



ADOPTED MINUTES
CITY COUNCIL MEETING
September 2, 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

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
Becki Knepper	John Tyrrell	Random Lady (printed on sign-in sheet)
Monte Knepper	Doug Nielson	

4:30 pm 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, Chief Matt Johnson, Dave Mann, Ian Bunker, Clayton Rackham, a realtor representing the people, Brandon Snyder, Jackie Larson

Mayor Mendenhall started the meeting at 4:36 pm,

A. Brent Money Annexation Update

Staff explained that the Brent Money Annexation had prompted a formal protest from Springville City, submitted at the deadline for filing.

Here are the six grounds Springville cited in its protest (as summarized in the work session):

1. The Brent Money property lay outside Spanish Fork's Annexation Policy Plan (and General Plan).
2. The property was inside Springville's Annexation Policy Plan.
3. Because it is in Springville's plan, Spanish Fork should not (or cannot) amend its own annexation policy plan to include the area (i.e., Springville's plan "preempts" it).
4. Under Utah Code, a city may not annex an unincorporated area that is not within its proposed annexation area—restating #1 as a statutory bar.
5. The property lies within boundaries of special service districts affiliated with Springville.
6. Springville can provide municipal services to the area (i.e., it is serviceable by Springville).

The protest cited six reasons, including that the property lay outside Spanish Fork's annexation policy plan and within Springville's plan, and that it was part of service districts affiliated with Springville. Staff noted that similar overlaps in annexation policy boundaries had existed for 22 years, particularly around the airport and in other recent developments, and that such overlaps were not unprecedented. They emphasized that the issues raised could be addressed through amending Spanish Fork's annexation policy plan and general plan as part of the annexation process.

City Attorney Vaughn Pickell clarified that because a protest had been filed, the Utah County Boundary Commission must convene a public hearing and issue a written recommendation. He noted that the city could not act on the petition until 30 days after the commission's decision, and no later than 60 days, meaning the council might need to deny the petition without prejudice if the annexation policy plan amendment process could not be completed in time.

The council discussed the matter, with staff noting that Spanish Fork utilities were already positioned nearby, making service provision feasible and efficient. Members also recognized Springville's professional approach but affirmed that the annexation petition originated with the landowner, not the city. Mayor Mike Mendenhall emphasized that Spanish Fork had invested in public infrastructure in the area, while Springville had not extended utilities in the same way, which factored into the city's ability to serve the property.

Staff recommended initiating the process to amend the annexation policy boundary and growth boundary while continuing discussions with Springville to mitigate differences. The council expressed general support for proceeding in that direction, with the understanding that the boundary commission would hold hearings and both cities would present their positions.

The council then transitioned discussion toward the 1050 West Annexation, noting that staff would provide additional context and updates for that petition.

B. 1050 West Annexation Discussion

During the work session, Community Development Director Dave Anderson and staff presented information regarding the proposed 1050 West Annexation, an approximately 100-acre area west of I-15 near 400 North. Anderson noted that the application had been anticipated for several years and that staff had met multiple times with the applicant, Clayton Rackham and his team, to review feasibility, infrastructure requirements, and potential development scenarios.

Maps of the area were reviewed, showing the primary annexation request along with adjacent properties to the north and east whose owners had expressed interest in joining the petition. Staff explained that including additional parcels could improve efficiency of utility and infrastructure planning.

Infrastructure and Cost Estimates

Anderson outlined preliminary infrastructure costs, which were estimated at:

- \$4.5 million for Phase 1 improvements (supporting ~50 homes)
- \$15 million for Phase 2 (supporting ~500 homes)
- \$28 million for full build-out (supporting ~1,000 homes)

Costs included road improvements, water and sewer service (including boring under I-15 and railroad tracks), storm drainage, power (with a substation estimated at \$7.5 million), and traffic impacts at key intersections such as 400 North/Main Street and 1400 North/Main Street. Staff emphasized that these were high-level, ballpark estimates, subject to refinement through further studies.

Financing Options

Anderson stated that such costs were typically borne by developers, with partial reimbursement possible through impact fees or pioneering agreements over time. However, the scale of improvements raised questions of financial feasibility. The applicant suggested that a Public Infrastructure District (PID) might be necessary, which would levy an additional property tax on homes within the annexation area to fund improvements.

Council members stated they had discussed the concept of a residential PID at length in the past. While acknowledging that PIDs are increasingly common in Utah, several council members expressed discomfort with shifting long-term tax burdens onto homeowners, especially given the city's recently adopted policy limiting residential PIDs. Alternatives such as special assessment areas, general obligation bonds, or phased infrastructure improvements were mentioned as possible tools.

Policy and Planning Considerations

The council also discussed broader planning issues:

- The importance of not creating an "island" of residential development west of I-15 without adequate connections, parks, and public safety services.
- The relationship of this annexation to the recently discussed Station Area Plan, which recommended limiting residential development south of 400 North until a future freeway interchange and commuter rail station are imminent.
- The possibility of requiring detailed development agreements, similar to the Legacy Farms annexation, to ensure infrastructure and community design standards are addressed upfront.

Council Feedback

Council members provided the following direction:

- There was general support for allowing the applicant to proceed with further feasibility studies, including a traffic study, storm drainage study, and more detailed power infrastructure analysis.
- Council members reaffirmed that they were not comfortable authorizing a residential PID, consistent with the city's current policy, but were open to the applicant exploring alternative financing mechanisms.
- The council encouraged the applicant to include additional willing property owners to the north and east, and to consider how adjacent land already in the city might integrate into future development.
- Members emphasized the need to plan comprehensively for parks, connectivity, and public safety services, not just utility infrastructure.

The applicant expressed willingness to proceed with the studies and to refine cost estimates and phasing strategies. The work session concluded with consensus to allow staff and the applicant to continue analysis and return with more detailed findings.

The work session concluded at 5:54 pm.

6:04 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Mayor Mike Mendenhall opened the Spanish Fork City Council meeting on September 2, 2025, in Spanish Fork City. Mayor Mendenhall then outlined the customary opening proceedings for council meetings, announcing that Councilman Oyler would provide a prayer or motivational message, followed by Councilman Cardon leading the Pledge of Allegiance.

Councilman Kevin Oyler thanked Mayor Mendenhall and introduced his guest, Becki Knepper, to offer the motivational thought and prayer.

Becki Knepper expressed appreciation for being invited and shared her remarks. She reflected on her time as commander of the American Legion and explained that she had wished to publicly thank former Councilmember Chad Argyle for his service and support. She noted that at the time of his last meeting she was no longer serving as commander and therefore had not been able to express her gratitude directly. She formally thanked Chad for his dedication to veterans and the community, acknowledging that his efforts had been invaluable and that she had served with great integrity. She then gave the invocation

Councilmember Jesse Cardon had the audience stand and repeat the pledge of allegiance.

Mayor Mike Mendenhall invited Chief Matt Johnson to introduce our new police officer.

1. Oath of Office - Police Officer John Green

Chief Matt Johnson addressed the council and introduced the newest member of the Spanish Fork Police Department, Officer John Green, who was present with his wife, Beth. Chief Johnson reported

that Officer Green had graduated from the police academy two weeks prior, an event attended by his supportive family, including his parents. He further noted that Officer Green's son was serving as a deputy with the sheriff's office, highlighting the family's strong commitment to public service.

Chief Johnson recalled that during Green's interview, he had inquired about his motivation to pursue law enforcement later in life. Officer Green responded that his desire stemmed from a higher calling to serve his fellow citizens, to give back to the community, and to dedicate himself to public service after a successful career in the construction industry and real estate appraising. Chief Johnson expressed that he was humbled by this answer and impressed by Green's commitment.

Chief Johnson reported that Officer Green had already been engaged in the Field Training Officer (FTO) process for two weeks and had been actively responding to calls, including traffic accidents, which reflected the busy nature of the community. He concluded his remarks by affirming that Officer Green would be a valuable asset to the department and formally welcomed him to the Spanish Fork Police Department.

Mayor Mike Mendenhall administered the ceremonial oath of office.

CEREMONIAL OATH OF OFFICE

I, John Green, do solemnly swear that I will, to the best of my ability and with the highest level of integrity, serve the people of Spanish Fork City and preserve, protect and defend the Constitution of the United States and the Constitution of the State of Utah.

Following the ceremonial oath of office, Mayor Mike Mendenhall invited Mrs. Beth Green to the microphone to share any remarks. Beth Green expressed that she was very proud of her husband, Officer John Green. The Mayor humorously emphasized, "Let the record state, she said she's proud of him. He then warmly welcomed the Green family once again and expressed the city's excitement for Officer Green's service. Mayor Mendenhall concluded this portion of the proceedings by asking Chief Johnson his customary question regarding the current number of officers in the department.

Chief Matt Johnson replied it was number 43 and they had another one finishing training in November.

Mayor Mike Mendenhall formally welcomed Officer John Green to the force and expressed appreciation for his commitment to the community. He then transitioned the meeting to the recognition portion of the agenda. The Mayor announced that the council would be honoring the recipient of the Employee of the Quarter award and acknowledged the importance of recognizing outstanding city employees for their service and contributions.

Mayor Mike Mendenhall introduced the recognition portion of the meeting and invited Tyler Jacobson and others to participate in presenting the Employee of the Quarter award. With good-natured remarks, the Mayor and council members noted that this was a favorite recognition moment for Chase James, who was being honored.

2. Recognitions

Bart Morrill presented the award and shared prepared remarks recognizing Chase James, Maintenance Supervisor in the Parks Division. Morrill outlined James's responsibilities, which included overseeing the

maintenance of more than 150 acres of parks, streetscapes, and detention basins throughout the city, in addition to the city reservoir, campground, and mountain bike trails. James also carried responsibility for the downtown core, which encompassed the city offices, library hall, and city park, as well as the upkeep of trees, planters along Main Street, and all city-owned buildings. Morrill noted that James supervised six full-time employees and managed dozens of seasonal workers.

Morrill praised James's extensive experience and knowledge of best maintenance practices, highlighting his willingness to share expertise with colleagues. He listed James's credentials, including a pesticide application license, certification as an arborist, and certification as a playground safety inspector, all of which required substantial training, hours of study, and difficult examinations. Morrill further commended James's leadership style, describing him as patient, slow to anger, quick to respond to safety concerns, thoughtful in decision-making, and someone who consistently led by example.

Morrill expressed gratitude for James's dedication to his work, acknowledging the sacrifices made by both James and his family due to the demands of his role, which often required availability on weekends and holidays. He then read from the nomination letter submitted on James's behalf, which described him as a phenomenal asset to the city who worked tirelessly, humbly, and without seeking recognition. The nominator praised his behind-the-scenes efforts in risk management projects and credited his leadership for fostering a strong culture of work ethic and teamwork among his employees.

Morrill concluded by congratulating Chase James as the Employee of the Quarter, affirming that he was highly deserving of the honor and expressing confidence in his continued contributions to the city. He then invited James to share remarks of his own.

Following the presentation, Chase James was invited to share remarks. He expressed gratitude for being recognized as Employee of the Quarter and stated that he was thankful for the award. He acknowledged that he was surrounded by a great group of people who made his job easier and emphasized his love for working in Spanish Fork. James noted that he had lived in the community his entire life and expressed pride in helping to maintain the city's parks, ensuring they looked their best. He concluded by thanking the council and his colleagues for the recognition.

Following Chase James's remarks, Mayor Mike Mendenhall added his appreciation by sharing an observation from visiting contractors who had not been to Spanish Fork for some time. He noted that they were surprised at how much the city had grown but were particularly impressed by how well-manicured and maintained the community appeared. The Mayor emphasized that this was a direct reflection of Chase James's leadership and his crew's efforts, thanking them for creating such a positive impression for visitors.

City Manager Seth Perrins then highlighted Chase James's role in the development and maintenance of the All Abilities Park, explaining that this had been James's first major assignment as a lead worker. Perrins described the park as one of the most unique in the city—and possibly in the county—due to the way it was used and maintained. He explained that the park presented particular challenges because of its popularity and the expectations of its patrons, but James had established strong systems and standards that ensured its success. Perrins noted that although James had since moved on to greater responsibilities, his early leadership at the All Abilities Park had set an important foundation for the city.

Perrins also shared a personal anecdote, acknowledging that he had contacted James on a Saturday for assistance and that James had responded with professionalism and patience. He extended gratitude to Allie James, Chase's spouse, for her support and understanding of the demands placed on her husband. The recognition concluded with an invitation for a photo with Chase James and his family to commemorate the award.

A photo was taken to commemorate the moment.

Mayor Mike Mendenhall thanked the James family for attending the meeting and remarked that their presence had greatly contributed to the evening.

He then transitioned to the Public Comments portion of the agenda, inviting any members of the public who wished to address the mayor and council to come forward. He clarified that comments did not need to pertain to items listed on the agenda and noted that Jack would keep time for speakers.

PUBLIC COMMENT:

After pausing to allow for participation, the Mayor observed that no members of the public came forward to speak. 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:

Councilmember Tooke

Councilman Landon Tooke expressed appreciation to Mayor Mendenhall and introduced Kathleen Leavitt, President of the Chamber of Commerce, who was present at the meeting. Leavitt provided an update on several upcoming Chamber events. She announced that the Women in Business event would be held on September 3, 2025, at 12:30 p.m., sponsored by Protection Self Storage and hosted at their Spanish Fork location. The program would feature an instructor offering guidance on organization and storage techniques, as well as networking opportunities. She also reported that the next Business After Hours event would take place on September 4, 2025, from 5:00 to 7:00 p.m., hosted by Rasmussen Jewelers at their newly renovated location in the former Hoo Hut building. In addition, Leavitt announced the upcoming Business Summit scheduled for September 25, 2025, to be held at the Springville Library in partnership with the Payson-Santaquin and Springville-Mapleton Chambers of Commerce. The event would feature keynotes from the Intermountain Health Market President and Brandon Fugal.

Following her report, Councilman Tooke thanked Leavitt for her update. Leavitt, in turn, thanked the Mayor and Council for conducting the canvassing of the recent primary election, noting that she and Councilman Shane Marshall had been unable to attend. Councilman Marshall responded lightheartedly, joking about their absence.

Councilman Tooke then continued his comments, highlighting the recent grand opening and ribbon cutting of Aubergine Kitchen, a new restaurant located near Target and Wingstop. He described the event as enjoyable and commended the restaurant for its delicious food and positive addition to the community.

Next, Councilman Tooke discussed the upcoming 9/11 Day of Service, scheduled for September 13, 2025. He explained that the event was a collaboration with local Latter-day Saint stakes and that projects would be coordinated through the JustServe website, with opportunities to support Spanish Fork City beautification, trail maintenance, and other community needs. He expressed gratitude to Bart Morrill for his involvement in planning and thanked Jack for his work in producing promotional materials and coordinating city-level advertising. Tooke encouraged residents to volunteer and emphasized the positive impact such service would have on the community.

Tooke also noted the upcoming Brent Taylor Memorial, to be held at the fairgrounds September 9–13, 2025, and explained that volunteer opportunities were available through the JustServe website under the Brent Taylor Foundation. He encouraged both attendance and participation.

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

Councilmember Jesse Cardon

Councilman Jesse Cardon reported on upcoming community events and expressed gratitude for public safety efforts. He announced that the Harvest Moon Hurrah would take place on Friday, September 5, 2025, from 4:00 to 8:00 p.m. at the park across the street. He explained that the event had been moved to Friday evening to coincide with the weekly food trucks, allowing residents to enjoy both attractions. The program would feature musical performances, including appearances by chorale entertainment as games, vendors, and a variety of food options.

Councilman Cardon noted that City Council members would be present to help with the event and encouraged community participation.

Councilman Cardon also took time to thank the city's public safety departments for their recent work in managing local wildfires. He described two recent fires that had the potential to become catastrophic, including one in Mapleton that was extinguished within 24 hours and another that consumed approximately 24 acres. He praised the rapid response of the full-time fire department and other assisting agencies, emphasizing the dangers posed by such fires, especially when occurring just before high winds. Cardon commended the bravery and dedication of the city's firefighters, police officers, and EMS personnel, noting that much of their work often went unrecognized but was deeply appreciated.

Mayor Mike Mendenhall thanked Councilman Jesse Cardon for his report and his recognition of the city's emergency services. The Mayor then invited Councilman Kevin Oyler to share his council comments.

Councilmember Oyler

Councilmember Oyler stated he didn't have anything to report at this time.

Mayor Mike Mendenhall moved on to Councilwoman Beck's comments.

Councilwoman Beck

Councilwoman Stacy Beck reflected on the success of the All Abilities Park, noting that while camping over the weekend she wore a T-shirt from the park's ribbon-cutting ceremony and was reminded that the event had taken place five years earlier in September 2020. She commented on how quickly the time had passed and praised the park as a tremendous asset to the community. Beck observed that the park was consistently busy, particularly during the summer months, and described the joyful activity of children, families, and parties held there. She extended appreciation to the Parks and Recreation staff for their ongoing efforts to maintain the park and ensure its safe and positive environment.

