elections historically had lower turnout and compared the process to picking something on Netflix, where there were many options, limited familiarity, and the risk of being dissatisfied with the outcome if voters did not make informed choices. She encouraged residents to research the candidates and participate in the election.

Ms. Silver outlined the available positions on the ballot: the office of Mayor and two City Council seats. She praised the courage of those who were running for office, recognizing the challenges of campaigning, including public scrutiny and the demands of election reporting requirements.

Residents were advised of two primary ways to learn about candidates:

1. City Website – At *spanishfork.gov/elections*, where candidates' personal websites, phone numbers, and email addresses were listed.

2. State Website – At *vote.utah.gov*, where candidate profiles and biographies were posted. Voters were required to enter their address on the site to receive the correct candidate list for their voting district.

Ms. Silver reminded voters to follow ballot instructions carefully, selecting one candidate for Mayor and two candidates for City Council, since over-voting would invalidate the race on the ballot. She explained that the purpose of the primary was to narrow the field to two mayoral candidates and four council candidates for the general election.

She reviewed voting options:

- By Mail – Ballots had to be put in the mail by August 6, 2025 to get to the county by 8 pm August 12, 2025.

- Drop Box – Ballots could be deposited in the ballot box located at Library Hall on 100 South until 8:00 p.m. on Election Day.

- In Person – Voting would be available at the Heritage Room, across from the City Council Chambers, on August 12 from 7:00 a.m. to 8:00 p.m.

Tara Silver emphasized the importance of voting early or arriving before the 8:00 p.m. deadline, noting that voters who had arrived after the deadline in previous years had to be turned away. She also reminded residents that after August 6, ballots should be placed in the drop box rather than mailed to ensure timely receipt by the County.

Councilmember Shane Marshall reiterated the mail-in ballot deadline, noting that in the last election, ballots only needed to be postmarked by a certain date.

Tara Silver confirmed that the law had changed, and ballots now had to be physically at the County by 8:00 p.m. on Election Day to be counted. She advised that after August 6, voters should place ballots in an official drop box rather than mailing them.

Councilmember Kevin Oyler asked whether this change meant that results on election night would be final.

Tara Silver explained that they would not, as the County would still be receiving overseas ballots and processing others. She stated that results would be released at 8:00 p.m. and 10:00 p.m. on election night, and then updated every Friday and Tuesday until the official canvass. The canvass was scheduled for Tuesday, August 26, 2025, and she requested that council members add the date to their calendars.

Councilmember Jesse Cardon noted that he had dropped his ballot in the city's drop box on

Saturday and received a text notification that it had been counted by Monday afternoon.

Tara Silver confirmed that the *BallotTrax* system provided such updates, including receipt, counting status, and notifications of any problems with a ballot.

Ms. Silver reported that voter turnout for a primary election was historically around 23% of active voters, which would equate to approximately 5,464 voters in Spanish Fork. She expressed hope that efforts to share information would encourage more residents to participate. She concluded her report with a quote from John Adams: *"Liberty cannot be preserved without general knowledge among the people who have a right and a desire to know."* She thanked the candidates for their willingness to serve and the residents for their engagement, and invited anyone with questions to contact her office.

Councilmember Oyler thanked Ms. Silver for her work communicating with candidates and ensuring election awareness.

Tara Silver reminded viewers that August 6 was the final recommended mailing date for ballots and encouraged the use of drop boxes, noting that the one in front of the Library Hall was the closest for most residents, though any Utah County drop box could be used. Mayor Mike Mendenhall thanked Ms. Silver for her report.

B. UMPA Renew Choice Program - UMPA/Jake

Jake Theurer attended the meeting on behalf of the Utah Municipal Power Agency, filling in for the regular representative. He noted that the absent representative had done significant work on two videos highlighting programs under the Renew Choice umbrella, specifically, the Net Metering Program and the Shared Solar Program. He commended staff for their contributions to the project.

Mr. Theurer introduced the first video on net metering, explaining that it addressed common misconceptions about installing solar panels in Spanish Fork. The video clarified that:

- Solar customers remained connected to the City's electrical grid and continued to contribute to grid maintenance costs.

- Excess power generation could accrue credits to offset future utility costs, but unused credits were reset annually on February 20.

- Maintenance of solar panels was the responsibility of the customer and their provider, not the City.

- Without battery storage, customers with solar panels still experienced outages during grid failures.

- Spanish Fork's electric rates had increased by an average of only 1% annually over the past five years, not the 7% claimed by some salespeople.

The video emphasized the importance of researching reputable providers and consulting with Spanish Fork Power and Light before committing to a solar installation.

Mr. Theurer stated that the video would be posted on the City's website to help educate residents and address the frequent misconceptions. He added that Spanish Fork supported solar power for customers who determined it was the right choice for their situation.

City Manager Seth Perrins praised the video as "spot on" and suggested it become a required viewing for all solar applicants.

Mr. Theurer then introduced the second video on the Shared Solar Program, which offered residents an alternative to rooftop solar. The program allowed customers to lease blocks of power from the City's own utility-scale solar plant. Benefits included:

- No large upfront costs or long-term contracts.
- Greater efficiency than most rooftop installations.
- Accessibility for those with unsuitable roofs, HOA restrictions, financial constraints, or rental housing.

Power generated by the City's solar plant was fed directly into the community grid, adding to the City's renewable energy portfolio and supporting sustainability goals. Mr. Theurer concluded by stating that both videos would be available on the City's website soon in high-definition format.

Mayor Mendenhall thanked Jake Theurer for his presentation. He then moved on to Item 9 on the agenda: Consent Items A, B, and C. He asked if there were any questions regarding the consent items. Hearing none, he invited a motion to approve Consent Items A, B, and C.

CONSENT ITEMS:

a. **Minutes Spanish Fork City Council 07-15-2025**
b. **FAA Grant Taxiway B Design Agreement**
c. **Participation in the National Opioid Settlement - Purdue Pharma**

Councilman Cardon made a **Motion** to Approve the Consent Item with an all in favor vote.
Councilwoman Beck **Seconded** and the motion **Passed** all in favor

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

Shane Marshall	Yes

Mayor Mendenhall stated that the next agenda item was a public hearing. The item was Ordinance Title 15 – Reimbursable Projects, which Mr. Corey Peirce would address before the Council proceeded into the public hearing.

PUBLIC HEARING:

A. Title 15 - Reimbursable Projects

Cory Pierce explained that the update to Title 15 did not change the City's current practices or existing code. He noted that this section of the code addressed how the City upsized utilities for regional needs and how those costs were reimbursed. For example, if a developer or property owner built a subdivision and installed a water line of the base size needed to service their development, such as an eight-inch line, the City might require a larger, 12-inch line for regional distribution. The code specified how such an upsize, or a full reimbursement, would be handled.

He stated that, under the existing code, the only utility with a specified reimbursement percentage was power lines. The reimbursement guidelines for other utilities, such as water lines, sewer lines, and storm drain lines, were outlined in a separate document known as the Developer Toolbox. This spreadsheet provided developers with information on reimbursement rates during project proposals. However, staff found that developers frequently requested to see this information in the City Code itself, rather than relying on a separate document.

To improve clarity and transparency for those researching development requirements, the City proposed adding the upsize reimbursement percentages directly into the code. This would allow interested parties to easily review the information without needing to contact staff or search through separate resources.

Mr. Pierce stated that as costs changed, the City would perform studies and update the code accordingly. He emphasized that this amendment did not alter the current reimbursement amounts or practices, it simply made the information more transparent and easier to locate. He concluded by inviting questions from the Council before the public hearing.

Mayor Mendenhall thanked Mr. Pierce and asked for a motion to enter a public hearing for Item 10A. A motion was made by Councilman Oyler and seconded by Councilman Marshall. All members voted in favor, and the Council entered the public hearing for Item 10A.

Mayor Mike Mendenhall, seeing no questions, asked for a motion to go into a public hearing.

Councilman Oyler **Moved** to go into a public hearing

Councilman Marshall **Seconded** and the motion **Passed** all in favor

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

Mayor Mendenhall asked for those with public comments to come forward.

PUBLIC COMMENT:

There were none.

Mayor Mendenhall asked if any members of the public wished to speak regarding reimbursable projects. Seeing none, he entertained a motion to end the public hearing.

Councilman Marshall **Moved** to go out of a public hearing

Councilman Tooke **Seconded** and the motion **Passed** all in favor

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

Councilman Tooke **Moved** to Approve the **Title 15 - Reimbursable Projects**
Councilman Marshall **Seconded** and the motion **Passed** with a roll call vote

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

NEW BUSINESS:

A. Resolution Authorizing FitCity Center Manager to Sign Agreements

Dale Robinson reported that the FitCity Center project was well underway and encouraged the Council to visit the offices to see the progress. He noted that the downstairs area of the parks and rec office building resembled a call center due to the large number of staff working in every available space. Nick Porter had assembled his executive team and was in the process of hiring additional staff. Construction was expected to continue for another month and a half, with opening events planned for later in the fall.

Mr. Robinson explained that the resolution before the Council would authorize the FitCity Center Manager to sign various operational agreements, including rental agreements, food service agreements, insurance memberships, and corporate memberships, among others. This authority would allow business operations at the Recreation Center to proceed without requiring each agreement to be brought before the Council for approval. The resolution would authorize the Mayor to sign the measure and grant FitCity Center Manager the authority to sign those agreements in the course of business.

Mr. Robinson asked if there were any questions on the agreement, noting that the details were included in the meeting materials.

Councilmember Jesse Cardon asked whether these types of agreements for other departments had typically included a dollar amount limit. He stated that he had not seen any such amount in the current resolution but wanted to know if that had been standard practice.

Vaughn Pickell responded that the only instance he could recall with a dollar limit was for real property acquisitions, which had been set at $100,000.

Seth Perrins added that if the Council wished to set limits, it could certainly be done in the resolution. He noted that he did not have a specific amount in mind, but recognized that Mr. Porter would have many operational needs and that it was important not to handcuff him in carrying out his duties.

Councilmember Cardon acknowledged the concern, noting that items such as fitness equipment could be costly, and he questioned whether it would make sense for the Council to review larger purchases.

Councilwoman Beck agreed, pointing out that other departments had limits in place for different types of expenditures.

Mr. Perrins explained that the City already had a purchasing policy, approved by the Council, which applied to all departments, not just Public Works. That policy would still govern purchases under this resolution.

Councilwoman Beck confirmed that the purchasing policy would still apply.

Councilmember Shane Marshall added that the resolution would not supersede the purchasing policy. Rather, it would eliminate the need for the Council to approve each individual contract, allowing the process to move more quickly.

Mr. Perrins emphasized that the intent of the resolution was not to change the purchasing policy in any way, but to provide timeliness in operations.

Councilmember Cardon stated that the existence of the purchasing policy answered his question and resolved his concern.

Dale Robinson stated that he did not want the Council to have to review every rental agreement or similar operational contract, noting that there would be many such agreements and that none would involve significant dollar amounts.

Councilmember Jesse Cardon suggested that if it would be more comfortable, a co-signer could be added to all of those agreements so that they would still be reviewed. Mr. Robinson agreed, stating that he was happy to do that, and reiterated that this authority was in addition to the purchasing policy, which staff was already required to follow.

Mayor Mike Mendenhall expressed enthusiasm that the discussion was taking place, explaining that it signaled strong interest in the facility from individuals and companies alike, and that such inquiries demonstrated the momentum of the Fit City Center project.

Seth Perrins noted that items B and C on the agenda were not purchased and emphasized that the intent of the resolution extended beyond purchasing authority to include other types of agreements.

Mr. Robinson added that item B involved an authorization for a grant from Utah County's Tourism, Recreation, Cultural, and Convention Facilities Tax program. He explained that the City received approximately $20,000 to $25,000 annually from this source and was allowed to accumulate up to four years' worth of funding for larger projects. In this case, the City had accumulated just under $80,000, which would be used for equipment and improvements for the aquatics facility at the rec center, including lifeguard safety and rescue equipment and ADA chair lifts. The grant was 100% reimbursable, with the City receiving funds upon submission of receipts.

Mr. Robinson further explained that item C, which would be presented by Nick Porter, was an example of the type of agreements that would fall under the City Center Manager's signing authority, agreements designed to improve citizen access and affordability for services at the facility.

Mayor Mendenhall noted that the City was also in negotiations with Utah County for a larger partnership, which he expected could be announced publicly within a few council meetings.

The Mayor then asked if there were any further questions for Mr. Robinson on item A, and if they were comfortable with the manager signing these agreements under the outlined parameters.

Councilmember Shane Marshall stated that the resolution made sense overall for operational agreements, noting that it seemed similar to arrangements in other divisions. He expressed that the first "whereas" clause appeared to refer to contracts that might fall under the purchasing agreement, but clarified that the intended scope was operational agreements such as insurance memberships, corporate memberships, and rental agreements.

City Attorney Vaughn Pickell confirmed that Section One of the resolution specifically granted authority for those types of agreements.

Dale Robinson explained that similar agreements had been used for grants received for the senior center, which included stipulations on how the funds could be used. He noted that this resolution would cover a variety of such agreements.

Councilmember Marshall asked whether purchases of equipment would be included.

Mr. Dale Robinson clarified that equipment purchases would follow the purchasing agreement process, including bidding requirements, and that the City Center Manager would then have authority to sign the resulting agreement after those requirements were met.

Seth Perrins confirmed that this was the intent.

Councilmember Marshall remarked that the clarification was an important addition to the earlier discussion.

Mayor Mendenhall summarized that the discussion had provided clarity and called for a motion on Item A.

Councilman Marshall **Moved** to approve the **Resolution Authorizing FitCity Center Manager to Sign Agreements**

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

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

Mayor Mike Mendenhall transitioned the meeting to agenda item B.

B.FitCity Center - Utah County Grant Agreement

Mayor Mike Mendenhall asked staff if there was anything further that needed to be addressed regarding Item B. Staff responded that there was nothing additional to present unless the Council had further questions.

The Mayor stated that, if there were no further questions, he would entertain a motion on

Item B.

Councilman Cardon Moved to **Approve Resolution Authorizing the FitCity Center Manager to Sign Certain Agreements**

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

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

Mayor Mendenhall transitioned to the next item on the agenda,

C. FitCity Center Optum Insurance Membership Agreement

Nick Porter reported that the Optum Insurance Membership Agreement was designed to allow seniors with qualifying insurance coverage to receive a membership to the FitCity Center at no out-of-pocket cost beyond their regular insurance premiums. He stated that under the agreement, the City would be reimbursed $3 per visit, up to a maximum of $15 per month per member, with no direct charge to the individual participant. He noted that members could use the facility more than five times per month, but reimbursement from Optum would be capped at $15 monthly, equating to a maximum of $180 annually per participant.

Nick Porter further explained that this arrangement functioned similarly to other insurance-based senior fitness programs, such as Silver Sneakers. He stated that there were three or four insurance companies offering similar programs, and that the City was actively working to establish agreements with additional providers to broaden eligibility. He emphasized that the program was intended to increase senior participation in health and fitness activities at the Fit City Center and would also be available to seniors who were not members of the senior center.

Mayor Mike Mendenhall expressed appreciation for Mr. Porter's efforts, noting that this was a significant milestone in making the FitCity Center accessible to more seniors in the community. He stated that the program would allow many local seniors, especially those covered by Medicare-based insurance plans, to access the facility at no additional personal cost.

Councilmember Kevin Oyler asked what options would be available for seniors whose insurance did not participate with Optum.

Mr. Porter responded that staff were actively working on agreements with at least two other major insurance providers, in addition to the existing agreement with Optum, and that the goal was to cover as many insurance holders as possible. He added that if there were insurers not currently partnered with the City, staff would make efforts to establish new agreements to assist those residents.

Councilmember Jesse Cardon confirmed that the reimbursement amount under the Optum agreement could exceed the cost of a standard annual senior membership ($165) if a participant visited the facility regularly.

Mr. Porter agreed, noting that for frequent visitors, the total annual reimbursement to the City could surpass that amount.

Mayor Mendenhall clarified that the agreement applied to the recreation facility and not only to the senior center portion of the FitCity Center. He stated that seniors could participate without having to join the senior center, and the program would still provide them with full access to the recreation amenities.

Councilman Marshall **Moved** to **Approve FitCity Center Optum Insurance Membership Agreement noting that because the Council had earlier passed Item 11A granting the FitCity Center Manager authority to sign operational agreements, the Mayor would first sign that authorizing resolution, after which Mr. Porter could execute the Optum agreement.**

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

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

Mayor Mendenhall introduced Item D,

D. Resolution Declaring Reimbursement Intent from Future Electric Revenue Bonds for infrastructure expenses

Seth Perrins explained that the resolution was a procedural step that had no binding effect on the City but would preserve future options. He stated that the resolution allowed the City, if it chose to issue electric revenue bonds within the next year, to reimburse itself for eligible electrical infrastructure expenditures made from the present date back up to 60 days prior. This would ensure that significant costs incurred before the bond issuance could be recovered from the bond proceeds.

Mr. Perrins reviewed the context of the planned infrastructure work, noting that the City was in the process of constructing a 138 kV power line that would ultimately form a loop around

Spanish Fork City. He explained that the City currently had a 138 kV substation in Springville, connected to the city's power system. A transmission line from that substation had already been partially completed along the intended route and was projected to be finished to a specific intermediate point. The total cost of this phase was approximately $30 million, all of which was being funded by revenue generated solely within the project's industrial development area.

He noted that this arrangement meant Spanish Fork residents would benefit from the expanded power capacity without directly paying for it through increased rates. Mr. Perrins added that such utility system loops were common for municipal electric providers and that discussions about a 138 kV loop dated back to the early 2000s. The ultimate plan called for extending the line further south and eventually to another location beyond the current map's coverage.

Mr. Perrins emphasized that while the industrial area revenues could fund much of the project, diversifying funding sources would be prudent. The City could potentially issue a power bond of around $20 million to $25 million to complete the next phase, though the exact amount would depend on final needs. He clarified that the bond's repayment revenue would still come from industrial users, not residential ratepayers. The City was also studying rate structures to ensure that any future increases in industrial power rates would be minimal but sufficient to generate incremental revenue for bond repayment.

He stressed that the resolution did not obligate the City to issue bonds; it simply put the financial community on notice that certain expenses, including those incurred up to 60 days before the resolution date, would be eligible for reimbursement if a bond was issued.

Mr. Perrins also highlighted the City's need to purchase major equipment far in advance. He cited that a 138 kV transformer now cost approximately $1.7 million and could require a lead time of roughly three years (about 157 weeks) from order to delivery. He said that meant the City needed to plan and commit funds well before actual construction in order to secure the necessary equipment.

Vaughn Pickell confirmed that Mr. Perrins had accurately summarized the resolution's purpose, noting that the concept was straightforward and common in municipal financing.

Councilmember Shane Marshall remarked that Mr. Perrins' enthusiasm for this resolution might have even surpassed that of Corey Peirce in earlier discussions.

Councilmember Kevin Oyler asked, given the $1.7 million cost per transformer, how many additional units would be needed to complete the 138 kV loop. Seth Perrins responded that with the equipment already programmed, the City would have five transformers and would need two more to finish the ring.

Mr. Perrins recalled a prior council meeting in the old City Hall when the City discussed getting in line for transformers. At that time, they cost approximately $1 million each with a one-year lead time. The Council decided to purchase two units as a precaution, not knowing if both would be needed, and he noted that this had been a great investment. He added that, in hindsight, purchasing five at that earlier price would have been even more advantageous, given today's market conditions.

Councilwoman Stacy Beck interjected humorously that the idea to buy them back then had been hers. Mr. Perrins and other council members agreed that the dramatic increase in both cost and lead time for transformers illustrated the volatility of the electric industry.

Councilmember Jesse Cardon commented that the current situation was unsustainable.

Councilmember Shane Marshall clarified that the City was not locking in a bond at this stage.

Mr. Perrins confirmed this, explaining that the City was simply authorizing the option to reimburse certain expenditures from a potential future bond, should the Council decide to issue one. He reiterated that any such bond would be repaid from revenues in the project's industrial area, not from residential taxpayers.

Mr. Perrins emphasized that without this resolution, any expenditures made in the coming months, possibly totaling $1–2 million, would have to be absorbed by current customers. By passing the resolution, those costs could be included in the future bond and repaid through the rate structure under consideration, preserving fairness and protecting residents from unnecessary rate impacts.

Mayor Mike Mendenhall, noting that the discussion had clarified the resolution's purpose, asked if there were any further questions. Hearing none, he invited a motion on Item D.

Councilman Tooke **Moved** to **Resolution Declaring Reimbursement Intent from Future Electric Revenue Bonds for infrastructure expenses**

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

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

Mayor Mike Mendenhall noted that the area around the airport and the adjacent industrial zone had been an important part of the community for some time, and that it continued to grow. He observed that anyone driving through the area would see new development underway. He emphasized the significance of this area, not only for job creation but also for generating future revenues that could help fund city services and amenities that do not produce direct income.

E. Airport Board Appointment

Mayor Mendenhall stated that the board appointment listed as Item E would need to be tabled to a later date. He explained that further research was required to confirm whether the airport bylaws permitted the City to make the proposed appointment.

City Manager Seth Perrins confirmed that the item could simply be set aside without formal action.

None **Moved** to **accept the Airport Board Appointment**
None **Seconded** and the motion **Passed** with a roll call vote

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

Councilman Cardon **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 Marshall **Seconded** and the motion **Passed** with a roll call vote at 8:17 pm

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

Attest: August 5, 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 August 5, 2025. This document constitutes the official minutes of the City Council meeting.

TARA SILVER, CITY RECORDER