



**ADOPTED MINUTES  
CITY COUNCIL MEETING  
November 18, 2025, at 4:30 pm  
80 South Main Street  
Spanish Fork, UT 84660**

**Councilmembers Present**

Kevin Oyler, Councilmember  
Mike Mendenhall, Mayor  
Jesse Cardon, Councilmember

Shane Marshall, Councilmember  
Stacy Beck, Councilwoman  
Landon Tooke, Councilmember

**Staff Members Present:**

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

Matt Johnson, Police Chief  
Dale Robinson, Parks and Recreation Director  
Jered Johnson, Assistant Public Works Director  
Jack Urquhart, Public Information Officer  
Jordan Hales, Finance Director

**Visitors Present:**

**Name**

Darrin Mellor  
Naleta Mellor  
Dawn Johnson  
Ken Johnson  
Tate Clayson  
Mike Clayson  
Angie Clayson

**Name**

Richard Davis  
Janell Christensen  
Dana Drake  
Colleen Drake  
Jason Crowther  
Jerry Carroll  
Nancy Howard

**Name**

Dennis Howard  
Kathleen Howard Provstgaard  
Daniel Provstgaard  
Hunter Provstgaard  
Jamie Bishop  
Brad Bishop  
Lexie Bishop

Jaxton Howard  
Raychellene Talbot  
Ella Anderson  
Amelia Davis  
Emily Harryman  
Jackie Larson  
Richard Davis  
Chris Creer

Brent Money  
Jed Stuart  
Jed H. Anderson  
AJ Davis  
Erica DeMeester  
Raychellene Talbot  
Brent Money  
Amber Edmondson

Mia Farrisworth  
Alexis Arakaki  
Jamie Beal  
Nick Porter  
Jason Crowther  
Joey Standley  
Tom Brockbank

---

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

#### **Staff Present:**

Mike Mendenhall. Landon Tooke, Jesse Cardon, Seth Perrins, Tyler Jacobson Jordan Hales, Dave Anderson, Bronco Hunter, Matt Johnson, Jack Urquhart, Vaughn Pickell, Chief Matt Johnson, Cory Pierce, Lexi Lamb, Jordan Hales, Scott Aylett, Kevin Oyler came at 5:17 pm.

Mayor Mendenhall started the Work Session meeting at 4:42 pm. The Mayor invited a motion to adjourn to a Closed Meeting.

Councilman Cardon ▾ **Moved to Adjourn to Closed Meeting to discuss the strategy sessions to discuss pending, reasonably imminent litigation and strategy session to discuss the purchase, exchange, or lease of real property as provided by Utah Code Annotated as provided by Utah Code Annotated [§52-4-205](#).More**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote at 4:42 pm

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

#### **CLOSED MEETING:**

Councilman Cardon ▾ **Moved to Adjourn the Closed Meeting**

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 5:43 pm

Kevin Oyler	Yes
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Absent

## **CALL TO ORDER, PLEDGE, OPENING CEREMONY:**

### **Opening Remarks**

At 6:02 pm Mayor Mike Mendenhall said they had approval to begin the council meeting and thanked everyone for joining both in person and online for November 18, 2025. He noted that the meeting would start with a prayer and motivational message followed by the Pledge of Allegiance, and he stated that Councilman Tooke had the prayer and message for the evening.

### **Motivational Message and Prayer**

Councilman Landon Tooke thanked the Mayor and greeted everyone. He explained that he had invited Jason Crowther, the President of the Spanish Fork Salem Area Chamber of Commerce, to join the meeting. He stated that he worked with Mr. Crowther regularly, described him as a phenomenal individual, and expressed appreciation for his willingness to share a thought and offer the prayer.

Jason Crowther stated that he had lived in Spanish Fork most of his life and recalled the days when driving down Main Street often meant getting stuck behind a tractor. He said that when visiting one of the few restaurants that once existed, it was common to sit next to someone wearing a large cowboy hat and big belt buckles. He noted that those times had changed for good reasons and explained that he had benefited from the city's growth through the businesses he had established. He stated that not only did he desire continued growth, but he believed it was needed and wanted by others as well.

Jason Crowther continued by expressing hope that the council recognized the responsibilities placed upon them by their constituents. He emphasized that the greatest impact occurred within local government and urged the council to take their duties seriously. He joked that if they did not, he might have to run for a seat himself, though he also expressed appreciation for the work the council had already accomplished and acknowledged their positive contributions to the community.

Jason Crowther added that the council's responsibilities were not easy. He stated that residents looked up to the council and expected great things from them. He then offered an invocation.

### **Pledge of Allegiance**

Councilman Kevin Oyler led the Pledge of Allegiance.

Mayor Mike Mendenhall thanked Mr. Crowther again for his thoughts and prayer and thanked everyone for participating in the pledge. He stated that the meeting would now move to the Oath of Office on the agenda and noted that it was one of the more enjoyable parts of a council meeting. He explained that Chief Matt Johnson would introduce one of the city's newest police officers.

### **Oath of Office:**

#### **A. Police Officer Jaxton Howard**

Police Chief Matt Johnson said it was a privilege to introduce the city's newest police officer, Jaxton Howard, and invited him to come forward. He explained that two weeks earlier he had attended Officer Howard's graduation from the police academy, where Howard had completed the seventeen weeks required to become a certified peace officer in Utah. He stated that Howard had been chosen by his classmates to give the commencement address and had also been recognized for his proficiency in emergency vehicle operations. He added that Howard understood what it meant to be a public servant and recognized that their work extended beyond law enforcement to assisting citizens each day.

Police Chief Matt Johnson continued by saying Howard had delivered a phenomenal commencement address and that he was impressed by him. He stated that the city was fortunate to have Howard as its newest officer and that Howard brought enthusiasm and excitement to the department. He noted that Howard was progressing well in the field training officer program and that they were honored to have him serving the community.

He shared that Howard came from a family deeply rooted in public safety, with his father serving twenty eight years in law enforcement and currently serving as the Payson Police Chief. He explained that Howard's grandfather, Dennis Howard, had served fifty years in law enforcement, and that his mother, Kathleen, had worked as a supervisor at Central 911 for over twenty five years. He also noted that Howard's step grandfather, Ed Ace, had served thirty two years with Spanish Fork before retiring as a sergeant. He concluded by congratulating Howard and turning the time back to the Mayor.

Mayor Mike Mendenhall thanked Chief Johnson and asked if any council members wanted to hear the commencement address. He commented that Jaxton seemed destined for the profession. He then asked Officer Howard if he was ready to make things official. After Howard responded, the Mayor conducted the oath of office, instructing him to raise his right arm and repeat the oath. The Mayor administered the oath to uphold the constitutions of the United States and Utah and to serve the people of Spanish Fork City. He congratulated Officer Howard upon completion.

Jack Urquhart invited Officer Howard and his family to come forward for a photograph with the city council. He directed them to stand against the wall and adjust positions so the group could fit into the frame. He thanked them after the photo was taken and commented on the turnout.

Mayor Mike Mendenhall joked that since attendees were present, they had to stay for the remainder of the meeting. He welcomed Officer Howard to the force and expressed appreciation for his family's support, noting it was wonderful to see. He stated that the meeting would move to the next agenda, which included a series of special recognitions, and he turned the time over to Jack Urquhart to begin that portion of the meeting.

## **Recognition:**

### **A. JustServe Heroes- Mike Clayson and Raychellene Talbot**

Jack Urquhart said that earlier in the spring the city had become a JustServe City, which allowed them to advertise and post service opportunities. He stated that Spanish Fork had a strong culture of volunteerism and community service and explained that the JustServe Hero Award was given a couple of times each year to honor individuals who had made significant contributions to the city. He announced that two individuals would be recognized that evening and turned the time over to Councilwoman Beck and Councilman Tooke.

Councilwoman Stacy Beck thanked Jack and invited Mike Clayson to come to the podium. She read a prepared recognition stating that the city wished to honor Mr. Clayson as one of its JustServe Heroes for his outstanding community service. She noted that each year he raised approximately thirty thousand dollars in sponsorships for the Fiesta Days Pyromusical, one of the most iconic and well loved events in the community. She explained that through his efforts the event had saved the city more than one hundred thousand dollars. She also shared that he was a dedicated local business owner, a member of the Spanish Fork Salem Chamber of Commerce, and a member of the city's planning commission. She added that he had previously served with his wife Angie on the Fiesta Days Executive Board for three years.

She remarked that he had accomplished all of this while supporting his four children in their various sports activities and supporting his wife in her business. She thanked him for his service and asked him to sit on the front row after shaking hands so the city could take a photograph with him.

Jack Urquhart added that the city was fortunate to have Richard Davis present. He asked Mr. Davis to confirm his title, and upon hearing "Specialist," he explained that Mr. Davis and his wife had been instrumental in helping the city become a JustServe City. He noted that after recognizing the next honoree, they would take photos with both individuals, the council, and Mr. Davis.

Mayor Mike Mendenhall joked that they could come up with an oath of office for Mr. Clayson if he was willing, although he would not receive a badge or a firearm. He added that Mr. Clayson might need to give a speech and encouraged him to speak.

Mike Clayson responded with humor, saying Councilwoman Beck had previously been on his good list. He explained that he had not known why he was asked to attend the meeting and had only been told to "show up." He stated that many people helped him and contributed to the Pyromusical, which had become a labor of love. He joked about playlist requests and thanked the council, saying he loved the city and would do anything for it.

Councilman Tooke congratulated Mr. Clayson and stated that he was an incredible individual who did a great deal for the city.

Councilman Landon Tooke introduced the next JustServe Hero Award and announced that it would be presented to Raychellene Talbot. As she approached the front, he shared that Ms. Talbot had personally served his family for decades and that the recognition was emotional for him. He stated that she had served both his family and the community in many meaningful ways.

He then read the prepared recognition, which explained that since 2019 Ms. Talbot had directed the Little Miss Spanish Fork program and helped bring the Mr. and Mrs. Extraordinaire Pageant back to Fiesta Days. He noted that she had been an essential part of the Miss Spanish Fork Pageant for two decades, stepping away only during the years her daughters competed. He said the city was proud to recognize her for her continued service, passion, and commitment to lifting others, and he congratulated her.

Raychellene Talbot stated that she had not known the award was coming. She explained that her husband was in Europe, her parents were in Africa, and her daughters were teaching dance, so she had not told anyone she planned to attend the meeting. She thanked her friends who showed up after learning she would be present. She expressed gratitude for the honor and spoke about the value of JustServe, explaining that the organization had helped her teach her daughter about service when she was thirteen. She said JustServe made it easy to find opportunities to serve locally or farther away and that it had made a meaningful difference in their family.

Raychellene Talbot continued by explaining the background of the Mr. and Mrs. Extraordinaire Pageant, a special needs pageant that she had helped bring back when she became involved in the Little Miss program. She shared that the program had originally been created by a former Miss Spanish Fork and that her own children had participated years earlier. She explained that the event later paused as its founder pursued advanced degrees and raised her family. She expressed her belief that service was one of the most important things that could be taught to children and neighbors and encouraged everyone to attend the pageant during Fiesta Days, saying it would be one of the best days of their lives. She also thanked Richard Davis for allowing the Little Miss participants to assist with the Memorial Day flag service each year and said the experience helped the girls feel a sense of community. She ended by expressing gratitude for the many opportunities to serve in Spanish Fork and said she was honored by the recognition.

Mayor Mike Mendenhall invited Richard Davis to join the group for photographs with the honorees. He directed participants into place and took several pictures, thanking everyone afterward. He expressed appreciation to Ms. Talbot, Mr. Davis, and those in attendance, and commented on the positive work of the JustServe organization.

He noted that residents frequently reached out asking how they could serve and reminded the public that volunteer opportunities were listed on the JustServe website. He stated that the partnership with JustServe was valuable and said the evening's recognitions honored two

outstanding individuals. He then moved the meeting to item five on the agenda, the public comments section.

Mayor Mike Mendenhall explained that the public comment portion allowed any member of the public to address the Mayor and Council on any topic. He asked that speakers state their names for the record and noted that if a topic was listed later under a public hearing, individuals would be asked to wait until that time.

### **PUBLIC COMMENT:**

Dawn Johnson introduced herself and explained that she was reading from a written statement to stay within the time limit. She stated that she and her husband had purchased a townhouse in 2018 at 501 South 340 West, just a few blocks from the meeting location. She invited the council to visit her home so they could experience the noise she heard daily. She explained that the noise came from Smith Steelworks, a business that had operated nearby for many years. She said that when they moved in, the noise was noticeable, but the issue worsened three and a half years earlier when the company installed a new exhaust system that was significantly louder and operated late into the night.

Dawn Johnson stated that in May 2022 there were a couple of nights during which the machinery never turned off. She said she called to file a noise complaint and afterward the company mostly adhered to the ordinance requiring machines to be turned off at night. She explained that she wrote a letter to Smith Steelworks asking someone to come to her home and listen, but she received no response. She said she then called the city's non-emergency line and made another noise complaint, but the responding officer dismissed her concerns.

Dawn Johnson explained that the next morning she contacted Officer Zach Adams, who at the time was the city's ordinance officer. She said he took the time to investigate and measure the noise levels. She acknowledged that the decibel reading he recorded was within the city's noise limits but noted that it had been a windy afternoon, which she believed affected the accuracy of the reading. She said Officer Adams spoke with the business owner, who promised to make improvements. She stated that the owner placed an additional metal storage container on top of an existing one to block the sound, which slightly helped residents directly west of the business but caused the noise to be redirected north toward her home, making it even louder.

Dawn Johnson said she resigned herself to living with the disturbance, but her anxiety increased daily as she approached her home knowing she would be met with constant machinery noise. She described preparing herself mentally each time she got out of her car. She explained that on August 25 Smith Steelworks added another exhaust component that made the noise significantly louder. She said she went to the business in person and told the plant manager that the noise was affecting her quality of life and that she could not live under those conditions. She said he agreed it was loud and told her he would address it.

Dawn Johnson stated that despite his assurance, the noise continued, so she wrote a letter pleading with the company to take action. She explained that she and her husband then left on a five week vacation. When they returned, the noise had decreased, and she believed the

company had fixed the problem. She said that within a week the noise returned to its previous level. She stated that she attempted to contact Officer Adams again but learned that ordinance issues were now handled by Officer Curtis. She wrote him a letter explaining the situation and asked only for a decibel reading.

Dawn Johnson said that shortly after sending the letter, she noticed the machinery shut off and the noise level drop dramatically. She said Officer Curtis called her minutes later to report that he had taken a reading of sixty one decibels, which remained within city limits. She acknowledged that the reading met the ordinance but questioned how the same reading could be recorded now when the noise was clearly louder than three and a half years earlier. She believed the noise had been lowered. She even sent the company a thank you note before the noise returned to normal within twenty four hours.

Dawn Johnson explained that she and her husband could not sit outside or enjoy their porch. She described the anxiety she felt approaching her home and said she could hear the machinery inside every room of her house. She said the noise operated ten to fourteen hours a day and woke her in the mornings. She explained that she had done everything she could to resolve the issue and appreciated the neighbors who joined her at the meeting. She cited a section of the city ordinance stating that noise measurements were not required to demonstrate a violation if evidence established a disturbance or public nuisance. She noted that the ordinance also recognized that obnoxious noises could be a danger to residents' health and welfare. She asked the council to look into the situation, explaining that as a citizen she had reached the limit of what she could do.

Mayor Mike Mendenhall thanked Ms. Johnson for attending and sharing her concerns. He stated that the city had her comments recorded and that staff would review the situation to determine what options were available. He confirmed her address and thanked her again for coming.

Joey Standley introduced himself and stated that he lived about one hundred feet south of Dawn Johnson, even closer to Smith Steelworks. He explained that because of his proximity, it was difficult to get an accurate decibel reading, but he wanted the council to understand what residents experienced for up to fourteen hours a day. He described the constant noise as similar to loud white noise and explained that studies have shown children living near loud environments, such as highways, can experience cognitive decline or other negative effects. He said that when his child played in their backyard, his child often could not hear him calling due to the noise.

Joey Standley stated that the second storage container added by the company had somewhat reduced the noise for his home but made it louder for Ms. Johnson. He said that residents within a quarter mile of the business dealt with the noise daily. He reported that the machinery operated until about 9:45 the previous night, even though the noise ordinance prohibited activity past 9:00. He said he did not know how loud the recording he shared sounded in the council chambers, but noted that sixty five decibels, while technically permissible, could be harmful when constant. He said constant exposure took a toll on mental health, and he wanted to support Dawn Johnson and help illustrate what residents experienced all day, every day.



Mayor Mike Mendenhall thanked Mr. Standley for attending and asked for his address so the city manager could follow up. Mr. Standley provided his address as 577 South 340 West. The Mayor thanked him again and asked if anyone else wished to give public comment. Seeing none, he closed public comment and moved to council comments, explaining that council members would report on matters that had occurred since the previous meeting. He stated they would begin with Councilman Cardin, then Councilman Took, and proceed down the line, ending with Councilman Euler.

### **COUNCIL COMMENTS:**

#### **Councilman Jesse Cardon**

Councilman Jesse Cardon thanked the Mayor and reported that the Arts Council Chorale would be presenting its Christmas concert on December 5 at 7 p.m. in the Spanish Fork High School auditorium. He also noted that the Christmas Angel Memorial would be held on December 6 at 6:30 p.m. at the cemetery and encouraged those who had not attended before to consider participating, explaining that it was a meaningful event honoring families who had lost children.

Councilman Jesse Cardon continued by sharing that the Youth City Council had met the previous week. He said that after learning of a need identified by Tabitha's Way, the youth organized an impromptu food drive. He explained that it was inspiring to see the teenagers come together and the amount of food they were able to collect. He noted that other food drives were also underway in the community, including one at the library, and said it was great to see youth engaging in service. He concluded by stating that he had been unable to attend the recent airport board meeting and hoped Councilwoman Beck could provide an update.

Mayor Mike Mendenhall thanked Councilman Cardon for his report and then invited Councilman Tooke to give his comments.

#### **Councilman Landon Tooke**

Councilman Landon Tooke stated that he did not see Kathleen Levitt present, so he would cover the Chamber of Commerce updates. He invited Jason Crowther to add anything if needed. He reported that the Chamber of Commerce board had held its monthly meeting the previous week, where they discussed several important matters affecting the business community. He also shared that the Chamber ambassadors had recently toured the FitCity Recreation Center and that the group enjoyed seeing the progress of the facility and the features being developed.

Councilman Landon Tooke continued by announcing details about the Winter Lights Parade, describing it as a fun and longstanding tradition in Spanish Fork. He stated that the parade would take place on November 29 at 6 p.m., one hour earlier than usual. He explained that the parade would follow the same route as the previous year, beginning at Library Hall, traveling north on Main Street, and ending near the Hive. He encouraged the public to attend and reached out to Jason to confirm whether there were additional items to note. After

confirming there were no additions, he concluded his report and yielded the time back to the Mayor.

Mayor Mike Mendenhall thanked Councilman Tooke for his report and invited Councilman Marshall to speak.

### **Councilman Shane Marshall**

Councilman Marshall stated that he had no updates for the week.

The Mayor then turned the time to Councilwoman Beck.

### **Councilwoman Stacy Beck**

Councilwoman Stacy Beck said she had not planned to report on the airport but noted that Councilman Cardon had asked, so she quickly pulled up her notes. She stated that year-to-date airport operations were at 106,000, which she described as a significant amount of activity. She reported that landing fees had become effective on August 1 and that the airport was still working through the collection process. She explained it typically took three to four months for payments to be received, so the airport was just beginning to see the revenue from those fees. She added that more than 300,000 square feet of new asphalt had been constructed during the year, along with a new entrance road off Main Street called Aviator Way and 37 newly constructed hangars.

Councilwoman Stacy Beck continued by noting that anyone who had driven on the north end of Main Street had likely noticed the substantial growth. She stated that the 37 new hangars constructed that summer were joined by plans for 38 additional hangars still to be built. She also shared that the Wings and Wheels event had drawn approximately 25,000 attendees, a significant increase and a positive milestone for the airport.

Councilwoman Stacy Beck then reported on her recent attendance at the Utah Valley Chamber Growth and Prosperity Summit and the Elected Women of Utah gathering. She described both events as informative and community focused, providing opportunities to connect with other leaders and business owners. She said Senator John Curtis and Lieutenant Governor Deidre Henderson had spoken to the group and offered valuable insights.

Councilwoman Stacy Beck shared key takeaways from the Growth and Prosperity Summit, emphasizing that growth and traffic challenges were not unique to Spanish Fork. She explained that since the year 2000, Utah County had doubled in population and was projected to double again by 2050. She stated that housing was the top concern among Utah residents, with housing prices having tripled since 2000, and that traffic was the second-highest concern statewide. She explained that planning commissions and city councils across the county were working proactively to prepare for continued growth through intentional planning of roads, trails, and transit connections.

Councilwoman Stacy Beck quoted Lieutenant Governor Henderson, who stated that misunderstanding often occurred when communication was lacking. She reminded residents that members of the council were available, approachable, and willing to answer questions and listen. She concluded by noting that the Lieutenant Governor was a Spanish Fork resident herself and ended her report.

Mayor Mike Mendenhall thanked Councilwoman Beck and stated that her comments on communication were wise. He then invited Councilman Oyler to give his report.

### **Councilmember Kevin Oyler**

Councilman Kevin Oyler thanked the Mayor and reported that he had attended the animal shelter board meeting that morning. He stated that the board reviewed animal counts and the budget, noting that both were in healthy condition. He reminded residents that the shelter always welcomed volunteers to walk dogs and encouraged anyone with spare time and a love for animals to stop by and let staff know they were there to help.

Councilman Kevin Oyler explained that the board consisted of eight or nine members, including two council members and several police chiefs from neighboring communities. He said the group discussed whether council members from their respective cities had ever visited the animal shelter. He reported that the board decided to invite all council members from the district's participating cities to the shelter early next year for a tour and informational training. He stated that the shelter director would use the opportunity to educate elected officials on the challenges faced by the shelter and how city leaders could help reduce shelter intake numbers and support operations.

Councilman Kevin Oyler added that the date for the tour had not yet been set but would occur early in the new year as newly elected officials assumed office. He concluded by encouraging residents to be responsible pet owners and to have their dogs and cats spayed or neutered. He said that was all he had for his report.

The Mayor thanked everyone for their updates, praised the community engagement shown throughout the evening, and smoothly transitioned the meeting to the next agenda item.

### **Mayor Mike Mendenhall**

Mayor Mike Mendenhall joked that Councilman Oyler was getting good at his commercial about responsible pet ownership and commented that he might just need whiter hair to match it. He thanked the council members for attending their meetings and reporting back. He then shared that he had been honored the previous Friday to visit the animal shelter area, where the city's garbage transfer station was located. He explained that when residents' trash was picked up by Republic Services, Country Garbage, or Waste Management, it was taken to the transfer station in Spanish Fork near the jail and animal shelter. He described the station as a new state-of-the-art facility and said he had been invited to speak there to a group of recyclers from across the state.

Mayor Mike Mendenhall explained that visitors at the conference had been able to look through glass viewing areas to watch trucks unloading garbage and equipment operating within the facility. He said it was a popular stop for children who enjoyed watching large trucks at work and encouraged families to visit if they were looking for a unique outing. He added that although it might seem unusual for a city to take pride in a transfer station, Spanish Fork truly did. He noted that advanced technology made the facility efficient and surprisingly unobtrusive, especially considering the industrial activity surrounding it.

Mayor Mike Mendenhall said the city was honored to host leaders from recycling organizations across Utah and that he was glad to welcome them. He then reported on the legislative breakfast held earlier in the week, where city representatives met with several state legislators. He emphasized that while local government was closest to the people, the state played a critical role as a partner. He stated that their legislators consistently made themselves available, listened, and worked with the city to address shared concerns.

Mayor Mike Mendenhall stated that in attendance at the legislative breakfast were Representative Norm Thurston, Senator Mike McKell, Representative Jeff Burton, Representative Stephen Whyte, and the city's lobbyist. He said he appreciated the time staff committed to the meeting and expressed gratitude to the state legislators for meeting with the city early in the morning and listening to the concerns shared across the area. He said he valued their partnership and leadership. He concluded by stating that those were the meetings he had attended the previous week and then moved the agenda to staff reports, asking City Manager Perrins if staff had anything to report.

Seth Perrins thanked the Mayor and reported that he had two brief items. He first followed up on the legislative breakfast, explaining that the city had shared statistics with state representatives regarding housing development. He stated that in the world of cities, development, and the legislature, there was often a perceived conflict, with some arguing that housing would be cheaper without cities and others arguing it would be cheaper without developers. He said the city had been working with legislators to help ensure a balanced and accurate narrative. He noted that Spanish Fork had presented data showing how many homes had been approved but had not yet been built, demonstrating the city's efforts to support development.

Seth Perrins explained that in the week following the breakfast, two of the city's representatives met with the Home Builders Association and continued discussing the numbers shared by Spanish Fork. He said the city also had follow up conversations with the home builders and described the overall effort as productive. He expressed appreciation for the legislators' insight and cooperation. He then briefly mentioned Spanish Fork University and invited Jack to speak about the recent graduation of the ninth class, the Class of 2025.

## **STAFF REPORTS:**

### **A. Spanish Fork University**

Jack Urquhart introduced the recent graduates of Spanish Fork University and stated that they looked great. He explained that during the semester he had presented about the

program at a conference, where it became clear that Spanish Fork University was highly regarded. He shared that the semester had gone very well, crediting city staff for their work and the students for their participation. He said students applied because they wanted to learn more about the city and spent ten weeks visiting departments, asking questions, interacting with staff, and providing thoughtful feedback. He read several quotes from student surveys praising employees for their enthusiasm, knowledge, and willingness to teach.

Jack Urquhart continued by sharing that students ranked their favorite classes at the end of each semester. He announced that Public Works had earned the top ranking, with the Police Department coming in second, noting that it was the second consecutive semester Public Works had received the highest rating. He congratulated the departments on their work.

Jack Urquhart then invited two recent alumni, Dana and Colleen Drake, to speak about their experiences, explaining that they were not expecting the request but hoping they would share their perspectives.

Dana Drake expressed surprise at being asked to speak but was glad to do so. He stated that he and his wife had moved to Spanish Fork about five years earlier and had taken for granted what a city did behind the scenes. He said the class gave them a deeper appreciation for every department and praised Jack for communicating clearly and organizing the program. He said they left with pride in Spanish Fork and particularly enjoyed learning that the city operated a gun club.

Colleen Drake agreed with her husband's comments. She said they gained significant pride in their new city and discovered things they never knew existed, including the gun club. She said Jack's enthusiasm from the first day was contagious and that they looked forward to class each week. She stated they told friends and family across the country about the program and appreciated the many city employees who volunteered their evenings to teach. She described the program as fun, educational, and enlightening and said they highly recommended it.

Jack Urquhart thanked the Drakes and joked that he hoped he had not jeopardized their friendship. He informed the council that the program was nearing 200 total graduates, which he said was exciting.

Mayor Mike Mendenhall joked about the graduates proudly displaying their diplomas at home. Seth Perrins added humor by noting that many graduates preferred their Spanish Fork University diplomas over college degrees and joked that several people in the room still needed to enroll in the program.

Seth Perrins then asked some scouts in attendance if one of them would explain the reference to "six, seven," noting that some older individuals did not recognize it. The room shared some lighthearted banter, and the Mayor joked that his son Jagger would be laughing at home.

Mayor Mike Mendenhall concluded the staff reports, thanked everyone for the update, and stated that Spanish Fork University continued to be a successful and well-loved program. He said the meeting would move to item eight on the agenda, Spanish Fork 101. He announced that the council would receive presentations on the Festival of Lights and the FitCity Center update. He invited Emily forward to present on the Festival of Lights, jokingly asking if she was promising snow for the event.

## **SPANISH FORK 101:**

### **A. Festival of Lights**

Emily Harryman said she was promising a colorful and bright Festival of Lights, but noted she had no control over whether it snowed. She thanked the Mayor and City Council for the invitation to present and stated that preparations had been underway since October 1. She explained that she personally repaired every rope light on the trail after the previous contractor was no longer available. She added that Janice Ottesen and her crew had tightened and replaced bulbs, repaired sockets, and taped connections across all structures. She said countless hours had been spent preparing the display and that approximately two dozen employees were involved in setup and readiness.

Emily Harryman explained that the public's main interaction with the event was purchasing tickets. She stated that an online reservation system had been introduced the previous year and that this year ticketing would be entirely online. She reported that the city had partnered with a new ticketing system, Stride Events, while continuing to use the SFCityTix branding and website. She said the site would look different to users but would still be accessed through [sfcitytix.com](https://sfcitytix.com).

Emily Harryman noted that the website included a "Preview Party Invite" option for invited guests and media, which she said also served as training for cashiers on the new system. She instructed regular attendees to ignore that option and select Festival of Lights instead. She stated that a new feature had been added to highlight peak days with longer wait times, using Christmas Eve as an example. She explained that there were 100 vehicle slots per half hour and that staff had calculated those numbers carefully, with Bronco Hunter assisting in the planning. She stated that the system might be adjusted during the event if needed, and that staff planned to meet each morning to review what worked and what needed improvement. She encouraged residents to share feedback and provided her contact information through Parks and Recreation and city email, stating she welcomed input to improve the event.

Emily Harryman said the event included a few new light structures, but she did not disclose details, encouraging residents to attend to see them. She also reported that the ticket booth had been moved to the area in front of the Oaks Event Center near the putting green. She explained that the relocation allowed vehicles without tickets to exit the line, purchase tickets, and rejoin properly. She stated that staff would enforce the ticket requirement more strictly this year to keep the line moving fairly for those who had pre-purchased tickets. She asked attendees to have their QR codes ready when reaching the booth so tickets could be scanned quickly and traffic could flow smoothly.

Bronco Hunter thanked Emily, Janice Ottesen, and their crews for the extensive preparation work and said their hands would likely be numb until spring. He also thanked Police Chief Matt Johnson and the police department for helping move more than 20,000 cars through the event safely. She reminded residents to stay on the shoulder of the road and drive carefully when attending.

Seth Perrins thanked Emily for her presentation and stated that the updated website and ticket booth relocation were positive changes. He explained that moving the booth created more space in the queue for traffic control and gave staff additional time to redirect vehicles that arrived without tickets. He said additional signage would be placed to remind drivers to purchase tickets before entering the line, but acknowledged some individuals might still ignore the instructions and would need to be turned away at the booth.

Seth Perrins stated that if the time-slot system worked as intended, long lines should be reduced because vehicles would arrive in staggered intervals. He explained that the system allowed staff to move approximately 150 cars per hour and was designed to improve both the entry experience and overall traffic conditions near the event. He said staff hoped the changes would reduce congestion and reliance on police traffic control, noting that the event had grown significantly since COVID. He concluded by saying the new structure would require patience from attendees but that staff was excited and hopeful the system would function smoothly.

Emily Harryman reminded residents that their reservation time was intended as the time to get in line, not necessarily the time they would enter the park. She stated that if a reservation was for 6:00 p.m., attendees should plan to join the line at that time or a few minutes before, along with the other vehicles in that same time block. She explained that if someone was still waiting in line at 6:20 p.m. with a 6:00 p.m. reservation, they should not worry because staff would still accommodate them. She reiterated that the reservation time functioned as a scheduled entry into the line.

Seth Perrins clarified that attendees needed to arrive near their ticket time and not several hours early. He stated that if someone had a 9:00 p.m. reservation but arrived in line at 6:30 p.m., staff would ask them to return closer to their scheduled time. He compared the system to a movie ticket, explaining that a person could not attend a 2:00 p.m. showing with a ticket for 7:00 p.m., and said the Festival of Lights system would operate in the same way.

Councilwoman Stacy Beck complimented Emily's explanation and said she remembered seeing Emily working on lights during the Harvest Moon event on the first Friday in September. Emily Harryman confirmed that she had been there demonstrating how she repaired and replaced rope lights on aging structures. She explained that she had brought one of the tiger structures to show the public what the work involved and that children were excited to see it up close. She said many children wanted to touch the structure and thought the demonstration was especially interesting, and she was glad to share the behind-the-scenes process.

Emily Harryman noted that there were eight time slots with 100 vehicle tickets each, totaling about 800 vehicles per night.

Councilman Kevin Oyler responded that on peak nights in past years attendance had exceeded that number, sometimes reaching over 1,000 vehicles.

Seth Perrins added that the highest recent night had been around 1,090 vehicles.

Councilman Kevin Oyler cautioned that anyone wanting to attend on a peak night should purchase tickets early because capacity would be limited under the new system.

Seth Perrins explained that staff's goal was to avoid 1,000-car nights because they created safety and traffic problems. He stated that staff monitored traffic backups using tools such as Google Maps, and they wanted to prevent congestion on Canyon Road. He reiterated that the new nightly capacity was 800 cars spread out over the evening from 6:00 to 10:00 p.m., rather than allowing large surges in shorter windows. He said the system would work best if attendance stayed close to that limit.

Councilman Kevin Oyler asked whether tickets were already available for purchase.

Emily Harryman confirmed that tickets had gone on sale the previous week and that several hundred had already been sold. She credited Jack Urquhart for getting information out on social media and said residents began buying tickets immediately after sales opened. She also explained that the new ticketing website included countdowns for upcoming events and an email notification option to alert residents when tickets went on sale, which she said would be useful for future events such as the rodeo and Wings and Wheels.

Mayor Mike Mendenhall thanked Emily for the update and asked if there were any other questions for her. He noted that the public should consider the information shared as official notice of the updated ticketing process.

Mr. Thompson, a resident from the galley, asked whether residents who lacked computer access or had difficulty using online systems would still be able to purchase Festival of Lights reservations. He specifically asked if they could use the library to make a reservation or have tickets printed.

Councilman Kevin Oyler asked Emily Harryman to restate the question for the record.

Emily Harryman restated the question and explained that residents without computer access or who experienced technical difficulties could contact the Parks and Recreation office at 49 South Main Street for assistance purchasing tickets. She said staff would help anyone needing support. She added that residents could also use computers at the library or ask a friend for help, noting that community members were often willing to assist.

Emily Harryman thanked Mr. Thompson for the question and said she looked forward to seeing attendees at Festival of Lights, encouraging residents to wave if they saw her at the event.

Mayor Mike Mendenhall thanked Emily for her work and stated that the city's goal was pride and progress, not perfection. He acknowledged that the online-only ticketing system was a



change and asked residents to be patient as the city worked through improvements to increase safety and efficiency. He noted that the city could not control how many visitors came from outside Spanish Fork but wanted everyone to enjoy the event safely. He reiterated that the public should consider this a formal notice of the change and encouraged residents to purchase tickets online. He then announced that Nick Porter would provide the FitCity Center update.

## **B. FitCity Update**

Nick Porter stated that he wanted to give a few updates on new items and then introduce Erica Demeester, the program supervisor, who would share information about senior offerings for residents age 60 and older. He reported that public tours had begun and that 836 people had already signed up since tours started the previous Tuesday. He said tours were offered on Tuesdays, Thursdays, and Friday mornings, and that residents could sign up through the city website. He explained that many people who had already purchased memberships were receiving their membership cards and photos during tours, and that others were buying memberships after seeing the facility. He noted that tours were also serving as good training for staff.

Nick Porter reported that lifeguard training was underway to prepare for upcoming soft openings and the public opening schedule. He stated that the facility would begin a pre-grand opening on December 8 and then open fully on December 15, when membership would be required for entry. He also shared that the city had received all Health Department permits for the indoor pools following a successful inspection the previous week.

Nick Porter said that membership numbers had grown rapidly and that the totals he was sharing were already outdated. He reported 2,613 memberships sold, representing about 9,250 individual members when including couples and families. He stated that all current members would receive an email the next day with opportunities to register for soft openings. He explained that the soft openings were designed to give members an early look at the facility and allow staff to practice operations such as lifeguard rotations, fitness class demonstrations, child watch training, and other program launches. He said soft openings for current members would begin the following week.

Nick Porter explained that the word “membership” had become confusing for seniors who had long held memberships at the Senior Center, now that FitCity Center memberships were also being offered. He stated that to reduce confusion, the city planned to rename the Senior Center membership. He said the \$35 Senior Center membership would be called the “Fit60+ Pass,” intended for residents age 60 and above. He emphasized that the pass was aimed at helping seniors find community and support physical and mental well-being regardless of fitness level. He clarified that FitCity Center memberships would cover access to the facility, courts, pools, and fitness classes, while the Fit60+ Pass would cover additional senior programs and amenities that Erica Demeester would explain.

Councilman Kevin Oyler asked a membership question before the presentation moved on. He asked that if a household had purchased a family membership, whether each person needed their own photo and card or whether there was a single family card.

Nick Porter responded that each family member would receive an individual photo and membership card. He said members could come to the facility during business hours, generally 8 a.m. to 5 p.m., to have photos taken and cards issued, though he suggested avoiding Tuesday and Thursday afternoons unless they were attending a tour. He added that photos and cards could also be completed during soft opening visits. He thanked Councilman Oyler for the question and then transitioned toward introducing the Fit60+ Pass details.

Erica Demeester reported that the Senior Center had been offering a wide range of programs designed to support both the physical and social well being of residents age 60 and older. She stated that the center had organized excursions and recently took a group of about 35 seniors to Tuacahn at the end of October to attend a play and spend a weekend together. She said the transition and program updates had received very positive response and that it was encouraging to see seniors wanting to be part of the community being built.

Erica Demeester explained that additional Fit60+ Pass offerings included a newly started line dancing class, which had drawn 20 participants at the first session. She said the center planned to provide tax assistance early the next year and continued to offer monthly haircuts. She listed other ongoing programs such as tai chi, movies twice a week, a "Made by Me" class that included crafts and leatherwork, games, watercolor, and Zumba. She noted that more programs would continue to be added to the Fit60+ Pass over time.

Erica Demeester reported that there were currently 275 Fit60+ Pass holders and said the program had been restarted in August. She stated that the number of pass holders continued to grow. She explained that seniors were no longer limited to specific sign up times and that any resident age 60 or older could obtain a pass at any time. She said many seniors first attended meal programs, which consistently had the highest turnout, and then decided to purchase a pass after experiencing the community atmosphere.

Erica Demeester stated that the Senior Center operated with 12 staff members and emphasized that they were accomplishing a great deal with that team. She said the center was also supported by many volunteers and expressed gratitude for their contributions, noting that the programming could not function without them.

Erica Demeester described a new initiative called "Ask the Experts," which was being developed during meal times. She explained that the center had begun inviting professionals in areas such as Medicare and end of life planning, including funeral home representatives, to be available during meals so seniors could ask questions informally. She said the partnerships had been positive and helpful for participants.

Erica Demeester reported that senior tours of the FitCity Center had started the previous Monday and that about 150 seniors had already been taken through the facility within the first week. She described seniors as excited and energetic during tours, asking thoughtful questions, and said the experience had helped ease worries about the transition. She noted that many seniors were eager to begin using the fitness equipment and appreciated seeing accessibility features, including accommodations for those using walkers.

Erica Demeester reviewed the transition plan and said that on November 4 the advisory board had toured the facility and responded positively. She explained that tours were being scheduled after Monday meals to prioritize senior participation, and that seniors were also welcome on the Thursday public tours. She said tours were designed to end near the membership and operations desk so seniors could ask questions and, if desired, enroll in FitCity Center memberships. She stated that seniors were encouraged to speak with their insurance providers ahead of time and bring information related to SilverSneakers or Renew Active so staff could assist them smoothly.

Erica Demeester outlined the upcoming timeline for the move to the FitCity Center. She stated that on December 1 the center planned to hold a farewell meal at the old facility, including recognition of longtime volunteers. She said the event was expected to be emotional but helpful in supporting the transition. She added that accessibility tours would also be offered on December 1 and December 5 for seniors unable to complete standard walking tours, with wheelchairs available so they could still see the facility.

Erica Demeester reported that December 5 would mark the first FitCity Plus meal hosted at the FitCity Center and said seniors were excited for that milestone. She stated that beginning December 8 all senior programs previously listed would be held at the FitCity Center, with activities placed in various rooms and seniors receiving advance information about locations. She concluded by noting that the annual Fit60+ Christmas dinner would be held on December 12 in the evening and would allow seniors to participate in the grand opening weekend activities.

Mayor Mike Mendenhall asked whether the council had any questions for Erica Demeester.

Councilman Kevin Oyler asked how many seniors who had come in for FitCity Center memberships did not have insurance that participated in programs such as SilverSneakers or similar benefits.

Erica Demeester responded that some seniors without participating insurance programs signed up and some did not. She said that overall most seniors were still choosing to enroll in FitCity Center memberships whether they had insurance coverage or not. She added that only a small group was interested solely in the Fit60+ Pass.

Councilman Kevin Oyler followed up by asking whether Erica had a general sense of how many seniors signing up for FitCity Center memberships were able to use SilverSneakers or similar insurance programs versus those who were not.

Erica Demeester said she did not have exact numbers but stated that the majority of seniors had participating insurance benefits. She noted that many seniors had used those programs at other facilities and were eager to transfer their benefits to the FitCity Center.

Councilwoman Stacy Beck asked about water aerobics, recalling that she and Councilman Oyler had attended water aerobics at the old pool and that most participants had been seniors. She asked whether water aerobics would be offered at the new facility.

Erica Demeester replied that water aerobics would be overseen by the fitness coordinator and that the program would not be available immediately at opening. She said the plan was to add it because there was a strong senior demand.

Councilwoman Stacy Beck stated that water aerobics had been important to seniors and said she was glad it would be added.

Mayor Mike Mendenhall noted that the prior water aerobics program had been held outdoors in summer, meaning seniors could only participate for a few months each year. He said that once the program was established indoors at FitCity Center, seniors would be able to participate year-round, including during winter months.

Erica Demeester agreed and said the indoor facility would allow more consistent opportunities.

Councilwoman Beck added that participation would not be limited to seniors and joked that Councilman Oyler could participate as well.

Councilman Shane Marshall asked for clarification that the Fit60+ Pass was essentially the continuation of the current Senior Center membership. He confirmed that for \$35 per year seniors could still participate in the same type of programming at the new location.

Erica Demeester confirmed that was correct and added that more offerings had already been added and would continue to expand.

Councilman Shane Marshall asked whether seniors would need a FitCity Center membership to access the full facility, including programs such as water aerobics. He clarified that water aerobics would require a FitCity Center membership rather than only the Fit60+ Pass.

Erica Demeester confirmed that a FitCity Center membership would be required for facility-based programs like water aerobics. She also confirmed that most seniors' FitCity Center memberships were expected to be covered through insurance programs, which she said was a positive benefit.

Mayor Mike Mendenhall explained that the insurance programs being discussed were typically part of Medicare and encouraged seniors on Medicare to check whether their plans included benefits such as SilverSneakers or similar fitness coverage. He stated that many Medicare beneficiaries could likely access the FitCity Center at little or no personal cost and encouraged residents to take advantage of the benefit so they could enjoy the full facility, not only senior-specific programs.

Councilman Landon Tooke asked Erica Demeester what participation numbers they hoped to reach for the Fit60+ program once it was fully operating.

Erica Demeester responded that based on current growth she hoped to reach about 350 Fit60+ Pass holders by the end of the year, noting that the program had been closed for roughly eight weeks over the summer. She said she was ready to support any seniors who

wanted to join and would provide the programs and space needed.

Councilwoman Stacy Beck asked about the previously discussed idea of providing financial assistance or scholarship-type help for families or youth who could not afford memberships, and whether progress had been made on that plan.

Councilman Shane Marshall said the responsibility for that effort was his and explained that the city had decided to create a nonprofit 501(c)(3) organization to support membership assistance rather than keeping the program within staff operations. He stated that he had delayed launching the effort until after election season to avoid making it a campaign issue, and that he now needed to move it forward. He said that once established, they would seek volunteers and donations to fund membership support. He confirmed that the plan remained in place.

Councilwoman Stacy Beck said she had not heard updates on the effort for over a year and appreciated the clarification.

Councilman Shane Marshall added that other cities such as Provo, Springville, and Orem had reported that when senior centers were attached to larger recreation facilities, senior memberships increased significantly. He said Erica's readiness matched what they had been advised to expect.

Mayor Mike Mendenhall stated that from the outset the city had expected senior participation to rise, and he expressed confidence due to the qualified staff overseeing the programs. He encouraged seniors not to wait and to begin participating, noting that the facility was ready for them.

Councilman Kevin Oyler thanked staff for their work and said the transition team and advisory board had done an excellent job advocating for seniors and building excitement for the new facility.

Mayor Mike Mendenhall thanked Erica Demeester and Nick Porter and asked Nick to clarify key opening dates.

Nick Porter stated that the grand opening celebration would be December 11, 12, and 13. He confirmed that the facility would open to the public on Monday, December 8 for a pre-grand opening period, with full membership-required access beginning December 15.

Councilman Shane Marshall and Seth Perrins clarified that the week from Monday through Saturday during the pre-grand opening period would allow residents to try the facility for free, and Nick Porter added that members should expect high attendance during that week.

Seth Perrins stated that staff were excited and acknowledged uncertainty about attendance levels but believed the opening would be successful.

Mayor Mike Mendenhall added that tours would continue for those who wanted to visit before opening, and that the tour schedule would end on December 5.

## **CONSENT ITEMS:**

### **a. Minutes Spanish Fork City Council 11-4-2025**

### **b. CentraCom Franchise Agreement Renewal**

Councilman Cardon ▾ made a **Motion** to Approve ▾ the Consent Item

Councilman Tooke ▾ **Seconded** and the motion **Passed** with an all in favor vote

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

Mayor Mendenhall moved on to the public hearing section of the meeting.

## **PUBLIC HEARING:**

### **A. Ordinance for the Ellis Park Zone Map Amendment**

Dave Anderson thanked the Mayor and explained that agenda items 10A and 11A were connected, so he presented information for both together. He stated that the council could make motions on both items after the public hearing and any discussion. He described a seven-acre parcel that had been surrounded by development for several years, located west of the council chambers near 1100 West and 100 South. He said the property had been owned by Vic Davano, who had passed away about a month earlier, and that Edge Homes had been working on the proposal prior to Mr. Davano's passing. He explained that the applicant had submitted a preliminary plat for a 24-lot master-planned development and was requesting zoning of the property to R-19 to allow the plat to be approved.

Dave Anderson showed an image of the subject property and noted that an existing home on the site would be removed if the project moved forward. He stated that an existing trail ran along the west side of the property and that the project proposed adding land to that corridor. He said the applicant would construct fencing along the trail to match the design and improvements already completed in the development to the south. He added that a trail crossing would be discussed later, likely by Mr. Pierce.

Dave Anderson referenced the current zoning map and said the property was presently zoned residential. He explained that the proposed R-19 zoning would match the zoning to the west and was consistent with the city's general plan designation. He reviewed the applicant's layout, noting that the street alignment was not a straight connection between 300 South and 100 West, which he said was close to ideal for managing traffic speed. He stated that the project qualified for approval as a master-planned development and did not include unusual

or extraordinary elements. He added that the applicant would help complete the remaining segment of the trail corridor.

Dave Anderson said the proposal included fencing along 330 South and described a unique double-frontage arrangement for lots along 300 South. He explained that the configuration would create a park strip area that the city would be expected to maintain. He said the city generally tried to avoid such arrangements but that the site conditions left few suitable alternatives. He noted that the staff report included sample home elevations provided by the applicant and said staff anticipated that construction would largely mirror the style of nearby Arrive Homes developments built within the past six or seven years.

Dave Anderson stated that he appreciated the Planning Commission's discussion regarding line-of-sight concerns on First South and the trail connection at 300 South. He then said he would turn the time to Corey Pierce to address issues raised during the Planning Commission hearing.

Councilman Shane Marshall asked for clarification that the lots along 300 South would not take access from 300 South and that the rear of the homes would face that street.

Dave Anderson confirmed that was correct. He explained that a substantial and unusual ditch and elevation change existed along 300 South, sloping downward from the road. He said that while the elevation might be alleviated somewhat, the terrain was not conducive to driveways on 300 South, and staff did not want access from that street in that location.

Cory Pierce stated that the Planning Commission had raised concerns about sight triangles at the intersection. He explained that Dylan, the city traffic engineer, had reviewed the layout. He noted that while drivers legally stopped at the stop bar behind the sidewalk and pedestrian crossing, they could then creep forward once pedestrians were clear in order to gain proper visibility of the roadway. He stated that the 14.5-foot measurement from the travel way followed AASHTO "Green Book" standards. He said the analysis showed the sight triangles functioned adequately, though staff would continue to monitor landscaping and tree canopies to ensure visibility was not reduced over time.

Cory Pierce added that another issue raised during the Planning Commission hearing was the trail crossing on the south side of the project. He stated that the crossing was not currently marked and had no signage. He said staff considered this a safety concern, particularly due to the curve in the roadway and the movement of both vehicles and pedestrians. He reported that the city planned to mark the crossing and install warning signs in the near term.

Cory Pierce stated that staff had discussed installation of a rapid flashing beacon with the developer so pedestrians could activate a warning light. He said the developer agreed to fund a beacon on the north side of the roadway adjacent to the project, and the city would install the corresponding beacon on the south side. He explained that installation would likely occur after the developer completed frontage improvements so the beacon could be placed correctly. He concluded that these were the two main follow-up items.

Mayor Mike Mendenhall asked if there were any questions for Cory Pierce and thanked him for addressing the concerns.

Councilwoman Stacy Beck said she had watched the Planning Commission meeting and noted that although the conversation went on a tangent, it had been a helpful discussion.

Cory Pierce responded that the Planning Commission discussion had been valuable and had highlighted items staff needed to verify.

Councilman Jesse Cardon said the sight-triangle concept could be difficult to understand because drivers were expected to stop at the stop bar and then creep forward. He asked how the city could ensure new drivers or inattentive drivers understood the purpose of the stop lane.

Mayor Mike Mendenhall responded that the city was fortunate that the intersection in question would not carry the same heavy traffic volumes as other nearby intersections like Spanish Fields Drive. He stated that while neighborhood residents would use the road, it was not a convenient cut-through for broader traffic, which reduced risk. He agreed with the general point about driver behavior and visibility.

Councilman Kevin Oyler asked Dave Anderson about a concern raised during the Planning Commission meeting regarding the road immediately west of the project site. He noted that the concern did not directly relate to the proposed development but asked whether staff had discussed speed deterrence on that roadway. He commented that in many cases speeding issues were addressed through enforcement such as patrol presence, but he felt this road was not like many others in the city.

Dave Anderson responded that the road to the west resembled roadway designs the city was trying not to replicate in future subdivisions. He explained that long, straight roads gave motorists little reason to slow down and often encouraged speeding. He stated that the city's current approach was to address this at the subdivision design stage by avoiding long, uninterrupted straight alignments when possible.

Councilman Kevin Oyler agreed and said he appreciated that the proposed subdivision design included a jog near the end of the street before it connected to 100 South. He stated that the offset would help slow traffic through the neighborhood. He added that neighborhoods with long, straight roads tended to attract teenage drivers who accelerated unnecessarily and made a brief joking comment about fast cars.

Cory Pierce said there were not easy fixes for speeding on already-built long, straight roads. He noted that newer city roads were designed to be narrower, which sometimes created challenges when parking occurred on both sides, but he said those newer streets also generated fewer speeding complaints. He described it as a balance between traffic calming and roadway convenience.

Dave Anderson stated that the proposal before the council was consistent with what staff had expected for the property for several years. He said that in his view the plan was not



remarkable in a negative sense, but rather represented a straightforward, anticipated development pattern. He stated that the project would improve existing conditions along 300 West, which he said were currently not ideal. He expressed appreciation for Edge Homes' participation in adding 24 homes to the community. He reported that both the Development Review Committee and the Planning Commission had recommended approval of the zone change and preliminary plat and noted that staff had provided recommended motions for both items.

Mayor Mike Mendenhall stated that he was available to answer any additional questions for Dave Anderson before opening the public hearing. He thanked Mr. Anderson for the presentation and said that if the applicant was present and wished to speak before the public hearing, they were welcome to do so. He added that otherwise the applicant could speak after any public comments if questions arose.

Jed Stuart stated that he was present on behalf of the applicant. He said he was there mainly to answer any questions from the council or the public. He briefly thanked Dave Anderson and city staff, noting that the project had been a labor of love. He added that he appreciated the opportunity to be there and reiterated that he was available for questions.

The Mayor asked for questions, then entertained and passed a motion to enter the public hearing.

Councilman Oyler ▾ **Moved** to go into 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

He invited public comment on the Ordinance for the Ellis Park Zone Map Amendment.

### **PUBLIC COMMENT:**

Mayor Mike Mendenhall noted that no members of the public came forward to speak and invited a motion to close the public hearing

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

The Mayor then returned to council discussion and asked if there were any further questions for staff or the applicant.

Councilman Jesse Cardon asked Dave Anderson for clarification on the setbacks and spacing between homes, referencing a lengthy Planning Commission discussion about possibly having five feet on one side and fifteen feet on the other. He asked where the current proposal landed.

Dave Anderson responded that the proposal included five-foot side yard setbacks on both sides and a twenty-foot rear yard setback. He stated that the council could approve those setbacks as proposed or require the standard setbacks of ten feet on each side and twenty-five feet in the rear. He explained that approving five-foot side setbacks and shortened rear setbacks had been customary in master-planned developments in recent years. He added that even when five feet was the minimum allowed, builders rarely constructed homes right to that line and typically left more space.

Councilman Jesse Cardon asked whether Edge Homes specifically used five-and-five side setbacks in their developments or whether that was a broader master-planned practice.

Dave Anderson replied that five-foot side setbacks and shortened rear setbacks were common in master-planned developments citywide and had been increasingly used in recent years.

Mayor Mike Mendenhall acknowledged the explanation and asked whether there were any other questions for staff or the applicant.

Councilman Shane Marshall asked Councilman Cardon if he had concerns about the setback request.

Councilman Jesse Cardon said he did not have a concern but wanted to understand the reasoning because it had been discussed during the Planning Commission. He stated that the zoning standards for non-master-planned developments generally required ten-foot side setbacks, and he noted that the proposal reduced that requirement by half to five feet on each side.

Councilman Shane Marshall stated that he viewed the reduced side setbacks as an opportunity for homeowners to have additional flexibility in building or expanding their homes if they chose. He acknowledged that some people might feel the homes were being placed closer together, but he noted the proposal did not increase the number of lots and matched adjacent zoning.

Councilman Jesse Cardon agreed and said the Planning Commission had noted that neighboring properties already used five-foot setbacks, so the proposal remained consistent with the surrounding area. He said he simply wanted confirmation of where the proposal stood.

Councilman Shane Marshall commented that he was glad to see single-family homes proposed for the site and noted that while they would generate more traffic than townhomes, it was still positive to have single-family development.

Councilman Jesse Cardon added that the elevations provided by Edge Homes showed a variety of housing styles that would add visual diversity to the neighborhood.

Mayor Mike Mendenhall said that one benefit of the setbacks was that they could allow more variety in home designs, such as some homes including garages while others did not. He added that in some older neighborhoods the standard spacing between homes created unused side yard areas, and he believed the proposed approach could reduce wasted space.

Councilman Kevin Oyler noted that exhibit seven in the council packet showed home elevations labeled “Jesse” and “Landon” and joked about the coincidence. Councilman Shane Marshall joked that this sounded like a conflict that should be disclosed. Councilwoman Stacy Beck joked that the developer might need to make changes to his floor plan. Mayor Mike Mendenhall continued the lighthearted exchange by joking about what a “Stacy plan” might look like.

Mayor Mike Mendenhall stated that the council had finished questions on the proposed Ellis Park Zone Map Amendment. He then invited a motion on item 10A.

Councilman Oyler ▾ **Moved to Approve the Ordinance for the Ellis Park Zone Map Amendment based on finding and conditions**

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

Mayor Mike Mendenhall moved to Ellis Park Preliminary Plat and invited a motion.

## **NEW BUSINESS:**

### **A. Ellis Park Preliminary Plat**

This item was discussed with the item above.

Councilman Marshall ▾ **Moved** to the **Ellis Park Preliminary Plat I** Move to approve the proposed Ellis Park Preliminary Plat based on the following finding and subject to the following conditions:

**Finding**

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

**Conditions**

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed with the Final Plat application.
3. That the City Council approve the Zone Map Amendment and associated Master Planned Development Overlay.

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 switched back to the 2nd public hearing of the night.

**RETURN TO THE PUBLIC HEARINGS:**

Mayor Mendenhall then introduced two public hearing items and turned to the Reimbursement, Development, and Settlement Agreement and Final Plat Approval for Eagle Haven Plat C

**B. Reimbursement, Development, and Settlement Agreement and Final Plat Approval for Eagle Haven Plat C**

Vaughn Pickell thanked the Mayor and Council and presented the development agreement for the final phase of the Eagle Haven subdivision. He stated that this phase included the last three lots, shown in pink on the subdivision overview map, located on Spanish Fork Parkway just south of Maple Mountain High School. He explained that prior phases were already developed, with Phase A shown in lavender and Phase B shown in aqua. He noted that an existing house was located on Lot 22 and that, because of its orientation, the driveway configuration would need a minor adjustment. He said the driveway would be 12 feet wide at the access point but would widen to approximately 35 feet in front of the garage, providing sufficient off-street parking.

Vaughn Pickell explained that the agreement also included reapproval of the preliminary plat and final plat for the remaining three lots. He said associated construction drawings were included, covering the remaining power work along 300 South and a portion of Spanish Fork Parkway. He noted that the final infrastructure work would include a streetlight, additional parkway items, and a landscaping plan for the remainder of the project. He stated that the developer would complete the trail, construct a concrete wall along the parkway, finish pavement on Spanish Fork Parkway, and install remaining trees and shrubs near Lot 20. He reported that the Development Review Committee had reviewed the agreement and recommended approval subject to findings and conditions in the staff report. He concluded and asked if there were any questions.

Mayor Mike Mendenhall asked if the council had questions for Vaughn Pickell and then thanked him for the presentation. He opened the item for public hearing and invited the applicant to speak prior to public comment if desired. With no applicant remarks offered, he requested a motion to enter a public hearing,

Councilwoman Beck ▾ **Moved** to go into a public hearing.

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor.

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

### **PUBLIC COMMENT:**

He invited any members of the public to comment on the Reimbursement, Development, and Settlement Agreement and Final Plat Approval for Eagle Haven Plat C. Seeing none, he requested a motion to close the public hearing.

Mayor Mendenhall, seeing no further public participation, entertained a motion to close the public hearing.

Director Cardon ▾ **Moved** to go out of a public hearing

Councilman Oyler ▾ **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 for a motion on the item.

**Councilman Tooke ▾ Moved to Approve the Reimbursement, Development, and Settlement Agreement for the Eagle Haven Subdivision. including a revised preliminary plat and a Final Plat C be approved based upon the following findings and subject to the following conditions**

### **Findings**

1. That the proposal conforms to the City's General Plan Land Use Map Designation and Zoning Map.
2. The proposed agreement. if fulfilled by both parties. will settle a land use dispute between them. and it represents a final and complete settlement of all disputes between them concerning the Eagle Haven Subdivision. a master-planned development.
3. The revised preliminary plat and the proposed Final Plat C. together with the construction drawings. power design, and landscaping plan. substantially comply with the City's ordinances. Development Standards. and Construction Standards. Any deviations therefrom are expressly permitted by the Agreement.

### **Conditions**

1. That the preliminary plat contained in the Reimbursement. Development and Settlement Agreement as Exhibit A is the approved preliminary plat for Eagle Haven subdivision. together with the power design, landscape design, and construction drawings. specifically excluding the extension of 2580 East stub to the north. and that the prior preliminary plat approved is voided and replaced hereby.
2. That the Final Plat contained in Exhibit A of the Reimbursement. Development. and Settlement Agreement is the approved Final Plat for the Eagle Haven Subdivision. Plat "C".
3. That the developer complete all required public infrastructure for the subdivision. including the remaining power improvements on 300 South identified by the Power Division that are necessary for Lots 20-22. finding that they are project improvements. not system improvements. and not subject to any reimbursement.
4. That the developer complete the sidewalk on 300 South for the three lots. as such are needed for those lots. finding that they are project improvements. not system improvements. and not subject to any reimbursement.
5. That the slope from the sidewalk on 300 South towards the existing dwelling on Lot 22 either be graded to a safe ratio or retained at the developer's choice. as such will be private improvements on private property, whichever option is chosen. is to be inspected and approved by the City.
6. That a hard-surface driveway be constructed on Lot 22 as shown on the

preliminary plat. with the width reduced to 7 2 feet. with the intent to allow water to percolate in landscaping between the driveway and the existing house as much as possible.

7. That the existing water service and meter for Lot 22 be removed or abandoned. and the existing house connected to the water service from 300 South. and that the water service lateral in Spanish Fork Parkway be capped at the main. such work not reimbursable as such is needed only for Lot 22 and to remove the lateral from Lots 20 and 27.
8. That the developer complete the Spanish Fork Parkway improvements to City standards. including asphalt pavement of the roadway, trail. power improvements. landscaping, and precast concrete wall. as outlined in Exhibit A subject to reimbursement as described in the Development and Reimbursement Agreement.
9. That upon approval of the Reimbursement. Development. and Settlement Agreement and the Final Plat. the City shall record a release of the ROW easements and the Notices of Development Obligations.
10. That the Applicant meets the City's development and construction standards. zoning requirements and other applicable City ordinances.
11. That any remaining redlines are addressed prior to recording the plat.

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

### C. Ordinance for the Annexation Policy Plan Amendment

Dave Anderson thanked the Mayor and explained that several months earlier Spanish Fork City had received an application from Brent Money to annex approximately 220 acres. He stated that at the same time Mr. Money had applied to amend the city's annexation policy plan. He explained that Utah cities were required to maintain an annexation policy plan identifying areas the city might consider annexing in the future, and that state code did not allow annexations outside of that plan. He said the amendment before the council was therefore a required precursor to continuing the annexation process.

Dave Anderson stated that the council had accepted the proposal for further study several months earlier and that staff were still conducting that study in anticipation of possibly bringing the annexation forward later for a public hearing. He referenced a map showing the current city boundary in tan and noted that some annexation plats west of the area had recently been filed with the county and would soon be updated on the map. He explained that the remaining blue areas represented land not currently in Spanish Fork City but either already within the annexation policy plan or proposed to be added through the amendment

being considered that evening.

Dave Anderson explained that as part of the required process, the city had provided notice to affected entities. He stated that Springville City had responded with a letter dated October 16 expressing concern about the proposed amendment because it would add to an existing overlap between the two cities' annexation policy plans on the north end of Spanish Fork and the west side of Springville. He said that as an outgrowth of Springville's objection, Utah County had scheduled a boundary commission meeting to hear concerns related to the annexation. He stated the commission would hear from Springville, Spanish Fork, and likely the property owner before issuing a recommendation, and he reported that the meeting was scheduled for December 3.

Seth Perrins clarified that the boundary commission meeting was related to the annexation petition itself rather than the annexation policy plan amendment. Dave Anderson acknowledged the correction and asked if there were any questions.

Dave Anderson stated that from his perspective the proposal was straightforward, though it had generated substantial discussion. He noted that Spanish Fork had rarely amended its annexation policy plan over the past 20 years. He said the most significant change had occurred about 15 years earlier when several hundred acres were moved from Spanish Fork's policy plan into Mapleton. He added that the most recent amendment before this one involved the Stockman Flats area to the west, where about 500 acres were added to the policy plan three or four years earlier to support a request by the Clyde Company and were later annexed into Spanish Fork. He reported that both the Development Review Committee and the Planning Commission had reviewed the proposed amendment and recommended approval.

Councilwoman Stacy Beck asked for confirmation that the property in question was included in Springville's annexation policy plan. Dave Anderson confirmed that it was.

Mayor Mike Mendenhall clarified that the property currently remained in Utah County and was not inside either city.

Dave Anderson agreed and added that the eastern boundary of the subject property aligned with Springville City's western boundary. He described the area as a county "peninsula" or "island" between Spanish Fork lands to the west and Springville to the east.

Mayor Mike Mendenhall thanked Dave Anderson and asked if there were any questions for staff before opening the public hearing. He stated that if the applicant was present and wished to speak before public comment, they were welcome to do so, or they could respond after public comments if questions arose.

Brent Money introduced himself and thanked the Mayor and council for allowing him to speak again. He stated that he would be brief because the council had already heard his reasons for seeking annexation. He congratulated those who had been reelected and thanked them for their service. He explained that on May 1 he met with Seth Perrins and Dave Anderson to discuss being annexed into Spanish Fork City. He said staff had informed him



they had spoken with the Mayor and believed annexation into Spanish Fork was the most rational, effective, and equitable option for his property. He stated that he then applied for annexation, hired an engineering firm to survey the property and prepare an annexation plat, and paid the required city fees to start the annexation petition. He noted that he had met with the council in July to explain why annexation into Spanish Fork was the most economical option.

Brent Money said the annexation petition had been accepted for further consideration, and that Springville City filed a protest with the Utah County Boundary Commission on the final day allowed. He stated that Springville's main protest argument was that his property was included in Springville's annexation declaration area in their 2010 general plan.

He acknowledged that declaration areas were not fixed boundaries and said they were intended to evolve over time. He referenced nearby examples, including Stockman Flats and the Lynn Hales property to the west, and noted that land south of his property previously within Springville's declaration area had been annexed into Spanish Fork. He stated that all property in Springville's annexation area around him had moved into Spanish Fork except his parcel. He argued that declaration boundaries changed due to utility access, development pressure, the avoidance of unincorporated county peninsulas, and property owner preference.

He emphasized his belief in property rights and said he felt he should have a say in what happened to his land. He asked the council to approve the annexation policy plan amendment to include his property, stating that denial would raise concerns about fairness and consistency. He said he did not understand Springville's claimed interest when they had not protested surrounding annexations and had not shown how they could serve his land with infrastructure. He stated that he wanted the matter to proceed to the Boundary Commission and asked the council to continue supporting him through the process.

Mayor Mike Mendenhall asked Mr. Money whether he had spoken with Springville City about annexation or servicing his property.

Brent Money responded that Springville had made no effort to contact him. He stated that after meeting with Spanish Fork staff he attended a Springville City Council meeting to share his intent out of respect. He said he spoke with the Springville Mayor at that time and received a response, but afterward he had heard little. He added that a Springville attorney contacted him just before the petition deadline to discuss possible adjustments, and he told the attorney he was open to hearing proposals, but did not hear back until the day after the Planning Commission meeting. He said that if Spanish Fork did not support the policy plan amendment, he would have no path forward for years. He added that multiple parties were interested in his property currently.

Councilman Kevin Oyler asked Mr. Money what he currently used the property for and what his plans were if it could be developed with infrastructure.

Brent Money stated that he used the land for running cattle and that his family had done so for over 100 years. He explained that because of the rapid industrial and commercial development annexed into Spanish Fork to the west, including several million square feet of

buildings, it would soon be impractical to keep cattle on the property. He described the surrounding development as moving extremely fast and said it would create traffic and conflicts with agricultural use. He confirmed that he did not live on the property and said he resided in Palmyra with a zip code of 84660.

Brent Money explained that if his only option was annexation into Springville, he believed development would be delayed for years due to infrastructure constraints. He said he had spoken with the Crandall family and understood that their nearby Springville-area land faced major sewer and infrastructure costs, making development distant. He stated that their property, which was larger than his, would need to develop first before his land could be served under Springville. He said he could continue agricultural use until Stockman Flats was fully developed but did not know how he would manage if forced to wait many additional years beyond that.

Brent Money remarked that he felt disadvantaged navigating the annexation process without attorneys or development teams like larger companies had. He said he initially believed that as a local property owner, appearing before the council might carry more weight than a developer's attorney, but he had learned that might not be the case. He apologized for taking too much time and thanked the council again.

Mayor Mike Mendenhall clarified that the motion required verbal votes and asked council members to state their votes aloud. After receiving the affirmative votes, he announced that the council was now in the public hearing for item C.

Councilman Cardon ▾ **Moved** to go into 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 Mike Mendenhall thanked Mr. Money for his comments and stated that the council could ask additional questions after the public hearing. He noted that if there were no further questions before opening the public hearing, the meeting would proceed into that portion of the agenda.

### **PUBLIC COMMENT:**

Jed Anderson stated that he was Jed Anderson from Spanish Fork. He said that if Mr. Money had to wait for Springville to annex the property, development might not happen within Mr. Money's lifetime. He stated that he wanted Spanish Fork to annex the property and said it did not make sense for it to go anywhere else.

Chris Creer introduced himself from Springville City and said he had written the comments the council received on October 16. He stated that Springville City's position was that state law required Spanish Fork to consider overlaps when amending an annexation policy plan and that an overlap existed in this situation. He said Springville preferred that the property remain within Springville's annexation plan. He emphasized that Springville was simply pointing to what state law required and said he was available for questions.

Councilwoman Stacy Beck thanked Mr. Creer and indicated she had a question but agreed to wait until after additional public comment.

Mayor Mike Mendenhall asked that questions be held until public comment was complete, stated he might call Mr. Creer back up later, and thanked him for attending.

Tom Brockbank introduced himself. He said he wanted to restate a point connected to Councilwoman Beck's earlier question about where the property currently resided. He stated that much of the land shown in the upper left square of the map had been in the same position as the Money property and that Springville had allowed that land, which he estimated to be well over a thousand acres, to be annexed into Spanish Fork. He said that for Springville to draw a hard line on the Money property now appeared arbitrary and capricious. He stated that the impact to the Money family would be substantial and said Mr. Money was asking for what any landowner would request in the same circumstance. He asked the council to consider that point.

Amber Edmondson introduced herself as Amber Edmondson and said she was a Spanish Fork City resident. She stated that she had attended the Planning Commission meeting and understood that Spanish Fork utilities were about one foot from Mr. Money's property, while Springville planned development to the east but not up to his land. She said this could mean a long delay before utilities reached the property and could significantly affect its value. She stated that she agreed the city should consider the landowner's wishes and support them.

Mayor Mike Mendenhall thanked Ms. Edmondson and asked if there were any additional public comments. Seeing none, he stated that he would entertain a motion to close the public hearing on item C.

Councilman Oyler ▾ **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

Councilwoman Stacy Beck stated that she would begin the questions for Chris Creer. She

referenced Springville's letter and the state code language requiring cities to attempt to avoid gaps or overlaps between annexation expansion areas. She noted that the code also allowed consideration of circumstances such as where utilities or infrastructure were already adjacent to the property and asked Mr. Creer to confirm that this was a valid consideration under state law.

Chris Creer confirmed that utilities at the property boundary were one consideration in the code and said there were other considerations as well.

Councilwoman Stacy Beck stated that this factor was important to her decision-making and thanked him for confirming.

Councilman Shane Marshall asked Chris Creer about the likely timing for Springville to extend utilities to the property from the east side. Mr. Creer said it was difficult to be exact but estimated it was a few years out. He explained that if the applicant chose annexation into Springville and needed utilities sooner, the typical approach would be for the applicant to front the cost, with reimbursement over time through impact fees. He said that could allow utilities to be provided more quickly, though the initial financial burden would fall on the applicant before being repaid in the long term.

Chris Creer said that matched his understanding and thanked him.

Councilwoman Stacy Beck followed up on timing and said she had heard estimates ranging from two to four years, then possibly longer.

Chris Creer said two years was likely too fast and that a timeline closer to four years was more realistic than two, though it could be longer.

Councilwoman Stacy Beck stated that the difference between four, five, or ten years mattered substantially to her and said the clarification was helpful.

Councilman Kevin Oyler asked what Springville's general plan designation or intended use was for the property if it were to develop within Springville.

Chris Creer said Springville's main concern was that they felt they had already yielded significant land to Spanish Fork and wanted to establish a firmer expansion line. He said he assumed the property would be planned for residential use because nearby Springville development to the east was expected to be residential.

Councilwoman Stacy Beck thanked him for attending and answering questions.

Councilman Jesse Cardon asked Vaughn Pickell whether state law prohibited two cities from including the same property within their annexation policy plans or growth boundaries.

Vaughn Pickell responded that state law encouraged cities to attempt to avoid overlaps but did not prohibit them. He noted that overlapping annexation policy areas were common and already existed in multiple places.

Seth Perrins asked Chris Creer to remain available for a few additional questions, explaining that council members had asked him things he could not answer from Springville's perspective. He asked how long Springville's annexation policy boundary had included the subject area.

Chris Creer said he believed it had been in place since Springville's 2010 general plan, when the annexation policy was adopted.

Seth Perrins stated that Spanish Fork's annexation policy boundary had extended to Highway 77 or the "highway" since at least that period, and asked –whether the overlap between the two cities' policy boundaries had been new at that time or had existed earlier.

Chris Creer said he could not say definitively.

Seth Perrins then asked for Springville's perspective on why the city had not objected to prior annexations west of the subject property but was objecting now.

Chris Creer said he believed the change was due to different elected officials, suggesting that previous councils did not feel it was necessary to retain those areas in Springville's policy boundary, while the current council did.

Seth Perrins acknowledged the explanation.

Councilwoman Stacy Beck briefly stated that the Mayor in Springville was the same as before, as part of that clarification.

Mayor Mike Mendenhall said he believed the Springville Mayor was the same and asked if there were any other questions for Chris Creer. He told Mr. Creer he could stay close and thanked him for being there. He said he appreciated the applicant's participation and the work of the Development Review Committee and Planning Commission. He noted that the public typically only saw the council meeting, but staff and commission members had spent significant time reviewing materials and working through details to reach this point. He said that while it might seem overly complicated at first glance, it was difficult in principle. He explained that Springville had long shown a desire to grow into the area, and Spanish Fork had historically agreed with that direction, so he felt the council should pause and have a thoughtful conversation before changing that understanding.

Councilman Shane Marshall said the council should debate the issue and thanked Mr. Creer for attending, joking that he had drawn the short straw. He said that when Mr. Money first approached the city, he thought annexation into Spanish Fork seemed obvious and simple, but after conversations with Springville he believed the matter was more complex. He said it was concerning that Springville utilities were estimated to be two to four years away, potentially longer, and that accelerating service would require Mr. Money to absorb a large financial burden up front, even if reimbursed later. He asked why the annexation policy plan amendment was being considered that evening when a Boundary Commission hearing was already scheduled, and he asked Vaughn Pickell to explain the timing and process.

Vaughn Pickell explained that once the annexation petition was filed, it started the statutory clock. He said Springville's protest triggered Boundary Commission involvement and led to the December 3 hearing. He stated that city code did not allow Spanish Fork to annex land outside its annexation policy boundary, so Mr. Money also filed an application to amend the policy boundary. He said that the amendment process was now moving through required steps, including the hearing that night.

Seth Perrins said the timing felt a little curious but was simply how deadlines and scheduling had worked out.

Chris Creer added that Springville had received notice of the Boundary Commission hearing only recently, around Friday or Monday.

Seth Perrins said the county had scheduled the hearing after the council agenda had already been posted, so it was a new development that had not been known far in advance.

Councilman Shane Marshall asked how the Boundary Commission hearing functioned and whether it resulted in a binding decision or a recommendation.

Vaughn Pickell said state statute had been amended in the 2025 General Session. He explained that the Boundary Commission would decide on the protest, but the city council still had authority to approve or deny annexation, with or without adopting any Boundary Commission recommendations.

Councilman Shane Marshall clarified that he understood the commission's role as producing a recommendation. He said the Boundary Commission hearing would occur regardless of what the council decided that night. He asked how the council's decision on the policy amendment would affect that hearing.

Vaughn Pickell said that if the council approved the policy boundary amendment, then the argument that the land was outside Spanish Fork's policy boundary would no longer apply.

Seth Perrins added that because the council had to consider the policy boundary before it could act on annexation, the amendment was a required step in the overall process.

Mayor Mike Mendenhall said he was mostly out of questions. He again thanked Mr. Creer for attending and said Spanish Fork valued Springville as a partner and neighbor. He described the cities as closely connected communities that shared resources and mutual aid, including fire and police support. He said nothing decided that night would damage the longstanding partnership between the cities, and he expressed confidence that cooperation would continue regardless of the outcome. He also said that property owner rights carried significant weight with him and that he appreciated Mr. Money's involvement as the landowner.

Councilman Kevin Oyler said he did not have a question but wanted to share his perspective. He said that on the boundary map, Spanish Fork's borders were straight along most edges, but more jagged on the north where Spanish Fork met Springville. He said he had talked

with his father, who had been involved in policy work in the 1970s, and that his father explained the jagged boundary resulted from decisions based on where property owners lived at the time. He said land owned by people living in Springville was placed in Springville's expansion area, while land owned by people living in Spanish Fork was placed in Spanish Fork's area.

He said this history strengthened his belief that property owner wishes should be heavily considered. He noted that Mr. Money lived in Palmyra and was requesting annexation into Spanish Fork. He also referenced the Clyde Company, whose owners were closely associated with Springville but had requested annexation into Spanish Fork, as another example of property owner choice.

He said the policy amendment vote did not annex the property that night, but allowed the process to continue. He stated that if the council denied the policy boundary amendment, it would give the Boundary Commission an easy reason to reject annexation, while approval would allow the commission and council to fully evaluate the request. He said he was leaning strongly toward supporting the property owner and letting the process play out.

Councilman Jesse Cardon said he wanted to add a few points. He said Spanish Fork and Springville already had overlapping annexation policy areas in that region, including the Stockman Flats area, so overlap itself did not concern him. He said Dry Creek created a barrier that could make it difficult for Springville to extend utilities to the property for a long time.

He also said he was concerned that residential development under Springville could conflict with existing heavy industrial uses nearby. He stated that if the property eventually annexed into Spanish Fork, he expected it would likely align with surrounding industrial development patterns. He emphasized that approving the policy boundary amendment did not mean annexation was being approved that night, only that the process could continue. He said he leaned toward supporting the amendment based on property rights, consistency with nearby annexations, and the landowner's request.

Councilwoman Stacy Beck said she wanted to share her thoughts. She stated that she came into the discussion uncertain about what she wanted to do. She said she agreed with earlier comments that the matter should move forward to the Utah County Boundary Commission. She added that while she wanted to be respectful of Springville as a sister city and of their request, she did not want Mr. Money to have to wait up to ten years to develop his property.

She said Mr. Money's statement that he did not have an attorney and was simply trying to be a good steward of his land carried weight with her. She acknowledged the process had likely been long and difficult for him and said the council had been listening. She clarified that she could not promise annexation would ultimately occur, depending on future recommendations, but she believed it was important to allow the Boundary Commission to review the issue. She said she would vote to move the process forward.

Councilman Shane Marshall said he would give his reasoning because he had promised during his campaign to explain his decisions more clearly. He said he agreed with prior comments but was trying to put himself in Springville's position. He reflected that if Spanish

Fork continued extending utilities eastward and repeatedly used proximity as the basis for annexation, it could become an irresponsible pattern and raise the question of where the boundary should stop. He said boundaries existed for a reason and that utility proximity could be a slippery slope. He noted that this case was unique because the subject property was not already inside Springville City and was effectively the last unincorporated parcel in that band, even though the next property east was within Springville.

He said he believed general plan discussions should consider the wishes of property owners, and he wanted to be consistent with that principle. He told Mr. Money that his presentation had been clear and persuasive and said he had not been leaning this way before hearing Mr. Money's comments. He said there were times when policy decisions might not align with a property owner's request, but he felt this case did.

He supported letting the process continue rather than ending it by denying the policy amendment, noting that a denial that night would effectively end the request at the Boundary Commission. He said he recognized there was no guarantee annexation would be approved later, but given that Spanish Fork utilities were immediately adjacent, the request made practical sense. He concluded that he supported leaning toward the property owner's side.

Councilman Landon Tooke addressed Mr. Money and said he loved Springville and had lived there for seven years. He said the discussion helped him better understand the situation, Mr. Money's request, and the context provided by other speakers. He said he supported moving forward, reiterated that there was no guarantee of the final outcome, and said he felt the property owner should have a voice. He thanked Mr. Money.

Mayor Mike Mendenhall thanked Councilman Tooke and said the discussion had been good. He asked whether the council had any further questions for staff before making a motion.

Councilwoman Beck ▾ **Moved to Approve Ordinance for the Annexation Policy Plan Amendment**

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 Mike Mendenhall stated that the motion had passed. He thanked the public for participating in the hearing and said he appreciated the discussion from the council, the Development Review Committee, and the Planning Commission. He thanked Chris Creer for coming and thanked the members of the public who spoke. He said public input was valuable and expressed appreciation to everyone who stayed for that portion of the meeting.



He then said the meeting would move to the remaining new business items on the agenda. He noted that item 11A had already been addressed and that items 11B, 11C, and 11D remained. He announced that item 11B was Airport Advisory Board appointments and called on Cory W. Pierce to present the item. Mayor Mike Mendenhall made a brief lighthearted comment about Cory's middle initial, saying he liked it and encouraging him to give a quick presentation.

## **NEW BUSINESS:**

### **B. Airport Advisory Board Appointments: Brian Park and Clair Anderson**

Cory Pierce explained that the Airport Advisory Board was a seven member board. He said the city had two council members serving on the board, Councilwoman Stacy Beck and Councilman Jesse Cardon, along with himself as Public Works Director and four airport patrons. He stated that two of the airport patrons, Brian Park and Claire Anderson, had three year terms that were ending. He said both were long term airport patrons and long serving board members who had been valuable assets, particularly in advising on aeronautical issues, and that both were willing to serve another term. He presented their reappointments as the proposal.

Mayor Mike Mendenhall asked if they were pilots.

Cory Pierce confirmed that they were, noting that one was a jet owner and the other an airport pilot.

Mayor Mike Mendenhall asked for any questions, noted that Councilman Cardon and Councilwoman Beck knew the individuals well through their service on the board, and then invited a motion to reappoint them.

Councilwoman Beck ▾ **Moved** to the **Approve the Brian Park and Clair Anderson to the Airport Board**

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

He then moved to Item C on the Airport Hangar Ground Lease and invited Cory Pierce to explain.

### **c. Updates to Spanish Fork Airport Hangar Ground Lease Template**

Cory Pierce presented item 11C, updates to the Spanish Fork hangar ground lease template. He said the city had been working on the update for some time and that growth on the north side of the runway meant the airport would soon be signing its first lease agreements there. He said the proposed updates were mostly clarifications and modest changes. He listed the key revisions as clarifying lease terminations, increasing late fees that were previously very low, adding a hangar transfer fee to cover staff time for paperwork, and increasing insurance requirements for hangars valued over two million dollars, noting that this had become more relevant as hangar values rose.

He said a larger change was removing the fixed three percent annual increase that the old template required. He explained that while the locked increase had been comfortable for hangar owners, it had limited the airport's ability to generate revenue to sustain airport services. He said the new template would allow the city council to set fees annually, consistent with other city fee setting practices. He stated that Assistant City Attorney Joshua had reviewed the template and confirmed the legal language. He recommended the council approve the updated template, after which staff would use it for new leases, with Christian updating individual agreements and Cory signing them as long as they followed the approved template.

Councilman Shane Marshall said he did not have a question but stated that he appreciated removing the fixed CPI increase from the lease template. He said the change was more consistent with the council approving fees annually and believed it better reflected operating the airport more like a business than only a service. He said he liked the direction the airport was heading, noted there was more work to do, and thanked Cory Pierce for the update and explanation.

Mayor Mike Mendenhall asked if there were any other questions on the item and stated that if there were none, he would entertain a motion on item Updates to Spanish Fork Airport Hangar Ground Lease Template

Councilman Cardon ▾ **Moved to Approve Updates to Spanish Fork Airport Hangar Ground Lease Template**

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

He then moved to item D and turned the floor to Tara Silver.

#### **D. Resolution Certifying the Canvass of the 2025 Spanish Fork City Municipal General Election**

Tara Silver explained that the next agenda item was the certification of the canvass for the 2025 Spanish Fork City Municipal General Election. Seth Perrins and Councilwoman Stacy Beck made light remarks about her name and a “gold star,” and Mayor Mike Mendenhall joked along.

Tara Silver said she would explain the canvass process. She stated that voters had been clear in their choices and that their voices had been heard. She said the council served as the Board of Canvassers and wanted the public to understand what that meant. She then reviewed the summary of results, saying that Mayor Mike Mendenhall had received the highest number of votes for Mayor and that Councilman Kevin Oyler and Councilman Shane Marshall had received the highest number of votes for council seats. She pointed out a precinct map that showed where each candidate had the majority, noting that the colors indicated the winner in each precinct. She briefly showed an AI-generated graphic of the election winners as a humorous release from a serious election.

Tara Silver then displayed photos of the elected officials and encouraged residents to reach out to them even after campaigning ended. She shared ballot statistics for the 2025 election, reporting that 6,891 ballots were cast out of 23,928 active voters, resulting in a turnout of 29.35 percent. She noted that turnout had increased by about one percentage point compared to the last general election.

Councilman Kevin Oyler asked her to define an active voter.

Tara explained that an active voter was someone who had voted within the last two election cycles in a major election.

Seth Perrins clarified that “major” meant a federal-level election such as presidential or congressional races, not municipal elections.

Tara Silver added that, in practice, this usually meant someone who had voted within the last four years, and that voters could fall off the active list and return if they voted again or re-registered. She said the active voter count represented those who were eligible and expected to vote in this election.

Councilman Shane Marshall asked about the numbers on the results slide. He pointed out that there were 6,891 ballots cast, but the mayoral race showed 6,941 votes, which was higher than the ballot count.

Tara Silver said that higher vote totals could occur because voters were allowed to vote for more than one person on some races.

Councilman Shane Marshall noted that this explanation applied to council seats but not to the mayoral race, where each ballot should include only one mayor vote.

Tara Silver said the figures came from the county and she had not double-checked that specific number yet, but she would review it.

Councilman Kevin Oyler commented that it was a good catch.

Councilman Shane Marshall said the difference was not huge but still represented about fifty ballots.

Tara Silver said the county's report showed 6,941 votes for Mayor. She added that the report had been provided to the city earlier that day.

Councilman Shane Marshall asked to continue and pointed to the slide showing the updated totals, then asked when the city received those numbers. He said the county should be contacted to correct the discrepancy.

Councilman Kevin Oyler said the county should provide better numbers and joked that a higher turnout total might push the percentage to thirty percent.

Seth Perrins explained that the later slide reflected the final numbers once everything was resolved, and he suggested the difference could have come from ballots that were not cured due to signature issues or other problems. He emphasized that the city received the numbers directly from Utah County, noting that the city paid the county to administer the election and relied on their reporting. He said it was possible for the total votes in a race to be higher than some other counts if a voter selected only council candidates and skipped the mayoral race, but he agreed the earlier slide was likely incorrect.

Councilman Shane Marshall asked what the council would be certifying if the numbers were inconsistent.

Councilman Jesse Cardon said the canvass was on the official election results totals, not the earlier precinct summary slide, and clarified that the council was not voting on the presentation itself.

Tara Silver said the canvass included both the ballot totals and the results, and she moved to the slide detailing rejected ballots. She reported that 168 ballots were not accepted and listed the reasons. She said six ballots were rejected because they were returned unsigned. She noted that the number of late ballots was higher than normal because of a recent deadline change. She said one envelope had been returned empty, which she described as unfortunate.

She said several ballots were rejected because signatures did not match voter records. She explained that many mismatches occurred when family members attempted to vote for missionaries who were away. She added that signature mismatch could also indicate attempted fraud. She said the county did not automatically reject mismatched signatures, but instead contacted voters to allow them to cure and verify their signatures.

Mayor Mike Mendenhall shared a brief example, saying his household nearly submitted an empty envelope because the ballots were accidentally left out, but the mistake was caught before dropping it off.

Tara Silver said the county had also told her that some voters, especially spouses, sometimes placed two completed ballots in the same return envelope. She noted that those ballots were automatically rejected because each voter must use a separate signed envelope.

Seth Perrins said it was worth highlighting the number of ballots returned past the deadline. He stated that after the recent election rule change, ballots could no longer be counted if they were only postmarked by Election Day and instead had to be received by 8:00 p.m. on Election Day. He said he had been worried the number of late ballots would be much higher, so although it was unfortunate that 101 ballots were late, he was relieved it was not worse and hoped continued public education would reduce that number going forward.

Councilman Kevin Oyler said he still disliked the late ballot total and asked whether it was safe to assume the 101 late ballots had been mailed, since ballots placed in a drop box would have been collected that night.

Tara Silver said the late ballots were either mailed too close to Election Day or were brought to the drop box after 8:00 p.m. She said some years' staff had found ballots placed on top of the locked drop box after the deadline, and others were left in nearby mail or utility boxes. She emphasized again that the postmark date was no longer sufficient and that ballots needed to be at the county by 8:00 p.m. on Election Day. She encouraged voters to mail ballots immediately after receiving them or use the drop box.

Tara Silver said state law required the city to report active voter status categories. She explained that "withheld" voters were those in certain government or protective roles who had requested extra privacy. She said "public" voters were those who did not request privacy when registering and therefore had certain registration details available publicly, including year of birth, address, name, party affiliation, and whether they voted, but not how they voted. She said 11,760 active voters had chosen to keep their registration private. She then described withheld eligibility as applying to voters who qualified for extra protection based on their roles.

Tara Silver said she was grateful for all candidates who ran. She said the election season had been respectful and kind, and she appreciated that candidates cared enough about the community to go through a campaign process that could be difficult. She congratulated those who would continue to serve and expressed hope that those not elected would find other ways to serve. She asked if the council had any questions and said the council could choose to extend the canvass if they wanted further clarification on the numbers.

Councilwoman Stacy Beck said she did not think the election margins were close enough to affect the outcome, but she wanted clarification on the discrepancy noted earlier. She said she supported approving the canvass but also thought it was important to notify the county about the mismatch. She added that in her view the precinct totals shown later appeared

accurate. She said that on the county website, the official canvass report listed the total ballot count as 6,989.

Councilman Shane Marshall said that if 6,989 was the accurate total ballot number, then the figures made sense. He explained that 6,891 referred to vote by mail ballots counted, while total ballots including in-person voting were 6,989. He said that if the earlier summary slide were updated to 6,989, it would match what the county posted.

Tara Silver said the city originally had that 6,989 number the night before, but the county changed it that morning. She said she would follow up with them.

Councilman Shane Marshall said he agreed with her and added that, given today's expectations for election transparency, he wanted a clear explanation from the county on the record. He said Tara's reporting and the public discussion were helpful, and he noted the discrepancy was not large enough to affect the outcome.

Councilwoman Stacy Beck said she wanted to add a comment about election costs. She said Seth had mentioned the city paid about \$130,000 for the election cycle, with roughly \$60,000 tied to running a primary. She said she wanted residents to understand that when more than two candidates ran for mayor or more than four ran for council, it triggered a primary and cost taxpayers significant money. She said it was frustrating when someone filed to run, putting the city into a primary, but then did not seriously campaign or did not appear committed. She urged candidates to treat running as a serious commitment.

Mayor Mike Mendenhall said Councilwoman Beck was standing on her soapbox and then said the Scouts should be given candy before they left because the meeting had been long. He said he was impressed the Scouts had stayed so late.

Jed Anderson said they had previously brought younger Cub Scouts, and Mayor Mike Mendenhall responded that the Scouts could handle it and would still get candy.

Mayor Mike Mendenhall thanked Tara Silver and said the council had no further questions. He said he could not overstate her professionalism and that every city would want someone like her running elections. He said she was fair and thorough and thanked her for running another strong election.

Mayor Mike Mendenhall said that if there were no other questions, he would entertain a motion on item D.

Councilman Tooke ▾ **Moved to Approve the Resolution Certifying the Canvass of the 2025 Spanish Fork City Municipal General Election with Councilman's Marshall stipulation that on the next meeting Tara would come back to answer with the county numbers.**

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

Mayor Mike Mendenhall said that, looking at the countywide statistics, it was likely the council was seeing two different totals. He said the 6,891 figure appeared to be the number of vote-by-mail ballots counted, while the 6,989 figure represented the total ballots counted after the county accounted for ballots that were rejected or counted through other methods. He said Tara Silver should confirm that breakdown with the county.

Councilman Shane Marshall said he believed 6,989 was the correct total to use because it represented all ballots counted. He then thanked Valerie and Brian for running in the election. He said he agreed with Councilwoman Beck that running a campaign was expensive, and he noted that Valerie had campaigned seriously. He said he appreciated having a challenger because it forced him to be clear about his positions and the direction he hoped to take. He said voters should choose the candidate whose views aligned with theirs, while still recognizing that council members could keep an open mind and change views when presented with new information. He said campaigning was not enjoyable and he hoped it would be his last time doing it.

Councilman Kevin Oyler thanked residents who voted and researched the candidates. He said those who did not vote should become more involved. He encouraged residents to watch council meetings, email council members, ask questions, and stay engaged, saying it was meaningful to hear from constituents. He said local government affected residents' daily lives more than any other level of government and urged everyone to vote and participate.

Mayor Mike Mendenhall said voting was important and emphasized that the city wanted participation from all active voters, not just the 6,900 who voted this time. He said low turnout did not invalidate the elected officials, because the city operated in a democracy and could not force participation. He said voting was easier than ever since ballots were mailed and could be completed at home. He encouraged residents to be educated, vote in future elections, and stay involved. He also thanked the other candidates, including Scott and Richard, and said there were many ways to serve the city even outside elected office. He invited them and other residents to reach out if they wanted to get involved.

Mayor Mike Mendenhall said the council would now move on from the election item to the remainder of the meeting, including meeting schedules for 2026..

## **DISCUSSION:**

### **A. Review the Meeting Schedule for 2026**

Seth Perrins said he and Tara would tag team the schedule item from their seats. He explained that every November the city sets and publishes the calendar of regular council

meetings, and that they're doing that now for 2026. Regular meetings are already legally noticed by virtue of being on that published calendar, so if the council changes a date it becomes a special meeting, and if they cancel a regular meeting they have to post a cancellation notice. He reminded everyone that by ordinance the standard rhythm is the first and third Tuesday each month.

Later he summarized what he heard as the direction: likely dropping one July meeting and one December meeting and shifting those to second-Tuesday dates instead. He also said staff will double-check the December pattern from the prior year, and that there's no action needed tonight because they'll bring a formal ordinance or resolution to the next council meeting for approval. Near the end, he responded to Kevin Oyler's note about missing the January 6 swearing-in by saying they'll coordinate a different time before the deadline, and that since all three winners are continuing officials, the logistics are easier. He also relayed Nick Porter's answer to a resident question about the FitCity and Fit 60+ passes, encouraging people to go to the new FitCity Center to sign up and see the facility.

Seth Perrins said the city has occasionally varied from the first-and-third Tuesday pattern for specific reasons, and her 2026 review suggests they may need to vary again in July and December. She walked through July's calendar, noting that July 7 is the first Tuesday and July 14 is the next one, but Fiesta Days events start crowding that window, so the usual pattern is tough there. She also clarified that planning commission dates and joint sessions are noticed similarly to council dates. She flagged April as a month to watch because spring break can affect quorum, and asked council members to communicate travel plans early so staff can plan around it.

Councilwoman Stacy Beck briefly chimed in that July is always a conflict month for meetings because of Fiesta Days, and later reassured Tara that the council will make sure a quorum is covered in April even with spring break.

Councilman Shane Marshall said he didn't have comments about the 2026 calendar changes and thought the schedule looked good. He asked for clarification about what December looked like this year, and after Seth explained the intent to hold December's meeting on the second Tuesday rather than the first or third, Shane said that made sense and he was good with it.

Councilman Jesse Cardon backed up the discussion about this year's December meetings, saying he had both the first and third Tuesday dates.

Councilwoman Beck stated she had the 1st and 3rd on her calendar earlier in the year and deleted them.

Councilman Kevin Oyler didn't weigh in on the calendar itself, but near the end he brought up a resident text asking where to sign up for the FitCity membership or Fit 60+ pass. He said he contacted Nick Porter, who told him residents can sign up at the current senior center, at the Parks and Recreation office, or at the new FitCity Center. He shared that answer for the public record.



Mayor Mike Mendenhall said the city tries to be transparent and accessible with its meeting schedule, and he's proud that Spanish Fork's meetings are easy to find with just a couple clicks on the city website rather than buried on a state or county page. He encouraged residents to attend when they can. Near the end, after hearing Kevin's FitCity signup update, he thanked him for passing that along, then asked if anything else needed to come before council before adjourning, and finally invited a motion to adjourn to work session and thanked everyone for staying, including the Scouts.

Councilman Tooke ▾ **Moved** to **Adjourn to Work Session**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 8:09 pm.

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

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

#### **Staff Present:**

Mike Mendenhall, Kevin Oyler Landon Tooke, Jesse Cardon, Seth Perrins, Tyler Jacobson 5:34 pm, Jordan Hales, Dave Anderson, Dale Robinson, Cory Slaymaker, Jack Urquhart, Vaughn Pickell, Chief Matt Johnson, Jared Bartel, Jered Johnson, Lexi Lamb, Jordan Hales

Mayor Mendenhall started the Work Session meeting at 8:17 pm.

#### **A. General Plan Process**

- Final Public Outreach: Final round of outreach before January 13 hearings; website to launch by Thursday for community input.
- Land Use Balance: Discussed balancing long-term city growth plans with property owners' immediate preferences for agricultural uses.
- Zoning Clarifications: Zoning remains legal authority; changing general plan impacts zoning requests and may limit development potential.
- Facility Cost Reduction: Estimated facility cost reduced from \$10 million to \$8.3 million; redesign improves efficiency and future scalability.
- Upcoming Timeline: Refine general plan and outreach materials for January public hearings; targeted outreach to property owners to begin soon.
- Education Efforts Needed: Aim to clarify differences between zoning and general plan to better manage community expectations about land use.

Public Outreach and Community Engagement

The team plans a final round of public outreach to ensure thorough community input before the January 13 public hearings on the general plan.

- A website launch by Thursday aims to present the draft plan in an accessible format for property owners, business owners, and other stakeholders to review and provide feedback.
- The outreach is designed to go beyond basic public notice by offering a structured way to gather input, allowing the council and planning commission to quantify and incorporate responses into revisions.
- Jack's leadership on public outreach is pivotal, with an emphasis on clear messaging to align public expectations and minimize misunderstandings.
- The council stressed the importance of endorsing a process that feels transparent and inclusive to local residents and stakeholders.

#### Land Use Planning and Growth Boundary Strategy

Discussions focused on balancing long-term proper planning with short-term property owner desires, particularly regarding the Leland alternate land use map showing two options: a conservative build-out plan (left map) and a property-owner-preferred agricultural designation (right map).

- The left map reflects planned city growth and infrastructure needs over decades, while the right map honors current property owners' wish to maintain agricultural uses in the near term.
- Shane and Jesse highlighted the challenge of reconciling these views, suggesting an overlay approach to show both long-term plans and short-term protections, helping residents understand zoning versus future planning distinctions.
- Council members expressed concern that planning solely around short-term desires would lead to under-sized infrastructure and higher future costs.
- A decision was made to publish both maps for public feedback, with a cleanup of the right map to better reflect property ownership and to foster a transparent discussion on growth direction.
- The team plans targeted outreach to affected property owners to gauge sentiment and reduce surprises during hearings, emphasizing that zoning laws ultimately govern land use, not just the general plan.
- The discussion acknowledged the difficulty of managing expectations when designations on maps carry emotional weight beyond legal implications.

#### Zoning and Agricultural Preservation Dynamics

The council debated the implications of the general plan designations on zoning changes, especially regarding agricultural versus rural residential zones.

- It was clarified that zoning is the legal authority on land use, while the general plan provides long-term guidance.
- Changing the general plan to agricultural could encourage property owners to request zoning consistent with agriculture, which may limit development potential or

delay growth in some areas.

- The council recognized that zoning adjustments often follow property owner requests and that zoning down (restricting use) is less common but possible.
- The debate underscored a tension between honoring property rights and making responsible long-term plans that accommodate future city growth and infrastructure needs.
- The consensus was that zoning should align with property owners' current uses but that the general plan must still anticipate and guide future development to avoid costly infrastructure surprises.

### Infrastructure and Public Works Facility Redesign

The city has reduced the previously estimated facility cost from about \$10 million to approximately \$8.3 million by refining space needs and design choices.

- The redesign eliminates unnecessary “corn shell” empty office space, consolidating staff into 31 future employee workstations with flexible touchdown spaces and small meeting rooms, reflecting actual work patterns.
- The building layout shifted from a three-level plan to a straighter two-level concrete tilt-up structure, which lowers construction costs and improves future expansion options.
- Division-specific office needs were reassessed, with departments like Streets reducing private offices in favor of shared touchdown spaces, improving operational efficiency.
- The design positions the main public entrance centrally to streamline visitor flow and reserves parking for employees behind the building, enhancing visitor experience.
- Flexibility for future growth is built into the plan, allowing for potential additions of 10,000 to 20,000 square feet without major reconstruction, addressing concerns about outgrowing the facility in the next 20 years.
- These changes reflect input from staff and leadership, including Jared and Rick, balancing realistic needs with budget constraints and long-term functionality.

### Timeline and Next Steps

The council plans to continue refining the general plan and public outreach materials in the next few weeks to meet the public hearing target of January 13.

- The team will send a refined version of the 12 public input questions to facilitate community feedback within a quick, five-minute survey format.
- Targeted outreach to key property owners in the Leland area will occur soon to ensure concerns are addressed before public hearings.
- A public education effort is needed to clarify the difference between zoning and the general plan, with an emphasis on managing expectations about land use designations.
- For the public works facility, continued design review and staff tours are planned before the next council meeting to build confidence in the direction and finalize funding plans.

- The council will seek input on the revised maps and public feedback strategy to finalize messaging and move toward plan adoption.

#### Action items

- Launch the public outreach website by Dec 20 or soon after to facilitate community input on the general plan
- Prepare and issue a refined version of the 12-question public input survey for easier community feedback
- Coordinate outreach and direct communication (via letters) to Leland area property owners for feedback on alternate future land use maps
- Develop clear messaging and education materials clarifying distinctions between zoning and general plan designations for public understanding
- Coordinate with the planning commission and council to discuss the approach to updating the growth boundary on Dec 3 and Dec 9, respectively
- Assist in preparing alternate land use maps showing both the draft plan and property owner-preferred agricultural map with overlay for public outreach purposes
- Collaborate on public communications and responses to feedback once public outreach commences.

#### A. Public Works Shops Discussion Follow-up

- Organize walkthrough and detailed presentation of the new Public Works building design with council prior to next steps
- Continue refining Public Works facility architectural plans to balance space efficiency, cost, and future expansion while ensuring code compliance
- Finalize and distribute design layout documents to council members for review
- Track and manage the feasibility study responses and public input related to the general plan and infrastructure plans

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

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote at 10:48 pm

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

Attest: November 18, 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 November 18, 2025. This document constitutes the official minutes of the City Council meeting.*

*Tara Silver*

TARA SILVER, CITY RECORDER