Beck also reported on attending the groundbreaking ceremony that morning for the

American Leadership Academy's new Eagle Field House, held in celebration of the school's 20th anniversary. She expressed pride in supporting such a significant project within the community and recognized the importance of the new facility for students and families.

Mayor Mike Mendenhall thanked Councilwoman Beck for her comments and asked Councilman Marshall if he has anything to report.

Councilmember Marshall

Councilmember Shane Marshall stated he didn't have anything to report.

Mayor Mike Mendenhall thanked Councilman Shane Marshall and opened his comments next.

Mayor Mike Mendenhall

Mayor Mike Mendenhall concluded council comments by reflecting on several recent experiences. He first acknowledged the groundbreaking held earlier that day for the American Leadership Academy's Eagle Field House. He expressed appreciation for the invitation to attend and noted the significance of its location in Leland, a community proud of its agricultural roots. He described standing between the IFA Country Store and Leland Mill, longstanding symbols of farming life in South Utah County, while also observing the growth of a modern educational facility. He remarked that the juxtaposition highlighted how both the farming and educational traditions remained vibrant and integral to the identity of Spanish Fork.

Mayor Mendenhall also reflected on Carol's Day of Caring, held the previous week in memory of Carol Ford, who had played a key role in the All Abilities Park ribbon cutting five years earlier. He stated that the day had been personally meaningful and impactful for the Ford family and the broader community. He expressed gratitude to all who participated by performing acts of kindness, whether publicly shared or privately undertaken, noting that the day honored Carol's legacy in a fitting way.

The Mayor then reported on the most recent Utah Municipal Power Agency (UMPA) Board Meeting, hosted by Mayor Kaufusi at the Provo Recreation Center. He explained that the board was composed of Mayors from Provo, Salem, Manti, Nephi, Levan, and Spanish Fork, along with technical committee members. He emphasized the importance of UMPA's work, noting that while residents rarely had to think about their power supply, significant effort was continuously invested by the organization. He described the challenges faced during the summer when several power plants had been offline during extreme heat, yet praised UMPA's ability to secure power from alternative sources. He highlighted that the organization not only maintained reliable service but also achieved a record month of net profit despite the difficulties.

The Mayor assured residents that Spanish Fork's power remained reliable due to years of investment and skilled management within UMPA. He encouraged residents to appreciate the behind-the-scenes work that ensured consistent power for their homes and businesses.

STAFF REPORTS:

City Manager Seth Perrins introduced the Staff Reports portion of the meeting, explaining that three items would be presented. He announced that Tara Silver would first report on the results of the recent primary election, followed by Bronco with an update on the Recreation Department's Fit City Center hiring party, and finally Corey Pierce with an update on the Water Reclamation Facility.

A. Primary Elections Results

Tara Silver reported on the results of the recent primary election canvass, which had been completed on August 26, 2025. She confirmed that the information had been posted on both the city's website and the Utah County elections website for public access. Silver announced that the candidates advancing to the general election for mayor would be Scott Nilsen and Mike Mendenhall. She further noted that the candidates moving forward for the two available City Council seats were Bryan Edman, Shane Marshall, Valerie Mills, and Kevin Oyler. Silver concluded by reminding the public that the general election would be held on November 4, 2025.

The Mayor and council members expressed their appreciation to Silver for her report and thanked her for ensuring the election information was clearly communicated to the public.

B. FitCity Center Hiring Fair

Bronco Hunter provided an update on the Recreation Department's preparations for the opening of the Fit City Center at the south end of town. He reported that on Monday, August 25, 2025, the department held a job fair at the Ponderosa to recruit part-time employees for various divisions within the new facility. Hunter explained that, although job fairs often struggle to attract applicants, particularly for part-time roles, this event exceeded expectations. A total of 181 applicants attended between 1:00 p.m. and 7:00 p.m. Applicants were first screened to determine their areas of interest and then directed to specific divisions, including child watch, aquatics, the front desk, and programming. Fitness positions were not a primary focus at this event, as auditions for those roles had already been held earlier in the month.

Hunter noted that the turnout not only provided a high quantity of applicants but also a high quality of candidates eager to be part of the facility. With an initial goal of hiring approximately 225 part-time employees across all divisions, the job fair marked a strong beginning for the recruitment process. He expressed appreciation to Nick Porter and his staff for organizing the event, which he described as well-executed and highly successful. Based on the results, the Recreation Department anticipated holding additional job fairs in the future.

Councilman Landon Tooke added his perspective as an attendee, noting that he brought his daughters to participate in interviews and that the event was impressive, professional, and well-organized. He praised the staff for taking the process seriously while maintaining an inviting atmosphere with fun touches such as giveaways. Tooke expressed pride in the

department's efforts and encouraged the continuation of similar events.

Mayor Mendenhall lightheartedly interjected about not being given an invitation to be a fitness instructor, leading to brief humorous exchanges with Bronco Hunter and other council members before the Mayor transitioned the meeting to the next staff report.

C. Wastewater Treatment Plant Update

Cory Pierce provided an update on the progress at the Water Reclamation Facility, describing it as an exciting phase in the project. He shared that recent testing had revealed a lesson learned when two pieces of equipment failed to communicate properly. Although system screens indicated readiness, the equipment was not in fact operational, and when the SCADA system initiated pumping, approximately 50,000 gallons of untreated water began flowing into the plant within 15 minutes. Fortunately, the issue was identified quickly, the system was shut down, and the majority of the spill was contained within the building. Pierce noted that cleanup was completed effectively and credited contractors and staff for their prompt response.

Pierce explained that for the past three weeks, operators had been gradually introducing raw wastewater into the facility to grow the biological systems required for treatment. The goal had been to reach 3,000 milligrams per liter of suspended solids, and as of the meeting, levels had reached 3,200, allowing for the first full flow of wastewater into the new treatment plant the following day. He emphasized the importance of this milestone, as it would mark the first discharge of treated effluent from the new facility. Contractor staff, equipment vendors, and city employees would all be on-site to monitor the transition and address any issues.

Responding to questions from Councilman Shane Marshall, Pierce clarified that the contractor had reached substantial completion, enabling wastewater operations to begin, though full project turnover was anticipated closer to December. He explained that contractors, vendors, and engineers remained heavily involved, while city staff continued training on operations in preparation for full ownership. Pierce and City Manager Seth Perrins emphasized that the testing process had gone faster than expected, with milestones being reached ahead of schedule. Perrins noted that odor control systems appeared to be working effectively, with little to no noticeable odor despite active wastewater flow.

City Manager Seth Perrins added to the report on the Water Reclamation Facility, noting that during his visit he had been impressed with the effectiveness of the odor control systems. Although he acknowledged that his sense of smell was diminished following a prior COVID-19 infection, he reported that from Saturday to Tuesday he had not noticed any odors within the facility, even while pumps were actively running. Perrins stated that the system appeared to be functioning as designed, providing reassurance about one of the key community concerns related to the project.

Pierce concluded by sharing visuals and video evidence of the facility's filtration system in operation. He contrasted untreated wastewater with the clear, disinfected effluent now being produced by the plant, remarking that it appeared cleaner than the waters of Dry Creek, into which it would be discharged. He outlined the next steps, including gradually increasing flow

volumes over the coming weeks until the plant was fully operational.

Councilman Landon Tooke inquired about the treatment plant's overall capacity in relation to future growth needs. Cory Pierce responded that current daily flows averaged between 4.5 and 5 million gallons, serving both Spanish Fork and Mapleton. He explained that the new facility was designed for an average annual capacity of 6.65 million gallons per day, which represented approximately 20 years of projected growth. Pierce further noted that the headworks and disinfection systems were sized to handle up to 12 million gallons per day with relatively simple equipment additions, ensuring long-term scalability. He stated that eventually, in about two decades, a second treatment train would need to be constructed to meet build-out capacity requirements.

Pierce concluded by expressing confidence in the plant's capacity and long-term planning, and he acknowledged the importance of this milestone for the city.

Council members responded with appreciation, and Mayor Mike Mendenhall praised the facility's advanced technology and thanked both Pierce and City Manager Seth Perrins for their detailed report.

Perrins confirmed that this concluded the staff reports portion of the meeting.

SPANISH FORK 101:

A. Library Report

Scott Aylett presented the Library Report and shared updates on recent developments and upcoming initiatives at the Spanish Fork Library. He began by reviewing library usage statistics, highlighting circulation trends dating back to 2003. He explained that while circulation plateaued during the 2010s despite community growth, usage had significantly increased since 2020, following the COVID-19 downturn. Aylett emphasized that the rise was not limited to checkouts but extended to program participation, visits, and overall engagement, reflecting the library's growing impact in the community.

He highlighted September as National Library Card Signup Month, noting that the library was promoting participation by offering free replacement cards, library bags, and prize drawings for new signups. He described a social media campaign encouraging residents to share photos with their library cards for entry into additional drawings and explained that outreach efforts were underway to reengage inactive patrons.

Aylett then announced the launch of the Memory Lab, a project made possible through a grant from the Institute of Museum and Library Services administered by the Utah State Library. He credited Councilman Kevin Euler for providing guidance on the project. The Memory Lab offered patrons access to equipment for digitizing older media formats, including VHS tapes, camcorder footage, photographs, negatives, and cassette recordings. Devices could be used in the library or checked out for home use, giving residents opportunities to preserve family histories and personal archives.

He also reported on the continued growth of the library's "Library of Things" collection, which now included digital radon detectors, blood pressure kits, ClearClick devices for media conversion, a projector and screen for backyard movies, telescopes, literacy and STEM backpacks, and audiovisual players. Aylett explained that these nontraditional resources expanded the library's role as a community hub and offered practical tools for residents.

In addition, Aylett introduced the library's Remembrance Fund, which allowed community members to donate in memory of loved ones. Contributions could be directed toward the purchase of books aligned with the honoree's interests, with commemorative labels placed inside. Families were notified of these donations, and retired items could be returned to them when withdrawn from the collection. He explained that this program offered a meaningful, lasting alternative to traditional floral tributes and noted that the donation process would soon be available online for greater accessibility.

Councilwoman Stacy Beck responded to the report by praising the library's programs and initiatives, describing them as "awesome" and commending staff for their work.

Mayor Mike Mendenhall thanked Scott Aylett for the library report and commented that the library was a valuable and exciting part of the community. He then transitioned the meeting to the Consent Agenda, noting that there were three items listed for approval. The Mayor invited questions from the council regarding the consent items and, hearing none, called for a motion to approve the agenda as presented.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council 08-19-2025**
- b. Board of Canvassers Primary Election Minutes 08-26-2025**
- c. New National Opioids Secondary Manufacturer Settlements**

Councilman Tooke 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.

PUBLIC HEARING:

A. Ordinance for the Maple View Farms Annexation

Brandon Snyder presented two proposed annexations for council consideration. He explained that since the council's review in July, both proposals had gone through the required public notice process and were now scheduled for public hearings and possible action. Together, the annexations encompassed approximately 101 acres, with the Maple View Farms (north portion) consisting of just under 40 acres north of 700 South, and the Stewart Farm (south portion) consisting of just over 62 acres. Snyder noted that the primary property owners for each section were present at the meeting, along with additional property owners who had expressed interest in being part of the annexation.

Snyder clarified that there were no development proposals at this time for either annexation area. Staff recommended annexing both areas under the Rural Residential zoning designation, which aligned with the general plan designation of Estate Density Residential. He explained that this action would eliminate an island of unincorporated Utah County on the east bench. He added that development proposals consistent with the R-1-15 zoning district were anticipated in the near future.

Snyder described the annexation boundaries, noting that the Stewart Farm annexation extended west from 3400 East and included a residential facility currently located in Utah County. He also explained that Spanish Fork City had already been providing water service to that facility for over a year. For the Maple View Farms annexation, the area currently included agricultural properties, buildings, and some residences, which would soon have access to city facilities.

He concluded that both annexation areas were located within the city's annexation policy boundary and growth management boundary, ensuring that utilities would be available to serve the properties. Staff recommended approval of both annexations by resolution, emphasizing that the resolution route was the most efficient process in this case.

Mayor Mike Mendenhall thanked Snyder for his presentation.

Snyder then noted that Jon Stewart and Doug Nielsen, property owners, were in attendance and available to answer questions.

Mayor Mendenhall indicated that the council would proceed to the public hearing before addressing any applicant comments and called for a motion to enter the hearing.

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

Councilman Cardon **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:

No one came forward.

Mayor Mendenhall seeing none, he entertained a motion to end the public hearing.

Councilman Oyler ▾ **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

Mayor Mendenhall asked if it was okay to go into the public hearing for the next item, Stewart Farms Annexation, before approving the Maple View Farms Annexation.

Vaughn Pickell indicated it could be done as long as the minutes reflected the sequence of events

Tara Silver stated she would make sure it was in the official minutes.

B. Ordinance for the Stewart Farms Annexation

Mayor Mike Mendenhall, seeing no questions from the Council, asked for a motion to go into a public hearing for the Stewart Farms Annexation

Councilman Cardon ▾ **Moved** to go into a public hearing

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 asked for those with public comments to come forward.

PUBLIC COMMENT FOR THE STEWART FARMS ANNEXATION:

There were no public comments and Mayor Mike Mendenhall asked for a motion to go out of a public hearing for the Stewart Farms Annexation.

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

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 Mike Mendenhall asked if there were any questions from the council.

Councilman Jesse Cardon sought clarification regarding the availability of utilities for the annexation areas. He asked whether, based on staff's earlier comments, the necessary utilities were already available to serve the properties when development proposals were brought forward in accordance with the general plan. Staff confirmed that utilities were available within the annexation policy and growth management boundaries, ensuring that future development could be supported.

Brandon Snyder clarified that the annexed properties would initially carry an R-1-15 zoning designation. He explained that any future development would require a rezoning process, along with the associated approvals. Snyder confirmed that utilities were available to serve the areas, noting the presence of a major water line running through 700 South and extending eastward. He highlighted that multiple developments had already been approved in the southeast corridor, including Quiet Valley, Fieldstone, Whispering Pines, Condor Heights, and The Orchard.

Snyder stated that, while individual projects would likely require certain improvements and possible off-site connections, the city had positioned utilities to ensure that future growth could occur in an orderly and efficient manner.

Mayor Mike Mendenhall thanked Snyder for his explanation and invited further questions from the council, staff, or applicants in attendance.

During council discussion, Councilman Jesse Cardon observed that the annexations represented the culmination of extensive work. He noted that the council had long discussed addressing the unincorporated “island” on the east side of the city and expressed satisfaction that the process was now complete. Cardon remarked that the annexations extended Spanish Fork’s boundary to its border with Mapleton and helped solidify the city’s eastern growth boundary.

Mayor Mike Mendenhall agreed, describing the annexations as one of the final pieces needed to complete the city’s east-side boundary and thanked staff and applicants for their efforts in bringing the matter forward.

Councilman Shane Marshall added his appreciation to the applicants, acknowledging that this was the third time they had come before the council on the matter. He commended them for their patience and collaboration, stating that the current application was stronger and more refined than earlier versions.

Marshall reflected on a previous annexation in which he had expressed concerns about annexing property without clarity on zoning. He explained that in this case he was comfortable supporting the annexations under Rural Residential zoning, since the general plan had long identified the area for Estate Density Residential, and nearby developments provided consistency. He concluded by affirming his support for annexation, with the understanding that zoning considerations would be addressed through the legislative process in the coming months.

Mayor Mike Mendenhall reminded the council that each annexation required a separate motion and action. He then called for a motion on Item A, the Maple View Farms Annexation.

Councilman Oyler - Moved to Approve the I move to approve the proposed ordinance for the Maple View Farms 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	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

Following the approval of Item A (Maple View Farms Annexation), Mayor Mike Mendenhall moved the council to consider Item B (Stewart Farm Annexation). He invited any questions from council members regarding the proposal. Hearing none, the Mayor called for a motion to approve the annexation.

Councilman Cardon **Moved** to Approve **the proposed ordinance to for the Stewart 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 city has been serving a property within the annexation with a municipal utility for at least one year.**
- 4. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.**

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 announced that Item B, the Stewart Farm Annexation, was approved by unanimous vote. He noted that both annexations had now been formally adopted, completing the process.

Douglas Nielsen, representing the Maple View Farms annexation, addressed the council to express appreciation for the professionalism of city staff throughout the annexation process. He noted that the annexation had involved complications related to utilities and school coordination, but staff had been responsive and effective. Nielsen added that the proposal anticipated R-1-15 zoning with average 15,000-square-foot single-family lots in the future.

Mayor Mendenhall thanked Nielsen for his comments, acknowledging the significant staff effort behind preparing annexation reports and moving them to the council for approval.

Councilman Cardon **Moved** to approve the **Adjourn Closed Meeting to discuss the purchase, exchange, or lease of real property in the Explorer Room. § 52-4-205**

Councilman Tooke **Seconded** and the motion **Passed** with a roll call vote at 7:11 pm

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

Attest: September 2, 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 September 2, 2025. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER