



TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 17, 2025 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE, PRAYER

The Town Council of Apple Valley held a regular meeting on December 17, 2025. The Mayor called the meeting to order at 6:00 PM. The meeting opened with the Pledge of Allegiance, followed by a prayer offered by Council Member Sair. Roll call confirmed that all council members were present. No conflicts of interest were declared.

ROLL CALL, PRESENT, Mayor Michael Farrar, Council Member Kevin Sair, Council Member Annie Spendlove, Council Member Scott Taylor, Council Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were declared.

MAYOR'S TOWN UPDATE & REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

The Mayor announced the upcoming Christmas cookie exchange to be held at Town Hall, including details regarding time, community participation, and the planned visit from Santa.

An update was provided on the construction of the new million-gallon concrete water tank located on the hill, which is intended to replace two aging steel tanks. The Mayor reported that site access roads had been cut, the construction pad had been prepared, vegetation cleared, and soil core samples drilled for testing. It was noted that while progress was steady, the process was moving at a measured pace. The Mayor emphasized the necessity of the project due to the condition of the existing tanks.

The Mayor also reported that staff would begin working with engineers to prepare a bid package for paving unpaved roads within Apple Valley and for slurry sealing and striping paved roads townwide. The project was described as extensive and anticipated to require a competitive bidding process due to its estimated cost. Efforts were noted to minimize or eliminate financial impact to the town.

Council members offered brief seasonal remarks and extended holiday well wishes. No additional updates were provided.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

Sean Bennett, request of town back to Smithsonian Community Park. Incorporation discussed, land aquired land from big plains foundation, discussed volunteers. Founders day discussed. Where is that the information?

DISCUSSION AND ACTION

1. Ordinance O-2025-42, Amend Title 10.02.050 Building Permit Required.

*Planning Commission recommended approval on December 10, 2025.

The Mayor introduced the ordinance, explaining that it would exempt qualifying shipping containers from building permit requirements. It was clarified that shipping containers are manufactured to rigorous standards and that removing the permit requirement would reduce unnecessary fees. The ordinance did not remove or alter existing zoning, placement, setback, quantity, or appearance regulations, and enforcement would still occur if violations were reported. The maximum size exemption was discussed, aligning with standard shipping container dimensions.

MOTION: Council Member Sair motioned that we approve Ordinance O-2025-42, Amended Title 10.02.050 Building Permit Requirement for storage containers.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

2. Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.

*Planning Commission recommended approval on December 10, 2025.

The ordinance was presented as a companion amendment addressing the same exemption in another section of the municipal code. Discussion included how the amendment interacted with existing lot size percentages and limitations on accessory structures, with Council Member Spendlove noting potential unintended restrictions. It was acknowledged that additional review and possible future amendments may be needed to ensure consistency across regulations.

MOTION: Council Member Sair motioned that we approve Ordinance O-2025-43, Amended Title 10.28.250 for the Smaller Accessory Building Exempt From Building Permit Requirements, both by the way have been approved by the Planning Commission.

SECOND: The motion was seconded by Council Member Spendlove.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

3. Resolution R-2025-30, Appointing Planning Commission Member Bradley Farrar.

The council considered the resolution reappointing a Planning Commission member whose term was expiring.

MOTION: Council Member Taylor moved we approve Resolution R-2025-30, Appointing Planning Commission Member Bradley Farrar.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

4. Resolution R-2025-31, Appointing Planning Commission Member Dan Harsh.

The Mayor explained a proposed change to Planning Commission appointments based on member availability. A current alternate member was recommended for appointment as a regular Planning Commission member due to availability to attend meetings.

MOTION: Council Member Taylor approved Resolution R-2025-31, Appointing Planning Commission Member Dan Harsh.

SECOND: The motion was seconded by Council Member XX.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

5. Resolution R-2025-32, Appointing Planning Commission Alternate Member Kael Hirschi.

The council considered appointing a Planning Commission alternate member to provide support on an as-needed basis.

MOTION: Council Member Taylor moved we approve Resolution R-2025-32, Appointing Planning Commission Alternate Member Kael Hirschi.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

9. Minutes: November 18, 2025 - Town Council Hearing and Meeting.

During discussion, a correction was identified in the November 18, 2025 minutes regarding a stipend reference that did not apply.

MOTION: Council Member Taylor moved we approve the consent agenda, one amendment number 9. The minutes, number 12, remove the small a. Water Stipend is set at \$75.00 per month, referring to the Planning Commission only.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

CONSENT AGENDA

6. Disbursement Listing for November 2025.

7. Budget Report for Fiscal Year 2026 through November 2025.

8. November 2025 Water Usage Comparison.

The council moved to the consent agenda, which included the November 2025 disbursement listing, the fiscal year 2026 budget report through November 2025, the November 2025 water usage comparison, and the minutes from the November 18, 2025 Town Council hearing and meeting. It was noted that the budget report reflects all revenues and expenditures of the town and was available to the public for review prior to the meeting.

MOTION: Council Member Sair motioned we approve number 6. Disbursement Listing for November 2025. Number 7. Budget Report for Fiscal Year 2026 through November 2025. And line-item number 8. November 2025 Water Usage Comparison.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No closed session was requested.

ADJOURNMENT

MOTION: Council Member Sair motioned to adjourn.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:19 PM

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo