



ADOPTED MINUTES
CITY COUNCIL MEETING
January 06, 2026, 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
Jack Urquhart, Public Information Officer
Jordan Hales, Finance Director
Jared Bartel, Information Systems Director
Cory Pierce, Public Works Director

Visitors Present:

Name
Valerie Mills
Janice Harris
Clint Harris
Kerri Marshall
Addesyn Marshall
Tate Murphy
Dave Simpson

Name
Elle Marshall
Jantsen Aragundi
John Mendenhall
Craig Geslison
Debbie Geslison
Daniel Herzog
Austin Pritchard

Name
Nash Mendenhall
Amber Mendenhall
James Wilson
Kevin Pritchett
Elizabeth Jewkes
Kathleen Leavitt
Dedra Tregaskis

4:37 pm WORK SESSION - No formal actions are taken in a work session

Nick Hanks, Lexi Lamb, Carson Hardy, Jordan Hales, Jesse Cardon, Stacy Beck, Dale Robinson, Tyler Jacobson, Seth Perrins, Tara SIlver, Dave Anderson, Cory Pierce, Vaughn Pickell, Landon Tooke, Jackie Larson

Mayor Mendenhall started the Work Session meeting.

The Work Session of the Spanish Fork City Council was convened on January 6, 2026. Staff noted it was the first work session of the year and provided preliminary notes regarding expected swearing-in procedures later that evening. Staff indicated the swearing-in details were still being finalized and asked council and staff to remain flexible due to uncertainty in format.

A. Contract Management Solution Discussion- Juro

Staff presented information regarding the City's current contract management practices and the operational risk associated with having contracts stored across multiple locations without a centralized tracking or retrieval process. Contracts were described as being stored in various ways including department drives, desktops, filing cabinets, and sometimes not shared with the City's legal review process.

The presentation emphasized that the issue is not staff performance, but rather the lack of a consistent system and workflow to support departments in contract creation, review, approval, storage, tracking, and compliance monitoring.

- Identified Issues and Risks
 - Staff reported the City currently experiences:
 - Contracts stored in scattered locations and difficult retrieval
 - Manual or inconsistent renewal/cancellation tracking
 - Inconsistent workflows for drafting, reviewing, approval, and signatures
 - Knowledge gaps among staff regarding what qualifies as a contract and who has authority to sign
 - Risks including missed renewals, missing protective language, missing documentation, and unauthorized signatures
- Examples Provided (Operational Impact)
 - Examples shared included:
 - A high-risk vendor activity was conducted without a contract, limiting City control over performance requirements and insurance.
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 - A third party disputed a contract's existence because the City did not have a fully executed copy.
 - A past incident involved a contractor where the City did not have the required certificate of insurance on file, requiring staff time, legal support, and ongoing efforts to pursue resolution.

- A contrasting example showed that when documentation was properly retained, the City was able to rely on contract language and insurance to avoid City liability.
- Proposed Solution
 - Staff recommended implementation of a Contract Lifecycle Management (CLM) system that would provide:
 - Centralized searchable contract repository
 - Template and playbook-based contract consistency
 - Contract tracking, renewals, deadlines, and obligation reminders
 - Standardized review and approval workflows
 - Compliance tracking for items such as certificates of insurance
 - Legal contract review tools, including AI-assisted clause/risk flagging
 - Staff reported research and demonstrations were conducted on approximately ten platforms, using a scoring process and cross-department focus group. Staff recommended Juro as the preferred platform based on usability and features.

4:49 pm Councilman Shane Marshall came into the meeting.

- Cost and Funding
 - Staff stated the year-one cost (including implementation) is just under \$25,000, including unlimited users and an estimated capacity for roughly 400 contracts per year with scalable contract bundles.
 - Funding was proposed as approximately:
 - 50% General Fund (approximately \$13,000)
 - Remaining portion prorated across enterprise funds and departments
- Council Discussion and Response
 - Council inquired regarding pricing compared with other platforms, including DocuSign alternatives. Staff reported Juro was mid-range and significantly less expensive than other options reviewed.
 - Council and staff discussed that a centralized contract system could pay for itself in reduced staff time, reduced legal exposure, and improved ability to enforce contract provisions. Staff noted the primary implementation challenge would be ensuring broad staff adoption and consistent use of the system. Council expressed support for moving forward

B. Parks and Recreation Projects

1. Fairgrounds Projects: Major Revision + Cost Increase (New Indoor Arena and Stall Strategy)

Staff presented updates to planned fairgrounds projects that are now coming in higher than budget estimates. The biggest shift is moving from renovating the "Willy Barn" arena to

replacing it with a new, code-compliant indoor arena and adjusting stall barn construction plans.

What Was Budgeted vs. What Changed

- The budget originally included \$700,000 for this fiscal year, intended for hiring a contractor and ordering red iron.
- Original concept included:
 - Removing a deteriorated stall barn
 - Adding green space + parking for Ponderosa
 - Stormwater improvements
 - Building six new stall barns
 - Additions to the Willy Barn (warm-up space + south expansion)

Why the Willy Barn Plan Changed

A metal-building specialist determined renovations would trigger major code compliance issues:

- Willy Barn is a Category 1 structure (basically a “hay barn” standard).
- For the intended use and occupancy, it needs to be Category 3, requiring:
 - Fire sprinklering
 - Additional footings and structural compliance upgrades
 - Potential removal of portions of the building addition to meet code

Staff explained this made the renovation path unrealistic compared to building new.

New plan includes:

- Replace Willy Barn with a new indoor arena positioned in that footprint.
- Shift from six separate stall barns to one covered structure for stalls:
 - The new stall setup adds about 52 stalls, but stall purchase costs are significant (~\$150k).
 - Savings from not building six individual barns roughly offsets stall purchase.

Staff emphasized the new arena layout improves:

- Cleaner spectator entry from the south side
- Livestock access from the opposite side
- Eliminates a major safety hazard where animals return through the main entrance area now.

Expected Capacity + Amenities

- Seating target: ~1,000 people
- Better sight lines than current ~600-seat arena (currently obstructed, announcer stand blocks views).

- Small concession area, storage, and announcer stand above.

Staff presented economic impact assumptions:

- Fairgrounds currently fills stalls around 25–27 weekends/year.
- Current stall count: 159 (generating about \$4,500/night when full).
- The project would bring the stall count to just under 300, increasing direct rental revenue and attracting multi-day events.
- Presented estimate: ~\$3.2 million additional economic impact based on adding around 15 events, and staff believed that number is conservative.

Staff emphasized timing is critical:

- Desired start: immediately after county fair ends (August 2, 2026).
- Must be complete by April 1, 2027, because events start ramping again (junior high rodeo, HS rodeo, college rodeo, stock show).
- Building order must happen quickly (likely by end of January 2026) to hit the timeline.

Cost and Funding Discussion

- The updated total project estimate shifted from around \$8.2M to around \$11M, largely because the indoor arena increased cost by about \$3M over the renovation concept.
- Utah County committed to covering half, including the increased scope, after a robust discussion.
- City leadership said the added city portion could be absorbed by delaying other 2–3 year projects in the CIP (not immediate, but would shift long-range priorities).

Discussion + Responses

- Council expressed strong support, mainly focused on:
 - What gets delayed/bumped in the Capital Improvement Projects
 - Confirming cash flow
 - Value of locking in county partnership now given political turnover risks
- Staff direction:
 - Move forward with RFP to get real pricing, keep council updated, and return if numbers come in worse than expected.
- Additional note: parking strategy may include a combination of paved “front of house” and gravel “back of house” to reduce stormwater issues and cost.

Resident Jackie Larson left at 4:40 pm.

C. Swenson Ballpark: Pony Field LED Lights and Pole Replacement

Staff discussed replacing Pony Field lighting with LED systems. The issue is the existing poles are too short for the brighter LEDs, causing glare and safety concerns, especially for older youth divisions.

- On Fireman's Field they reused 50-foot poles and found the lighting angle and intensity causes glare for players.
- Staff believes that for Pony League age players, the city needs taller 70-foot poles so the light can be directed downward and reduce glare.
- Also improves neighborhood impact by focusing light where it is needed.

Budget and Bid Comparison

- Budget amount: \$86,000, but the project is over budget at \$86,480.
Proposed vendor: Quantum Lighting (BW Line)
- Other bid: Musco at \$313,542.
- Both were state bid options.

Discussion

- Council and staff discussed the safety element with humor, but agreed the risk is real
- Staff explained they may need to forego other budget items to make it work.
- Staff said they would try reorganization first, and if needed, higher-than-expected revenue (golf mentioned) could help cover the gap.
- Staff also noted they are currently tapped out on internal electric crew capacity, so contracting it out is required even though it costs more.

Adjourned at 5:46 pm.

CITY COUNCIL

CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Opening Remarks

The Spanish Fork City Council meeting was called to order by Mayor Mike Mendenhall on January 6, 2026 at 6:02 pm. Mayor Mendenhall stated that the City was ready to proceed and thanked those in attendance, as well as those watching online, for their participation and involvement in the community.

The Mayor stated the meeting would begin with the customary prayer or motivational message, which would be given by Councilman Marshall. Following the prayer, Councilman Cardon led the Pledge of Allegiance.

Councilman Kevin Oyler was absent due to a previously scheduled family vacation and was excused from the meeting.

Mayor Mendenhall then recognized Councilman Marshall.

Motivational Message and Prayer

Councilman Shane Marshall thanked a young man for volunteering to offer the prayer. He noted that the volunteer did not receive much notice and expressed appreciation for his willingness to step forward. Councilman Marshall then invited Nash Mendenhall to come forward and give the prayer. Nash gave the invocation.

Pledge of Allegiance

Councilman Jesse Cardon led the Pledge of Allegiance.

Mayor Mike Mendenhall thanked those present and noted that the City Council had the opportunity to administer the oath of office, which occurred every few years. He stated that the oath of office would be administered that evening for elected officials and turned the meeting over to Tara Silver for that purpose.

Oath of Office

City Recorder Tara Silver provided an explanation of the purpose and importance of the oath of office. She explained that the oath dated back to the founding of the nation, with the framers of the U.S. Constitution intentionally placing power in the hands of the people and guiding it by law. She noted that Article VI of the U.S. Constitution required federal, state, and judicial officers to swear allegiance to the Constitution.

Ms. Silver stated that Utah adopted the same principle in its Constitution, which required municipal officers to swear allegiance to the U.S. Constitution, the State of Utah, and the faithful performance of their duties. She emphasized that the oath was both a constitutional requirement and a public commitment to place constitutional duty above personal and political interests, even when difficult or unpopular.

Ms. Silver referenced George Washington as the first to set this example when he took the presidential oath on April 30, 1789, in New York. She stated that when public servants took the oath, they committed to protecting the freedoms, laws, and responsibilities that united the community. She noted that authority was not a right claimed, but a duty accepted.

Ms. Silver explained that the oath administered that evening was more than a formality and reflected leadership that rose from, was shaped by, and worked for the community. She thanked those taking the oath for stepping forward to serve and expressed appreciation to those in attendance for participating in the ceremony.

Ms. Silver then invited Mayor Mike Mendenhall and his family to come forward in preparation for the administration of the oath.

A. Mayor Mike Mendenhall

The Oath of Office was given to Mayor Mike Mendenhall

B. Councilman Shane Marshall

The Oath of Office was given to Councilmember Shane Marshall

Following the administration of the oath of office, those sworn in were invited to greet attendees. Instructions were given regarding positioning and organization of the groups to allow for photographs and greetings.

Mayor Mike Mendenhall thanked City Recorder Tara Silver for administering the oath and emphasized the importance of the oath of office to elected officials, the City, and the country.

Mayor Mendenhall then stated that, prior to moving to the public comment portion of the meeting, Police Chief Johnson would provide a briefing regarding an incident that occurred in the community and had received public attention during the previous week.

Police Incident

Police Chief Matt Johnson thanked the Council and provided a detailed briefing regarding a domestic violence incident that occurred on Saturday afternoon. He stated that officers responded to a domestic violence call in which an individual barricaded himself inside a residence. Upon their initial arrival, officers searched for the victim and observed that the suspect inside the residence had a rifle pointed out of a window.

Chief Johnson stated that officers immediately took cover and demonstrated sound judgment, situational awareness, and quick decision-making, which prevented a potential tragedy. He explained that officers requested a shelter-in-place order and evacuated neighboring residences. He stated that the suspect subsequently fired multiple shots at officers, and officers returned fire. The suspect sustained a minor graze wound to the head.

Chief Johnson stated that the Metro SWAT team was activated and responded with the BearCat armored vehicle. He explained that, using the BearCat positioned on the suspect's front lawn and a loudspeaker, officers engaged in negotiations that resulted in the suspect exiting the residence voluntarily and being taken into custody without further incident.

Chief Johnson reported that no officers were injured during the exchange of gunfire. He noted that one officer experienced a medical episode at the scene and was transported by Fire and EMS as a precaution. He described the incident as fluid and volatile and emphasized the effectiveness of the multi-agency response.

Chief Johnson stated that patrol officers from neighboring jurisdictions assisted on scene prior to SWAT's arrival. He reported that Fire Chief Ashby and Fire and EMS personnel were present and had requested a medical helicopter with blood supplies to be prepared if needed. He noted that Spanish Fork City had four officers assigned to the Metro SWAT team and stated that the response demonstrated strong countywide cooperation.

Chief Johnson stated that from the time the incident was reported to the time the suspect was taken into custody was approximately one hour and fifteen minutes. He emphasized that

these types of incidents were among the most dangerous situations law enforcement officers encountered and expressed gratitude for the favorable outcome.

Chief Johnson addressed concerns related to the reverse 911 notification system. He stated that some residents outside the immediate area received shelter-in-place notifications. He explained that there had been a dispatch-related issue that was being discussed with City administration, County administration, and dispatch personnel to prevent similar issues in the future.

Chief Johnson explained that the shelter-in-place request had been issued by an officer under stress who requested a one-mile radius, which resulted in broader notifications. He stated that upon his arrival, multiple officers from various agencies were present, drones were deployed, and the SWAT commander had arrived on scene.

Chief Johnson stated that the incident remained an active criminal investigation as well as an internal administrative investigation. He explained that the County Officer-Involved Critical Incident team responded per protocol to conduct the criminal investigation and that the Police Department would also conduct an internal administrative review to ensure compliance with policies and procedures.

He further explained that shelter-in-place notifications were sent through County dispatch and noted that the City had previously used Everbridge for notifications such as lost children or smaller incidents. He stated that the department had not anticipated system limitations for an incident of this magnitude but was actively working to resolve the issue.

Councilman Jesse Cardon stated that, due to the active investigation, he was unsure whether additional details could be discussed. He asked whether residents with questions or concerns should contact Chief Johnson directly or speak with one of the department's lieutenants.

Chief Johnson stated that residents with questions or concerns could contact the Police Department and speak with either himself or one of the department's lieutenants.

Councilman Shane Marshall stated that feedback he had received from residents focused on how the notification system worked, who received notifications, and how the radius was determined. He suggested that once a resolution was identified, staff return to the Council with an explanation of how the system would function in the future and potentially conduct a test.

Seth Perrins provided additional clarification regarding the notification system. He stated that the City maintained a robust database containing utilities, Parks and Recreation, and other resident data that was updated weekly. He explained that this database was not currently integrated with the County dispatch system.

Mr. Perrins stated that dispatch relied on outdated white-pages-style data that in some cases was over a decade old and did not contain current phone numbers. He described the disconnect as a significant gap and stated that staff had been investigating the issue since Saturday.

Mr. Perrins stated that the issue could be resolved and would be addressed. He explained that, once resolved, the City would likely conduct testing with dispatch to ensure the system functioned properly. He suggested including an opt-out option for residents while defaulting participation to inclusion, noting that the notification system was a valuable tool already used successfully for City functions.

Mr. Perrins stated that discovering the disconnect had been frustrating but expressed confidence that the issue would be resolved quickly.

Mayor Mike Mendenhall publicly expressed appreciation to Police Chief Johnson and the Spanish Fork City police officers for their response. He also thanked neighboring departments, the Utah County Sheriff's Office, and the Metro SWAT team.

Mayor Mendenhall stated that the City was fortunate to have access to those resources for rare but serious incidents. He acknowledged the difficulty of responding to situations involving shots fired and stated that doing so required a different level of training and commitment.

Mayor Mendenhall stated that the professionalism, preparation, and training of law enforcement officers protected the community and kept residents safe. He concluded by expressing sincere gratitude on behalf of the City Council and the community.

Police Chief Matt Johnson expressed appreciation for the support shown by the Mayor and City Council and stated that the department had a strong team of officers. He thanked the Council for their support.

Councilman Shane Marshall stated that he echoed those sentiments and expressed appreciation for the response of law enforcement. He acknowledged that from a communication standpoint there was always room to communicate more rather than less, but emphasized that the right personnel were in place and that officers ran toward the problem, resolved it, and brought the situation to a successful conclusion.

Councilman Marshall stated that he lived approximately half a mile from the incident and had received the shelter-in-place notification. He noted that while receiving the notice was unsettling, he could not imagine the emotional impact on residents living directly on the affected block. He stated that it was reassuring to know that officers responded quickly and professionally. He described it as a proud moment to serve in his role and expressed appreciation for having individuals who were willing to run toward danger in service to the community.

Councilman Marshall thanked the entire response team and acknowledged assistance from neighboring jurisdictions, including Salem and Springville. He stated that when assistance was needed, agencies responded quickly and in coordination. He stated that the resolution of the incident was the best outcome that could reasonably have been hoped for and expressed appreciation for the collective response.

Councilman Jesse Cardon stated that he observed emergency vehicles from multiple agencies across the county, not just from southern Utah County. He expressed appreciation for members of the Metro SWAT team and emergency medical services personnel who were present and prepared to respond. He thanked Chief Johnson for the briefing and the response.

Mayor Mike Mendenhall thanked Chief Johnson and those involved for allowing the briefing to be included in that portion of the agenda. He then moved the meeting forward to Item 4 on the agenda, Public Comments.

Mayor Mendenhall explained that the Public Comments portion of the meeting allowed members of the public to address the Mayor and City Council on matters not listed on the agenda. He requested that comments be limited to three minutes when possible and noted that additional time could be requested if needed. He invited members of the public to come forward and share their comments.

PUBLIC COMMENT:

Clint Harris introduced himself and his wife, Janice Harris, and stated that they resided at 973 South 2000 West in the Leland Meadows area of Spanish Fork. He stated that he was speaking from prepared notes in order to remain concise.

Mr. Harris stated that he was addressing the Council due to a phone call he received from Dave Anderson shortly before the holidays. He stated that during the call he was informed there was a possibility that the farmland associated with his property could remain zoned for agricultural use due to pressure from a small number of neighboring individuals. He stated that this information was both surprising and concerning to him.

Mr. Harris stated that both the current General Plan and the proposed General Plan update designated his property as medium density. He further stated that at a prior City Council meeting, he and his wife were clearly informed that a neighboring request for an agricultural protected overlay would not impact their property rights or their ability to develop their land.

Mr. Harris stated that based on those public assurances, he and his wife had continued in good faith to work with a builder on development plans, a process he noted City staff and the City Council had been aware of throughout. He stated that what concerned him most was the perception that a small number of individuals, some of whom lived outside Spanish Fork city limits, might be receiving disproportionate consideration despite not representing the interests or property rights of City residents and landowners.

Mr. Harris provided background on his family's property, stating that the home in which he and his wife lived was built by his grandfather, Melvin Atwood, around 1936 and that he grew up in that home. He stated that his father had approached him several times about purchasing the home, and that he and his wife ultimately purchased it in 2015, a few years before his father passed away.

Mr. Harris stated that the home and farm were registered as a historic farm with the State of Utah and were deeply meaningful to his family. He stated that after careful and prayerful consideration, his family made the decision to develop his father's farmland. He emphasized that the decision was not made lightly and that he had been working through the process for nearly two years as trustee of the land. He stated that after thoughtful reflection, he and his wife believed his father would support the decisions they were making.

Mr. Harris clarified that he and his wife were not planning to leave their historic home. He stated that they had partnered with a developer who worked closely with them to design a neighborhood that would provide needed infrastructure for the area while reflecting the type of homes they would be proud to live next to.

Mr. Harris stated that his family had deep multigenerational roots in Spanish Fork and was among the City's longest established families. He stated that they remained committed to welcoming those who chose to make Spanish Fork their home and that the City's reputation for warmth and hospitality was well known. He stated that they had always been respectful and supportive of their neighbors and continued to value and support agricultural uses. He stated, however, that they expected the City's adopted plans and public assurances to be honored consistently and fairly.

Mr. Harris stated that the timing of what appeared to be a shift in direction late in the process created real uncertainty and risk for his family and that he was seeking immediate clarification. He stated that following the December 9 City Council meeting, he was responding to Councilman Shane Marshall's invitation for landowners to meet individually with council members and was also honoring Councilman Beck's request that the concern be raised publicly.

Mr. Harris respectfully and urgently requested the opportunity to meet individually with each council member in the coming weeks to discuss the matter directly. He stated that he would follow up by email to coordinate schedules. He then asked whether each council member would be willing to meet with him and his wife.

All council members verbally responded affirmatively and expressed willingness to meet.

Councilman Shane Marshall thanked Mr. Harris for his comments and asked a clarifying question regarding Mr. Harris's takeaway from the phone call with Dave Anderson. Councilman Marshall stated that he wanted to understand whether Mr. Harris believed a small group of individuals wanted the General Plan designation of his property changed.

Mr. Harris responded that his understanding from the phone call was that there was a proposal to designate the entire area as agricultural, including his property.

Councilman Marshall responded that the proposal was not exactly as described but stated that this clarification was the reason for the requested meetings. He stated that the goal was to ensure everyone was on the same page and able to move forward. He thanked Mr. Harris for bringing the concern forward and for his time.

Valerie Mills introduced herself and congratulated Mayor Mike Mendenhall, Councilman Shane Marshall, and Councilman Kevin Oyler, noting that Councilman Oyler was not present at the meeting. She also expressed appreciation to City Recorder Tara Silver for referencing the U.S. Constitution, Article VI, and the importance of the constitutional oath of office.

Ms. Mills stated that when she ran for City Council, she did not have unrealistic expectations of unseating an incumbent. She stated that she took satisfaction in having taught the U.S. Constitution to many public school students and referenced a 2016 talk by former Utah Supreme Court Justice Dallin Oaks, in which he encouraged those who wished to support the Constitution to run for office. She stated that this message had resonated with her during her decision to run.

Ms. Mills stated that the morning after the election she felt a willingness to serve and, while she may have held different priorities, she experienced a sense of relief and a deep appreciation for the responsibilities carried by those who serve on the City Council. She stated that this experience gave her greater respect for the work of elected officials and expressed heartfelt thanks.

Ms. Mills stated that, in her view, one of the City's top priorities should be essential municipal government functions, including sidewalk maintenance. She expressed gratitude for recent sidewalk grinding work completed in her neighborhood and stated that she was unsure whether the effort was coordinated by City staff, Public Works, or administration, but wished to thank those responsible.

Ms. Mills stated that two workers ground down sidewalk trip hazards in her neighborhood between approximately December 11 and December 19. She stated that she had lived in the neighborhood for approximately five and a half years and that four trip hazards at the front and side of her home on Mitchell Drive had been addressed.

Ms. Mills provided a detailed list of addresses on Mitchell Drive and nearby streets where sidewalk trip hazards had been ground down, including multiple locations with several vertical rise hazards corrected at each address. She noted that residents, particularly retired individuals who frequently walked in the neighborhood, had expressed appreciation for the improvements.

Ms. Mills stated that she was very grateful the City had prioritized this work and expressed appreciation for the quality of the work performed. She stated that the sidewalk improvements had made the neighborhood safer and more comfortable for residents to walk. She thanked the City Council and staff for prioritizing this essential municipal function and for their service.

Dedra Tregaskis introduced herself and stated that she was speaking on behalf of residents within the Legacy Farms development. She explained that while she had not met many of the residents in person, they had been communicating virtually regarding shared concerns. She stated that a petition had been prepared by a resident who was unable to attend the meeting, and she was presenting the concerns on the group's behalf.

Ms. Tregaskis stated that residents were experiencing persistent noise issues, specifically a high-pitched tonal noise that was clearly audible inside homes even with windows closed. She stated that the noise was not occasional or intermittent, but ongoing, and appeared to originate from nearby industrial operations, specifically Hydro. She stated that residents had identified the sound as a distinct narrowband tone in the approximate range of 700 to 750 hertz, which she stated was a frequency known to be especially intrusive to human hearing.

Ms. Tregaskis explained that while the sound might not always appear excessive when measured solely by average decibel levels, tonal noise was widely recognized as more disturbing than general background noise. She stated that the impacts included interrupted sleep, headaches, stress, difficulty concentrating, and a reduced sense of comfort and well-being within residents' homes. She shared that she personally had suffered significantly over the past year, describing the situation as debilitating and stating that it had affected her ability to sleep and had impacted everyone in her household. She stated that she had sought medical care and consulted multiple doctors and specialists as a result.

Ms. Tregaskis requested that the City Council and relevant authorities acknowledge the tonal noise as a distinct nuisance rather than solely a decibel-based issue. She stated that she had spoken with Officer Carter and was informed that enforcement action could not be taken under the City's current noise standards. She requested that the City conduct a proper noise assessment that included frequency analysis, engage with the responsible industrial operators to identify the source of the noise, and implement reasonable mitigation measures. She listed examples such as equipment tuning, silencers, acoustic shielding, or operational adjustments. She also requested enforcement of existing noise ordinances and consideration of updates to address nighttime disturbances and persistent sounds.

Ms. Tregaskis emphasized that residents were not seeking to shut down businesses or hinder economic activity, but were asking for reasonable and practical solutions to allow residents to sleep, rest, and live comfortably in their homes. She concluded by thanking the Council and asked if there were any questions.

Mayor Mike Mendenhall asked whether the City had Ms. Tregaskis's contact information beyond the Police Department.

Seth Perrins confirmed that the City did have her information and stated that he had spoken with the manager at Hydro regarding the issue. He stated that the manager had mentioned speaking with Ms. Tregaskis and had appreciated the conversation. Mr. Perrins explained that the noise originated from a fan that operated continuously and had been in operation for approximately 30 to 40 years.

Mr. Perrins stated that Hydro had conducted sound testing prior to nearby residential development occurring seven to ten years earlier in order to establish baseline measurements. He stated that roadway and highway noise, including Highway 51, typically registered higher on decibel meters than the industrial sound in question. He explained that the issue was not related to decibel levels but to the tonal quality of the sound.

Mr. Perrins stated that the Hydro manager was aware of the issue and understood that while the sound did not violate current noise ordinances, the company cared about the community and was actively exploring mitigation options. He stated that Hydro had consulted with multiple sound engineering firms and believed there were potential solutions that could yield positive results. He expressed hope that the measures being explored would lead to improvement.

Councilwoman Stacy Beck asked whether the information shared provided any reassurance.

Ms. Tregaskis responded that it did, to an extent.

Councilwoman Beck stated that she and Ms. Tregaskis had discussed the issue several weeks earlier and that after Ms. Tregaskis had not received follow-up communication, Councilwoman Beck had encouraged her to bring the concern forward publicly at a City Council meeting to ensure it was placed on the public record.

Dedra Tregaskis provided additional comments regarding the impact of the noise issue. She stated that approximately six months earlier she had experienced periods of six to seven consecutive nights without sleep, both day and night. She stated that medical providers expressed concern about her condition and indicated their ability to intervene was limited by insurance constraints. She stated that at the time there were no solutions available and described the experience as extremely difficult.

Ms. Tregaskis stated that when she spoke with Officer Carter, she was informed that other residents in the neighborhood had not reported being bothered by the noise. She stated that this response was difficult for her because it made the issue feel personal and isolated. She then stated that she was later contacted by an acquaintance who was aware of her struggles and informed her of an online group discussing the same noise concerns. She stated that after joining the group, she learned that many other residents were affected, including teenagers experiencing significant insomnia. She noted that her own child was among those impacted and emphasized that lack of sleep had serious effects on health and well-being. She stated that a petition was circulating among affected residents.

Councilwoman Stacy Beck expressed sympathy for Ms. Tregaskis and asked whether there were additional actions the City could take beyond communication with Hydro.

Seth Perrins responded that, based on his understanding of the applicable laws, the noise issue did not appear to violate existing ordinances. He stated that the appropriate initial approach was continued collaboration with the company to pursue mitigation efforts. He stated that Hydro was an environmentally conscious organization and had shown a willingness to address the concern. He acknowledged that Ms. Tregaskis's skepticism was understandable and reasonable. He also noted that the Hydro representative he spoke with indicated a personal familiarity with Ms. Tregaskis and her family.

Ms. Tregaskis acknowledged that Hydro representatives had been respectful and expressed a desire to make changes. She stated that she believed the process was moving in the right

direction and requested continued communication and inclusion in updates. She thanked the Council and staff.

Mayor Mike Mendenhall thanked Ms. Tregaskis for bringing the issue forward and stated that placing the concern on the public record was an important step. He stated that City staff would follow up with both the company and relevant departments to remain informed and engaged. He invited Ms. Tregaskis to continue communicating with the City regarding progress and expressed hope that a workable solution could be identified. He thanked her for her comments.

Mayor Mendenhall then asked whether any other members of the public wished to address the Council.

Representatives of the Constitution Life Youth Council from American Preparatory Academy addressed the City Council. They stated that they were a group of students who had joined the Constitution Life organization with the goal of inspiring schools, clubs, associations, and city governments to organize public readings of the U.S. Constitution and the Bill of Rights.

The group stated that they were excited to commemorate the upcoming 250th anniversary of American independence and emphasized the importance of the Constitution in preserving that independence. They invited Spanish Fork City to participate in the celebration by hosting a public reading of the Constitution.

The students proposed holding a community Constitution reading in coordination with existing City celebrations, during Constitution Month, or at another time during the year if needed. They stated that the event would be an opportunity to bring the community together and expressed willingness to assist with planning and hosting the event. They stated that the City's support would primarily involve providing a venue and assistance with publicity.

The group suggested that the event could include participation from residents of all ages and potentially feature period actors portraying historical figures such as Benjamin Franklin, John Adams, Thomas Jefferson, and Betsy Ross. They encouraged the Council to select a date and expressed enthusiasm about making the event memorable.

Max Colby identified himself as a student representative and stated that he was accompanied by a fellow student, Naomi, and their advisor.

Mayor Mike Mendenhall asked clarifying questions regarding timing, and the students stated that while Constitution Month in September would be ideal, they were flexible and could accommodate any time of year.

Mayor Mendenhall stated that the City would provide a space for a Constitution reading and would not charge a fee for the use of the venue. He also stated that the City would assist with media coverage and promotion of the event to ensure broad community awareness.

Mr. Colby provided contact information for the group's advisor and stated that additional information was available on a flyer. He stated that he served as the appointed youth council representative and offered to assist with any questions or planning needs.

Mayor Mendenhall complimented the students on their presentation and expressed confidence in their leadership.

Councilwoman Stacy Beck also expressed appreciation and encouragement, noting the importance of civic engagement and leadership.

Mayor Mendenhall clarified the City's form of government and stated that while final arrangements would require coordination with the City Council, he anticipated Council support for the event. He confirmed that the City would follow up to coordinate details, including selecting an appropriate date in September if possible, and expressed interest in incorporating the event into broader community celebrations related to the 250th anniversary of American independence.

Mayor Mendenhall concluded by expressing enthusiasm for the proposal and appreciation for the students' civic involvement.

Seth Perrins stated that the 250th anniversary of American independence was a significant milestone that occurred only once every 250 years. He remarked that it was a major celebration and noted, lightheartedly, that it would likely take time to become accustomed to properly referring to the 250th anniversary using formal terminology. He emphasized the importance of recognizing the occasion.

Mayor Mike Mendenhall asked where American Preparatory Academy was located.

Max Colby responded that the school had seven campuses and stated that his campus was located between Elk Ridge, Payson, and Salem.

Mayor Mendenhall thanked the students for attending the City Council meeting and stated that they were welcome to attend anytime. He stated that the City would ensure the proposed Constitution reading was placed on the calendar and thanked the students again for coming.

Mayor Mendenhall then asked whether there were any additional public comments. Seeing none, he closed the Public Comment portion of the meeting.

COUNCIL COMMENTS:

Councilmember Kevin Oyler

Councilman Oyler was absent.

Councilwoman Stacy Beck

Councilwoman Stacy Beck wished everyone a happy new year. She stated that beginning February 1, the Fiesta Days website would go live and applications would open for the Grand Parade, craft booths, and food vendor booths. She noted that these opportunities typically filled quickly and encouraged interested individuals to mark their calendars and be prepared to apply promptly. She concluded by noting that Fiesta Days would arrive sooner than expected and stated that those were her only comments.

Mayor Mike Mendenhall invited Councilman Jesse Cardon to go next.

Councilman Jesse Cardon

Councilman Jesse Cardon thanked the Mayor and provided several updates. He stated that earlier that day he met with the Rotary Club, which was preparing for its upcoming scholarship golf tournament. He explained that the tournament served as a scholarship fundraiser and that the Rotary Club planned to award approximately 25 scholarships in the amount of \$1,500 each. He stated that the scholarships would be awarded to students from Spanish Fork, Salem, and potentially Payson. He noted that many students were in need of financial assistance due to the rising cost of education.

Councilman Cardon also stated that he and others attended Tabitha's Way's Christmas basket distribution shortly before the holiday. He reported that approximately 600 baskets were distributed and emphasized the importance of Tabitha's Way as a community asset, particularly for families currently experiencing financial hardship. He encouraged residents seeking opportunities to give back to consider supporting either Rotary or Tabitha's Way.

Councilman Cardon stated that the upcoming legislative session at the State Capitol was approaching and noted that City Manager Seth Perrins spent time engaging with state and local officials during the session. He encouraged residents to stay informed about legislative issues affecting the City and to reach out to their elected representatives with questions or concerns, noting that they were responsive and attentive.

Councilman Cardon stated that Local Officials Day at the Legislature was scheduled for January 21 and expressed hope that City Council members would attend alongside the Youth City Council. He noted that some members might travel together for the event.

Councilman Cardon concluded by again expressing gratitude to public safety personnel who worked throughout the holiday season while others were able to be with their families. He thanked Police Chief Johnson and Fire Chief Ashby, who was not present, and asked that appreciation be shared with their respective teams.

Mayor Mike Mendenhall responded with brief remarks regarding the legislative session timeline, noting that it would conclude approximately two months later. He referenced a past experience involving the Youth City Council and staff member Tyler Jacobson during a visit to the State Capitol, sharing a lighthearted anecdote about logistical challenges encountered during transportation. The anecdote was shared in good humor and emphasized the City's continued involvement with and support of the Youth City Council program.

Additional brief comments followed among Council members and staff related to Youth City Council transportation arrangements, with reassurance that any expenses were resolved.

The Mayor then proceeded to Councilman Landon Tooke.

Councilman Landon Tooke

Councilman Landon Tooke thanked the Mayor and greeted those in attendance. He stated that Kathleen Leavitt, President and CEO of the Spanish Fork and Salem Chamber of Commerce, was present and invited her to address the Council.

Kathleen Leavitt thanked the Council and wished everyone a happy new year. She announced that the Chamber of Commerce had recently moved offices and stated that the relocation had been shared publicly on social media. She clarified that the move was voluntary and not the result of any external pressure. She explained that the relocation allowed the Chamber to be more fiscally responsible with membership dues by reducing rent while moving into a new office space. She stated that the new office was located at 7 North Main Street, across from the fairgrounds, and that the address had been updated online. She invited the public to visit the new location.

Ms. Leavitt provided several upcoming dates for Chamber events. She stated that a networking luncheon would be held on January 15 and would be hosted by Bonsai Flooring near the airport. She noted that the event would include a ribbon cutting and networking opportunity to support a new member business. She stated that the Chamber's annual awards gala would be held on January 26 at 6:00 p.m. at the AMAVI event venue and encouraged Council members and the public to attend. She also announced the dates for Bills and Bagels, stating that the events would be held on January 31 and February 28 at 7:30 a.m. at the Nebo School District boardroom. She thanked the Council for the opportunity to speak.

Councilman Tooke thanked Ms. Leavitt for her remarks and expressed appreciation for the Chamber of Commerce and its support of Spanish Fork.

Councilman Tooke then provided additional comments. He stated that he had attended the monthly Parks and Recreation Committee meeting the previous evening and described it as productive. He stated that the committee discussed ongoing projects, progress at the new City Recreation Center, and opportunities for continued improvement. He thanked Dale Robinson for leading the committee.

Councilman Tooke commented on the recent ribbon cutting and dedication of the FitCity Center, which took place on December 12. He stated that it had been a special occasion and noted that the facility had been performing well since opening. He encouraged residents who had not yet visited the Recreation Center to do so.

Councilman Tooke also stated that he attended part of the Public Works annual banquet earlier that day. He expressed appreciation for the work of the Public Works Department, noting that it was the City's largest department. He commended Public Works Director Cory

Robinson for his leadership and praised department employees for their accomplishments, innovation, efficiency, and efforts to save City funds.

Councilman Tooke shared an example of Public Works responsiveness, stating that after he relayed a neighborhood road concern to Director Pierce, a crew addressed the issue the following morning. He stated that residents expressed appreciation for the prompt response and credited the Public Works team for their efforts.

Councilman Tooke thanked Director Pierce and the Public Works staff and concluded his comments.

Mayor Mike Mendenhall thanked Councilman Tooke and the Chamber of Commerce for their participation and contributions.

Councilman Shane Marshall

Councilman Shane Marshall thanked the Mayor and wished everyone a happy new year. He stated that he was grateful to be beginning a new term and expressed appreciation to the citizens of Spanish Fork for allowing him to serve for another four years.

Councilman Marshall thanked Valerie Mills for attending the meeting and acknowledged her recent candidacy for City Council. He stated that running for office was not easy and expressed appreciation for her continued engagement, encouragement, and willingness to participate in City events. He stated that he valued her input and encouraged her to continue offering feedback.

Councilman Marshall stated that he had no major updates to report but noted that a Veterans Council meeting was scheduled for the following day. He stated that he intended to commit several thousand dollars toward upgrading the veterans memorial and expressed support for continued discussions regarding future improvements and long-term planning related to the memorial and associated facilities. He noted that members of the Veterans Council were engaged and interested in participating in those discussions.

Brief, lighthearted comments followed among Council members regarding support for the memorial contribution and general camaraderie, which were shared in good humor.

Councilman Marshall concluded his remarks and thanked those present.

Mayor Mike Mendenhall

Mayor Mike Mendenhall thanked the City Council for their work over the holidays and for continued participation in meetings and City business. He then shared that former Spanish Fork Police Chief Rosenbaum had recently experienced a family loss. Mayor Mendenhall stated that Chief Rosenbaum's wife, Diane Rosenbaum, had passed away a few days prior. He noted that Mrs. Rosenbaum had been well known and well loved in the community, particularly within the local dance community, and expressed condolences to the

Rosenbaum family. He stated that the City's thoughts and prayers were with the family during the loss of their wife, mother, and loved one.

Mayor Mendenhall then referenced a recent regional meeting involving representatives and legislators from Spanish Fork, Springville, and Mapleton. He stated that the meeting included discussion of several significant transportation projects affecting South Utah County. He noted that a photograph from the meeting had been shared and explained that the purpose of the meeting was to receive updates and coordinate on regional infrastructure efforts.

Mayor Mendenhall stated that one major topic discussed was the Dry Creek Parkway interchange. He noted that while the interchange was currently closed, the meeting focused on timelines and remaining improvements needed for the project to become fully functional and beneficial to the community and the region. He stated that the project would provide long-term benefits to all three cities once completed.

Mayor Mendenhall invited City Manager Seth Perrins to share additional details regarding the discussion.

City Manager Seth Perrins stated that the meeting focused primarily on two major transportation projects. He confirmed that the Dry Creek interchange project was nearing completion and stated that the interchange was expected to open later in the year. He explained that the project had been in planning and development discussions since approximately 2013 and noted that significant progress had been made, including resolution of funding and railroad-related challenges. He stated that five lanes were expected to connect to Highway 51 by the end of the year.

Mr. Perrins also provided a detailed update on the Provo Subdivision railroad consolidation project. He explained that the project involved two parallel railroad lines, one near the Spanish Fork and Mapleton boundary and another running along Highway 51 and Highway 6. He stated that both rail lines served the same destination and that discussions about consolidating them had been ongoing for more than a decade.

Mr. Perrins stated that what had once seemed like a long-term or unrealistic possibility had now become a viable project. He reported that federal funding had been secured, along with a state match, to complete environmental studies and a 30 percent design for the consolidation project. He stated that the funding totaled approximately seven to eight million dollars and would allow detailed evaluation of removing the western rail line near Highway 6.

Mr. Perrins stated that while the project was not yet guaranteed, it was now a realistic possibility within the next seven to ten years. He described the project as a generational infrastructure effort that would significantly improve safety, connectivity, and quality of life. He stated that the project would also allow for upgrades to railroad crossings between Spanish Fork and Mapleton and could potentially result in quiet zones that would eliminate train horn noise along that corridor.

Mayor Mendenhall stated that the meeting marked a positive start to 2026 and expressed appreciation for the regional cooperation among cities and state partners. He stated that additional updates would be provided as the projects continued to progress.

Mayor Mendenhall then referenced recent photos related to the ribbon cutting at the Spanish Fork City Recreation Center and commented lightheartedly on the event. He reiterated appreciation for the facility and stated that community usage had been strong. He noted that the parking lot was consistently full and highlighted that the facility was serving residents of all abilities, including individuals with limited mobility.

Mayor Mendenhall stated that the Recreation Center's courts, pool, and facilities were heavily used and that the high level of participation reflected the success of the project. He thanked Parks and Recreation staff, City employees, and the City Council for their work in bringing the project to completion. He stated that while the decisions required to build the facility had not always been easy, they were the right decisions and would benefit the community for generations.

Mayor Mendenhall concluded by expressing appreciation to everyone involved and noted that the Recreation Center was being enjoyed not only by Spanish Fork residents but also by visitors from surrounding communities.

Councilman Shane Marshall asked whether the water temperature issue at the City Recreation Center had been resolved.

Parks and Recreation Director Dale Robinson responded that the water temperature had improved and stated that it was one of the most frequently asked questions. He explained that regulating water temperature in the new facility was a complex process involving new equipment, chemicals, air circulation inside the building, and external temperatures, and that it was not as simple as adjusting a thermostat. He stated that the leisure pool temperature was currently approximately 86 degrees and noted that feedback varied, with some adults perceiving the water as cool while children generally found it comfortable. He stated that staff were continuing to work toward finding an appropriate balance and that progress was being made.

Councilwoman Stacy Beck commented that during her visit the water temperature had felt appropriate.

Mr. Robinson acknowledged the comment and stated that staff appreciated hearing that feedback.

Councilwoman Stacy Beck then stated that City Manager Seth Perrins had requested that he share the 2026 Fiesta Days theme. She announced that the theme for the 2026 Fiesta Days would be "At the Heart of It All." She stated that the theme and logo had been developed by the Fiesta Days executive chair and reflected the 250th anniversary of the United States as well as key elements of Spanish Fork's history. She explained that the logo incorporated references to early exploration along the Spanish Fork River, the City's agricultural roots,

Icelandic settlement, and pioneer heritage. She noted that the theme would align with future discussions related to the national 250th anniversary celebration.

Councilwoman Beck commented that interest in Fiesta Days merchandise would likely begin early.

City Manager Seth Perrins stated that when he was at the State Capitol, he regularly pointed out that one of the frescoes in the Capitol rotunda depicted events connected to Spanish Fork. He stated that many people were unaware of Spanish Fork's significance in Utah and regional history and that he often took time to explain the City's historical importance. He referenced events from 1776, including the Domínguez and Escalante expedition traveling through the Spanish Fork Valley along the Spanish Fork River, and noted that these historical elements tied well into current community themes.

Mayor Mike Mendenhall thanked the Council, staff, and members of the public for their participation. He then stated that the meeting would proceed to staff reports.

Mr. Perrins then invited Parks and Recreation Director Dale Robinson to provide an update on the FitCity Center and additional Parks and Recreation items.

STAFF REPORTS:

A. FitCity Center First Month Report

Mr. Dale Robinson reported on early operational statistics from the FitCity Center. He stated that since the ribbon cutting on December 15, the facility had recorded more than 40,000 visits within approximately three weeks. He stated that approximately 30,000 of those visits were from members, with an additional 9,800 visits from daily admissions.

Mr. Robinson reported that the City had sold 5,932 memberships, many of which were family memberships. He stated that the total number of individual members represented by those memberships was approximately 18,640. He stated that these numbers exceeded initial expectations and reflected strong community interest and engagement.

Mr. Robinson stated that seasonal factors had contributed to the high usage, including winter weather, school breaks, and New Year fitness resolutions. He noted that some groups, such as runners, had not yet fully transitioned indoors due to favorable outdoor conditions, and he anticipated additional usage as weather conditions changed. He stated that gymnasium usage had been especially strong and noted the social benefits of unstructured recreation, including youth engaging in pickup games and interacting with new peers.

Mr. Robinson stated that while the facility had been very successful, it continued to experience typical challenges associated with a new building. He stated that staff were actively addressing issues such as pool water temperature regulation, minor leaks, and equipment calibration. He emphasized that these issues were understood, were being addressed, and would be resolved over time. He asked for continued patience from the public during the stabilization period.

Mr. Robinson stated that staff welcomed public feedback and noted that the Parks and Recreation Committee had provided extensive input during its most recent meeting. He stated that while not all requests could be accommodated, staff were committed to making the FitCity Center the best possible facility for residents. He stated that additional phases of the project were anticipated to open around Memorial Day, weather permitting, and expressed excitement about expanded amenities.

City Manager Perrins added that early membership and admission numbers were tracking strongly against the financial pro forma developed for the facility. He stated that after approximately two and a half weeks of operation, the Center had already reached at least two-thirds of the membership and daily admission levels projected to support long-term sustainability. He stated that while early numbers benefited from holiday timing, the performance to date was encouraging.

Mr. Perrins emphasized the importance of public feedback and referenced QR codes posted throughout the facility that allowed patrons to submit comments and suggestions. He stated that while the Center could not be everything to everyone, staff were eager to review feedback and consider improvements where possible.

Mayor Mike Mendenhall shared an observation from the FitCity Center, noting the social and community connections forming within the facility. He described observing his son, Jagger, walking around the track and playing basketball with another youth. Mayor Mendenhall stated that when he asked his son who the other child was, Jagger explained that he did not know him previously and had simply been invited to play one-on-one.

Mayor Mike Mendenhall shared a brief observation about community interaction at the FitCity Center, noting that residents were meeting new people and forming connections through informal recreation. He expressed appreciation for the community atmosphere being created at the facility.

Mayor Mendenhall then transitioned the discussion to the Festival of Lights item and asked staff whether they would like him to introduce it or provide the update.

B. Festival of Lights Report

Parks and Recreation Director Dale Robinson reported that the Festival of Lights saw approximately 18,000 vehicles during the event, noting that the final count was slightly over 18,100 cars. He stated that several significant operational changes had been implemented for the most recent Festival of Lights.

City Manager Seth Perrins explained that the primary changes involved adjustments to the ticketing process rather than the physical route. He stated that the event required designated entry points and pre-purchased tickets, which reduced congestion caused by spontaneous arrivals. He noted that same-day ticket purchases were still possible in many cases, particularly earlier in the evening. He reported that the event sold out on two nights, each reaching approximately 1,000 vehicles, which was near record attendance. He stated that the highest single-night attendance in prior years had been approximately 1,079 vehicles.

Mr. Perrins stated that the most notable improvement was that traffic lines never reached Canyon Road during the event. He explained that in previous years, even with fewer vehicles, traffic frequently backed up onto Canyon Road. He stated that during the most congested nights, traffic extended only as far as the area near the fire station townhomes, which was significantly shorter than in prior years and avoided signalized intersections.

Mr. Robinson added that the longest traffic queue extended approximately half a mile at its worst point. He stated that the maximum wait time experienced by attendees was approximately 15 to 20 minutes, with many nights experiencing shorter wait times.

Mr. Perrins stated that feedback from patrons had been overwhelmingly positive, with many expressing appreciation that the experience no longer consumed their entire evening. He stated that attendees reported being more relaxed and enjoying the event both upon entering and exiting the park, which he described as a meaningful improvement.

Councilman Shane Marshall suggested that a FitCity Center membership sign-up opportunity be included at the event in future years, noting the strong attendance.

Mr. Robinson and Mr. Perrins acknowledged the suggestion positively and expressed satisfaction with the overall success and improved flow of the Festival of Lights.

C. URMA Board Meeting Report

City Manager Seth Perrins provided several follow-up items. He stated that he served on the Utah Risk Management Agency (URMA) on behalf of Spanish Fork City and explained that URMA functioned as the City's risk management and insurance provider. He reported that during the December URMA meeting, it was noted that some insurance rates were beginning to soften, meaning they were stabilizing or decreasing. He stated that this was a positive development following several years of a hard insurance market.

Mr. Perrins stated that during the upcoming legislative session, the City would need to closely monitor and communicate with legislators regarding proposed changes affecting governmental immunity for emergency medical responders. He explained that recent legal developments had created concerns about potential erosion of immunity protections for emergency medical personnel while performing required services. He stated that eliminating those protections could significantly increase liability exposure for cities. He noted that staff would monitor related legislation and would notify the Council once a bill was formally numbered so that communication with legislators could occur.

Mr. Perrins also provided an update on URMA's decision several years earlier to hire an in-house attorney to assist member cities with litigation and claims mitigation. He stated that this strategy had proven effective and had reduced litigation costs by approximately \$300,000 to \$400,000 across the participating cities. He stated that the in-house legal position had more than paid for itself and had been highly effective.

Mr. Perrins then referenced the Water Conservation Element of the General Plan, which had been discussed at the previous City Council meeting. He stated that staff had received

feedback from Councilman Shane Marshall and was actively working to address the questions raised. He stated that staff would meet directly with Councilman Marshall to review how the feedback was incorporated. He indicated that the revised document would likely be ready for Council review and potential approval at the next meeting or the following meeting.

Mayor Mike Mendenhall thanked City Manager Perrins and City staff for the updates and their work.

Mayor Mendenhall then stated that the meeting would proceed to Consent Items. He noted that there were three items on the Consent Agenda and asked whether Council members had any questions. Hearing none, a motion was made to approve the Consent Agenda.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council 12-09-2026**
- b. Saratoga Springs Water Right Exchange Agreement**
- C. Real Estate Purchase Contract & Escrow Agreement - Canyon View Properties- 3505 N 1730 W**

Councilman Tooke made a **Motion** to **Approve** the Consent Item

Councilwoman Beck **Seconded** and the motion **Passed** with an all in favor vote 7:23 pm

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

Mayor Mendenhall then moved the meeting to New Business and stated that several items were listed under that section. He asked whether any items needed to be pulled from the agenda. Hearing none, he stated that the first item of New Business would be Senior Board appointments.

NEW BUSINESS:

A. Senior Board Appointments

Parks and Recreation Director Dale Robinson presented the proposed Senior Advisory Board appointment. He stated that staff was recommending the appointment of Wayne Hurst to the Senior Advisory Board.

Mr. Robinson explained that Mr. Hurst would be filling a vacancy created by the completion of terms for three outgoing board members. He stated that the committee had recently

reduced the total number of board members, resulting in a single replacement rather than multiple appointments. Mr. Robinson provided background information on Mr. Hurst, stating that he was a lifelong resident of Spanish Fork, a 1971 graduate of Spanish Fork High School, and a member of a family that operated long-standing local businesses. He stated that Mr. Hurst and his wife, Maureen Johnson Hurst, were natives of Spanish Fork and that they had six children, all residing in Utah County.

Mayor Mike Mendenhall stated that he knew Mr. Hurst personally and spoke positively of his character and willingness to serve. He noted that Mr. Hurst had recently participated in senior programming at the FitCity Center and expressed confidence in his commitment to the community.

Mr. Robinson stated that the Senior Advisory Board had recommended Mr. Hurst's appointment.

Mayor Mendenhall requested a motion to appoint Wayne Hurst to the Senior Advisory Board.

Councilman Marshall **Moved to Approve the Senior Board Appointments.**

Councilman Cardon **Seconded** and the motion **Passed** with a roll call vote. 7:27 pm

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

Mayor Mendenhall welcomed Mr. Hurst and thanked him for his willingness to serve.

B. Resolution Supporting America250 Utah and Recognizing and Approving the Fiesta Days Executive Committee/Utah250 Community Committee

Dale Robinson then presented a resolution supporting America250 Utah and recognizing and approving the Fiesta Days Executive Committee as the Utah 250 Community Committee. He explained that America250 Utah had been created by Governor Spencer J. Cox and the Utah State Legislature to commemorate and celebrate the 250th anniversary of American independence. He stated that the mission of the commission was to educate, engage, and unite communities through reflection on the nation's past and vision for its future.

Mr. Robinson explained that the resolution formally recognized the Fiesta Days Executive Committee Utah 250 Community Committee as Spanish Fork City's official partner with America250 Utah. He stated that the committee would focus on events, people, and places within Spanish Fork that reflected the City's role in America's history and would support tourism, community building, and economic development.

Mr. Robinson read the resolution into the record and shared personal remarks regarding the significance of American independence and the sacrifices made to preserve national freedoms. He expressed appreciation for the opportunity for Spanish Fork to participate in the statewide commemoration and stated that the Fiesta Days Executive Committee was well suited to lead those efforts.

Mayor Mike Mendenhall thanked Mr. Robinson for the presentation and his remarks. He stated that the resolution required formal approval by the City Council.

Councilman Cardon **Moved to Approve Resolution Supporting America250 Utah and Recognizing and Approving the Fiesta Days Executive Committee/Utah250 Community Committee**

Councilwoman Beck **Seconded** and the motion **Passed** with a roll call vote 7:31 pm.

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

Mayor Mendenhall stated that the resolution was approved and expressed enthusiasm for Spanish Fork's participation in the America 250 celebration.

Mayor Mendenhall then moved the meeting to Item C under New Business, the January 6, 2026 Agriculture Protection Area removal petitions.

C. January 6, 2026 Agricultural Protection Area Removal Petition

Dave Mann explained that staff received petitions for removal from Agricultural Protection Areas for nine properties. Two of the properties are associated with the Stewart Farms and Swenson annexations that were approved and recorded last year. Staff is completing the required process prior to submitting the petitions to the state for final approval.

Mayor Mendenhall confirmed that the request involved nine separate parcels. Mr. Mann clarified that two parcels are located together, with the remaining parcels located near the airport.

Mayor Mendenhall noted that approval by the Council is required to proceed with removal from Agricultural Protection and asked if there were any questions from Council.

Councilman Marshall asked whether the proposed motion differed from the language included in the Council packet. Mr. Mann responded that the motion language was copied from minutes related to similar petitions approved last year.

Mayor Mike Mendenhall stated that if there were no objections, he would entertain a motion to approve the January 6, 2026 Agricultural Protection Area Removal Petition.

Councilman Marshall - Moved to Approve the associated petitions for removal of land from the Agricultural Protection Areas.

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

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

Councilman Shane Marshall noted that the Council previously spent significant time discussing and debating the implications of placing land into an Agricultural Protection Area. He pointed out that the removal of land from an APA, as demonstrated by the current item, required substantially less time and process. He emphasized that it is important for the public to understand that while entering an APA involves careful consideration, removal at the landowner's request is a straightforward process. He stated this was the first opportunity the Council has had to recommend removal and felt it was important to highlight that balance.

Mayor Mendenhall responded that the properties involved were likely included due to their geographic location and not necessarily by request when the City established its Agricultural Protection Area.

Councilman Marshall agreed and clarified that the properties were previously within County Agricultural Protection and later annexed into the City, at which point the landowners chose to pursue a different use. He reiterated that his intent was to note the relative ease of removal compared to the extensive discussion required to establish the APA.

Mayor Mike Mendenhall acknowledged the point and referenced the extensive prior Council discussion regarding the creation of Agricultural Protection in Spanish Fork. He stated that while not every city has an APA, establishing one was the right decision for Spanish Fork. He expressed support for landowners being able to make decisions regarding the use of their property and agreed that the process should be straightforward when requested by the landowner.

Mayor Mike Mendenhall then moved the meeting to the next agenda item, Airport Electrical Vault Bid Award and Budget Revision, and recognized Cory Pierce to present the item.

D. Airport Electrical Vault Bid Award and Budget Revision

Cory Pierce presented an overview of the south side of the runway, noting that the entrance includes two buildings. He explained that the smaller building is the former airport manager's office and currently houses the electrical equipment that operates the runway and taxiway lights. He stated that the larger building is a new FBO facility under construction by Utah Aviation and nearing completion. Mr. Pierce noted that the electrical equipment is located in a deteriorated lean-to portion of the older building and has been difficult to maintain due to its age and condition.

Mr. Pierce explained that as part of the FBO lease agreement, space was constructed within the new building to relocate the electrical equipment and improve the overall system. He stated that the original budget of \$95,000 was based on assumptions that the existing equipment would be moved into the new space without replacement. As design progressed and electrical engineers and contractors were engaged, it became clear that the existing single-phase system was outdated and unreliable. He stated that staff was advised to replace it with a three-phase system to improve efficiency, reliability, and longevity.

Mr. Pierce stated that the project was bid with the revised scope and came in at approximately \$325,000. He explained that staff spent several months evaluating alternatives, including maintaining the existing building, relocating portions of the system, or replacing components incrementally due to limited airport funds. During that time, the electrical system began to fail.

Mr. Pierce explained that the taxiway lighting system is no longer pilot-activated and must now be manually turned on and off by airport staff using a switch. He stated that this creates concerns related to bulb burnout, equipment degradation, and overall reliability. He also noted that the radio antenna providing weather updates to aircraft is currently blocked for pilots south of the airport, which is a safety concern. He stated that these issues elevated the project to a top priority for the airport and its users.

Mr. Pierce explained that the airport budget includes a \$500,000 loan from the General Fund intended to support infrastructure improvements while user revenues increase. He stated that those funds were originally targeted for frontage improvements along 700 West and for rebuilding the airport parking lot, which is currently in poor condition but still functional. He stated that staff recommends postponing the parking lot project in order to prioritize the electrical vault project due to safety concerns. He noted that because the project exceeds the original budget, City Council approval is required to award the bid and adjust the budget accordingly.

Mayor Mike Mendenhall asked Seth Perrins to provide any additional clarification regarding funding.

Seth Perrins stated that the airport fund has sufficient money to complete the project and that the budget adjustments would be formally addressed in a future revision. He explained that funding the project will delay another capital project, likely the parking lot

reconstruction, by one to two years while revenues are replenished. He stated that the project would be funded from the airport fund balance.

Mayor Mike Mendenhall thanked the airport board.

Councilwoman Stacy Beck stated that she and Councilman Cardon visited the site in December. She noted that while the building is in poor condition, aesthetics are not the reason for the project. She emphasized that safety is the primary concern.

Cory Pierce agreed, stating that safety and the electrical system are the priority and that the electrical equipment is the last remaining reason the older building is still standing.

Councilman Shane Marshall stated that the project being proposed is not the same as the original \$95,000 scope. He explained that it is a completely different project addressing the same problem in a different and more comprehensive way. He stated that if the current scope had been presented during the original budget approval, the Council would not be having the current discussion because the engineer's estimate closely aligns with the bid price. He emphasized that the public should understand this is not a cost overrun but a comparison of two different project scopes.

Councilman Marshall stated that four independent bids were received and were all similar, and that the engineer's estimate is within approximately ten percent of the selected bid. He emphasized the importance of clearly communicating that the City is not exceeding the budget by three and a half times, but rather approving a rescaled project that delivers a better long-term outcome.

Cory Pierce reiterated that the revised scope includes all new equipment designed to last long-term and avoid temporary fixes.

Councilman Shane Marshall stated that while the Council approved the original budget using line items, the project now being proposed was not what was originally approved. He stated that the Council believes the revised project is the right solution and that the cost of \$325,000 accurately reflects the revised scope. He stated that he supports the project.

Councilwoman Stacy Beck thanked Councilman Marshall and stated that he made an important and helpful clarification.

Mayor Mike Mendenhall thanked Cory Pierce and noted that there were no further questions. He called for a motion.

Councilman Cardon **Moved to Approve the Airport Electrical Vault Bid Award and Budget Revision**

Councilman Marshall **Seconded** and the motion **Passed** with a roll call vote at 7:45 pm.

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

E. 300 East Corridor Preservation - Purchase Agreement

Cory Pierce explained that during the previous year, staff worked with Mountainland Association of Governments (MAG) staff to add 300 East to the Regional Transportation Plan, recognizing it as a future regional transportation route. He referenced the MAG corridor preservation map, which allows MAG funds to be used to preserve right-of-way for future roadway corridors. He also reviewed the City's master plan concept showing 300 East extending from the hillside into the river bottoms, with the potential for future regional connectivity. He noted that while significant study would occur before construction, particularly on the southern end, inclusion in the plan created an opportunity to use MAG funds to acquire property for future needs.

Mr. Pierce stated that the property outlined in red on the map currently contains two residential homes. He explained that the property owner was a willing seller and had explored development options but faced challenges due to existing and planned roadway infrastructure, including Volunteer Drive, River Bottoms Road, and the future 300 East corridor.

Mr. Pierce stated that staff approached MAG, which approved the use of corridor preservation funds to purchase the property. He explained that acquisition of the property would preserve the necessary right-of-way for the future corridor and would also allow the City to address safety concerns at the intersection of Bradford Lane and River Bottoms Road. He described the intersection as skewed with poor sight distance and identified it as a significant safety issue that will worsen as traffic increases due to ongoing development in the area.

Mr. Pierce stated that the purchase would allow the City to redesign the intersection correctly and accommodate future roadway widening when needed. He noted that a purchase contract is included in the Council packet and that the acquisition would be completed by Spanish Fork City using MAG corridor preservation funds.

Mr. Pierce explained that the acquisition will likely result in excess land beyond what is ultimately required for the roadway. Once final design determines the exact right-of-way needs, any excess property could be sold or repurposed. He stated that staff has begun discussions with developers of the Annie's Acre project to the south to potentially sell excess land so it can be incorporated into adjacent development. He noted that any proceeds from the sale of excess land would be returned to MAG for future corridor preservation purchases.

Councilman Shane Marshall asked whether the City would be required to repay the approximately \$1.4 million purchase amount.

Cory Pierce responded that repayment is not required, as the funds are not part of a revolving fund but are corridor preservation funds. He stated that if excess land is sold, those proceeds would be returned to the MAG fund.

Seth Perrins confirmed that any proceeds from the sale of excess property would be returned to MAG.

Councilman Jesse Cardon asked for clarification on the location of the property on the map. He confirmed the general area, noting that it is near existing development and serves as a route around the hill.

Councilman Shane Marshall clarified the location further by referencing nearby landmarks and noted that he understood the location without needing additional map adjustments.

Mayor Mike Mendenhall stated that if there were no further questions, he would entertain a motion on the item.

Councilwoman Beck - Moved to Approve the 300 East Corridor Preservation - Purchase Agreement

Councilman Tooke - Seconded and the motion **Passed** with a roll call vote at 7:50 pm.

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

Mayor Mike Mendenhall stated that Item E was approved and moved the meeting to Agenda Item F, the Pony Field Light Project.

During the brief exchange, Councilman Shane Marshall and other Council members made informal remarks referencing Pony Field and past experiences.

The Council then proceeded with consideration of the Pony Field Light Project.

F. Pony Field Light Project - Bid Award and Notice to Proceed

Dale Robinson stated that it is not easy to hit a ball out of Pony Field, particularly at a young age, before transitioning into the project overview. He explained that the City is continuing renovations of the lighting systems at Swenson Ballpark, with the current focus on Pony Field.

Mr. Robinson stated that two bids were received from companies that are both on the State bid list. He explained that the original project budget was \$200,000 and that Fireman Field

had already been completed as part of the lighting upgrades. He stated that the initial plan was to retrofit LED lights onto the existing poles, similar to previous work.

Mr. Robinson explained that after installation at Fireman Field, staff discovered significant visual obstructions due to the brightness of the new LED lights when mounted on the existing 50-foot poles. He noted that while the older halogen lights were less intense, the new LED fixtures required greater height to avoid glare and improve visibility.

As a result, staff determined that the Pony Field project required installation of new 70-foot poles instead of using the existing 50-foot poles. Mr. Robinson stated that this scope change is the reason the project cost exceeded the original budget.

Mr. Robinson stated that staff is recommending awarding the bid to BW Line Construction, doing business as Quantum Lighting, in the amount of \$286,480. He noted that the bid includes installation of a new electrical meter. He stated that the other bid received from Musco Lighting was \$313,542. He stated that staff is requesting authorization to issue a notice to proceed.

Mayor Mike Mendenhall asked if there were any questions for Dale Robinson regarding the Pony Field lighting project. He emphasized the importance of adequate visibility, stating that it is important for users to be able to see clearly on the field.

Councilman Shane Marshall stated that the situation is similar to the airport electrical project in that the increased cost reflects a scope change rather than a budget overrun. He expressed concern about public perception, noting that it could appear as though multiple projects are exceeding their budgets when in reality the projects were re-scoped to address issues correctly.

Councilman Marshall stated that scope changes are common as projects progress and that in this case there is a clear and reasonable justification. He stated that the low bid aligns with the revised scope and that he is not concerned about the cost, but rather about ensuring the process and communication are clear.

Seth Perrins responded that Councilman Marshall raised an important point. He stated that at this time, he does not believe the Pony Field project will require a formal budget amendment, though the airport project likely will. He explained that the City will not know with certainty until the end of the fiscal year in June. He stated that staff brought the item forward now to ensure transparency and Council awareness.

Mr. Perrins explained that the City will not exceed the total budget authorized by the Council and that funding for the project would come from reallocating existing funds if necessary. He emphasized that no additional spending authority is being requested beyond what has already been approved in the overall budget. He stated that any adjustments would be reflected in the year-end budget revision and would not come as a surprise to the Council.

Mr. Perrins further stated that scope changes are common as projects move from concept into detailed implementation. He referenced similar discussions in other projects, including

the Willie Barn project, and noted that initial assumptions often change once the underlying conditions are fully evaluated.

Councilman Shane Marshall reiterated that it is important to clearly distinguish between scope changes and budget overruns. He stated that in this case, the City is not overspending but is solving the problem correctly. He thanked Mr. Robinson for the presentation.

Mayor Mike Mendenhall stated that he appreciates the flexibility and responsiveness of the Parks and Recreation Department. He noted that the department must balance available funding with immediate needs, particularly when safety is involved, and stated that addressing safety concerns appropriately is the right approach.

Mayor Mike Mendenhall stated that the ability to defer other projects for several years reflects fiscal responsibility, emphasizing that addressing immediate needs should take priority over future wants. He stated that Parks and Recreation has done a good job managing priorities within available funding and thanked staff for that approach. He then asked if there were any additional questions for Dale Robinson or staff.

With no further questions, Mayor Mendenhall stated that he would entertain a motion on the item.

Councilman Marshall - Moved to Approve the Pony Field Light Project - Bid Award and Notice to Proceed

Councilman Tooke - Seconded and the motion **Passed** with a roll call vote at 7:57 pm.

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

Mayor Mike Mendenhall stated that Item F was approved. He then asked Councilman Shane Marshall if he wanted to be on the record as to whether he had ever hit a ball out of Pony Field.

Councilman Shane Marshall responded that he probably had not and stated that he waited until he was older to hit home runs elsewhere.

Mayor Mike Mendenhall commented that Councilman Marshall was too skinny at the time.

Mayor Mike Mendenhall stated that there were two items on the discussion agenda, Item A, South Valley Village Concept, and Item B, Stevens Hill Annexation. He asked Dave to give a refresher on how the discussion items would be presented, noting that staff would introduce the items before the applicants spoke.

Councilman Jesse Cardon referenced prior discussions regarding time limits for presentations, stating that he believed the intent was ten minutes and five minutes.

Mayor Mendenhall referenced prior discussions about time limits, stating that regardless of what the limits were, they had not been consistently followed in the past. He commented that every time the Council had tried to establish time limits, the discussion had expanded beyond them.

Dave Anderson stated that if he takes approximately five minutes to introduce both items, that time would not count against the applicants' presentation time. He stated that five minutes would be sufficient for his introduction and asked if that approach would work.

Mayor Mendenhall answered in the affirmative.

DISCUSSION:

A. South Valley Village Concept Review

Dave Anderson stated that South Valley Village is a project that has evolved over several years and has been discussed by the Council for some time. He noted that a few months earlier, the applicants presented a concept plan addressing form, scale, and level of detail, which the Council would likely remember. He explained that the current proposal is an updated version of that concept. He stated that the applicants requested additional time with the Council and were able to present the updated concept to the Development Review Committee. He explained that his intent was to summarize high-level comments from the DRC rather than provide a detailed review.

Mr. Anderson stated that he would be happy to answer questions as he went through the presentation but intended to keep his comments high level. He noted that the Development Review Committee meeting occurred on January 20, 2025, and that the item was placed on that agenda quickly in order to allow DRC review prior to the Council meeting. He stated that additional staff comments may still be forthcoming but that he would cover the major highlights.

Mr. Anderson explained that the subject properties are located southeast of the new interchange currently under construction near 2700 North and Canyon Creek Parkway, which borders the project area along the southeast side. He stated that the proposed development includes a mix of apartments, condominiums, and townhomes. He noted that areas shown in blue on the map are intended for non-residential development and stated that the Council previously expressed a desire to expand commercial areas included in the project. He stated that staff believes the applicants have responded to that request in the updated version.

Mr. Anderson noted that the next map slide was oriented with north at the top for clarity.

Councilman Shane Marshall commented that he appreciated the corrected orientation and noted that north being up made the map easier to understand.

Dave Anderson responded that many people interpret maps differently depending on orientation and acknowledged the comment. He noted that the applicants still have an active annexation application and explained that approval of the project would ultimately require annexation of the area generally outlined in yellow, which is currently partly within Utah County.

Mr. Anderson stated that staff identified several items that would need to be addressed in future revisions to conform with City requirements. These include ensuring adequate parking, addressing garage placement, and rearranging parking areas to improve usability for residents.

He stated that the Transportation Master Plan would likely need to be amended to accommodate the proposed layout. He explained that engineering staff noted the layout does not align Chapel Drive with Canyon Creek Parkway and described this as a technical or housekeeping issue that was raised during the DRC meeting.

Mr. Anderson discussed the inclusion of private streets in the proposal, stating that the City's recent policy preference has been to avoid private streets in favor of public streets, with limited use of driveways to serve small numbers of units. He stated that the Development Review Committee identified concerns with the length and scale of private streets shown in the proposal.

Mr. Anderson stated that connectivity across the railroad tracks remains a challenge in this area. He explained that Canyon Creek Parkway currently crosses the tracks and that, as proposed, it would remain the sole connection between the two portions of the development. He stated that while the rail line is expected to be abandoned, staff anticipates continued challenges related to crossings. He stated that the DRC emphasized the importance of improving connectivity and working toward additional connections between the two sides of the development.

Mr. Anderson discussed amenities, noting that developments of this type are closely reviewed for compliance with zoning requirements related to amenities. He explained that the yellow shaded areas on the plan identify proposed amenities. He stated that City zoning standards specify both the number and scale of amenities, such as playgrounds, swimming pools, clubhouses, and pickleball courts, based on the number of residential units. He stated that staff believes the proposal will need to be modified to meet those standards.

Mr. Anderson addressed parks and green space, stating that the Development Review Committee expressed concerns about the limited amount of usable green space shown in the proposal. He noted that all park space shown is currently private and that staff raised concerns about usability, particularly where green space overlaps with stormwater detention areas. He explained that the City's Parks and Recreation Master Plan calls for nearly five acres of park space per 1,000 residents. Based on projected population estimates of approximately 3,000 residents, he stated that the project would be expected to provide additional park space. He noted that no City-owned park space is currently included in the proposal.

Mr. Anderson also stated that staff expressed concerns about concentrating park space on

only one side of the railroad tracks, given ongoing connectivity challenges.

Mr. Anderson stated that the remaining comments were general in nature and typical for a project at this stage of design. He emphasized that the project is still in early stages and that it is normal for staff to provide redline comments and request revisions as designs progress. He noted that the City Council typically sees projects later in the process when they already conform to City requirements and are accompanied by staff recommendations for approval. He stated that staff believes it is possible to reach that point with this project through continued collaboration with the applicants.

Mr. Anderson apologized if his comments exceeded five minutes and thanked the Council.

Mayor Mike Mendenhall thanked Mr. Anderson and asked if there were any questions from the Council before the applicant presentation.

With no questions, Mayor Mendenhall noted that the applicants were present and invited them to come forward.

Councilman Shane Marshall jokingly suggested that only Kevin be allowed to speak, noting that he had been present for the entire meeting while others arrived later.

Austin Pritchett responded humorously that his middle name is Kevin and agreed to proceed.

Mr. Pritchett stated that, as Dave Anderson mentioned, there are several items identified by the Development Review Committee that the applicants know will need to be adjusted. He explained that the purpose of the discussion was to receive high-level feedback from the Council. He stated that the applicants have added more apartments and additional retail in response to prior Council feedback and are seeking confirmation that the overall placement of uses is appropriate before moving forward with more detailed and costly design work, such as parks and amenities.

Mr. Pritchett stated that the DRC provided extensive comments and that many of those items would be addressed in subsequent design iterations. He stated that the applicants are generally aiming to comply with existing zoning requirements and understand what those standards entail.

Mr. Pritchett noted that in order to achieve higher density, the applicants are requesting some flexibility related to items such as garages and parking standards. He stated that the intent is to create a special area with higher density and a strong neighborhood feel. He described the project as having varied housing types and architectural styles and stated that the development partner has experience creating successful neighborhoods, including projects in Daybreak. He stated that the applicants believe the project has the potential to become a unique and high-quality neighborhood.

Mr. Pritchett stated that while adjustments will be necessary, the applicants are seeking confirmation that they are generally headed in the right direction and that proceeding with detailed design would not result in wasted effort. He then invited Council feedback.

Councilman Shane Marshall stated that he believes the project is heading in the right direction. He expressed a desire to see improved connectivity between the two portions of the site, noting that if the rail line is eventually removed, the plan should anticipate future connections. He stated that planning roadways that temporarily terminate at the rail line but allow for future extension would be acceptable.

Councilman Marshall stated that park space is one of his biggest concerns, noting that access to open space in the area is limited and that accommodating more and better park space should be a priority. He stated that architectural review across the site would be important at a later stage.

Councilman Marshall stated that he supports higher density in the area, noting that this is one of the few opportunities to achieve that goal. However, he cautioned that increased density should not come at the expense of good planning decisions. He stated that discussions about the appropriate level of density and associated trade-offs, including parking, should continue as the project evolves.

Austin Pritchett responded that balancing density with park space and parking requirements is one of the primary challenges. He stated that increasing park space or reverting to older parking standards reduces achievable density. He stated that these are the trade-offs the applicants are trying to balance. He then asked Councilman Marshall for his thoughts on requiring garages for apartments in an area like this.

Councilman Shane Marshall responded that while garages are desirable, he has seen successful projects across the country where residents do not have garages and function well without them. He stated that he does not believe garages are always necessary in developments of this type.

Councilman Jesse Cardon stated that he would like to push back slightly on that perspective. He explained that many of the requirements being discussed stem directly from the existing R-4 zoning standards. He stated that based on his experience with recent R-4 projects, the proposal appears to deviate significantly from those standards. He referenced elements such as housing fronting public streets, parking located behind buildings, and centralized amenities as core components of R-4 zoning that are not clearly reflected in the current concept.

Councilman Cardon stated that while the Council supports higher density and wants the project to succeed, the discussion may need to shift toward whether a different zoning approach is more appropriate for the site. He questioned whether the project fits within the existing zoning framework or whether a different zoning tool should be considered.

Austin Pritchett responded that staff and Council have previously indicated that this area is unique. He stated that on a site of this size, achieving higher average density requires some flexibility. He explained that the project includes a mix of densities, with lower-density areas, parks, parking, and roadways balancing higher-density components. He stated that the applicants are requesting limited exceptions in order to achieve the density goals expressed by the Council and deliver a viable project using available product types.

Councilman Shane Marshall stated that the comments from Councilman Cardon did not feel like significant pushback, but that he appreciated the attempt.

Councilman Jesse Cardon clarified that his concern was not disagreement with the concept, but rather that the proposal does not appear to fit within the existing zoning framework.

Councilman Shane Marshall stated that he agreed completely with that assessment.

Councilman Jesse Cardon stated that the discussion may be somewhat cart before the horse. He explained that if the vision for the area differs significantly from existing zoning, the Council may need to first consider whether a different zoning product is appropriate. He noted that this would be a broader policy discussion about whether the City wants that type of zoning, rather than simply determining whether the current proposal fits.

Councilman Shane Marshall stated that he views the discussion as a continuation rather than a stopping point. He explained that the site is unique and that there are very few locations in the City where a project like this could occur. He noted that the City has expressed a desire for more commercial development on the south end and that this site represents a significant opportunity west of I-15. He stated that his preference would be to focus first on shaping a project format the Council likes and then determine what policy or zoning changes might be needed to accommodate it.

Councilman Marshall stated that while existing policies are important, he does not want them to prevent the City from achieving the right outcome for this site. He stated that if policies need to be adjusted to make the project work, the Council should be willing to consider that. He stated that the project has improved with each iteration and that the applicants are gaining a clearer understanding of Council expectations.

Councilman Jesse Cardon stated that it is difficult to determine what exceptions may be appropriate without more detailed information. He used parking as an example, stating that without knowing specific numbers and layouts, it is hard to evaluate what level of flexibility would be reasonable. He stated that discussing adjustments or modifications to zoning standards requires a clear understanding of what is being requested.

Councilman Shane Marshall stated that part of the challenge is that it is difficult to identify needed policy changes without seeing a concrete proposal. He stated that the applicants are trying to bring forward a concept that allows the Council to react and identify what works and what does not. He stated that it is challenging to change policy in the abstract without a project to reference.

A gallery participant commented that the intent of increased density in the area aligns with broader state goals. The participant referenced nearby transit-oriented development and stated that higher density is intended to reduce reliance on multiple vehicles per household.

Tate Murphy stated that the applicants are not requesting extreme exceptions. He explained that for parking, the proposal reflects approximately 2.25 spaces per unit rather than 2.5, and that garage requirements represent one of the main exceptions being discussed. He stated

that street-facing requirements are largely met, with approximately 70 percent frontage instead of 80 percent, and emphasized that the requested deviations are modest.

Mr. Murphy stated that the applicants are seeking Council feedback on whether limited exceptions could be considered through a development agreement, rather than requiring a full redesign. He explained that the intent is to avoid submitting a preliminary plat that would return with extensive redline comments and prevent further Council consideration.

Austin Pritchett stated that the applicants have been working on the project for approximately four years and have completed multiple traffic studies and design iterations. He stated that previous concepts have met parking standards but did not achieve the desired density. He stated that the applicants are attempting to balance Council goals for higher density with practical site constraints and believe that limited variances in specific areas could achieve that balance.

Tate Murphy stated that the townhome portions of the project currently comply with code requirements. He suggested that the project could move forward in phases, with certain areas reserved for higher-density development that may require additional review. He proposed using a development agreement to establish expectations and allow portions of the project to proceed while higher-density areas continue to be refined.

Austin Pritchett stated that attempting to design the entire project at once has been challenging and contributed to delays. He expressed support for a phased approach that would allow compliant portions of the project to move forward while more complex areas are worked through collaboratively. He stated that this approach could help move the project forward more efficiently.

Councilman Shane Marshall stated that the situation presents a catch-22 for both the applicants and the Council. He noted that the project could have been developed incrementally in smaller phases, but that approach would not have resulted in the cohesive outcome the Council is seeking. He acknowledged that by asking for a comprehensive plan, the Council has placed the applicants in a difficult position, and that the Council shares that dilemma. He stated that he believes the project is progressing in the right direction, but that the applicants will need to work through differing Council perspectives. He referenced the need to secure three votes and emphasized that, in his view, the project needs to function as a standalone community due to its limited connectivity to surrounding neighborhoods. He stated that each iteration of the concept has improved and that while additional work is needed, he is less concerned about specific numerical standards, such as parking ratios or frontage percentages, if the overall community concept comes together appropriately.

Councilman Jesse Cardon stated that he had one additional comment. He agreed with the concept of a standalone community but stated that, in his opinion, the project is currently far from achieving that goal. He clarified that this reflected his individual perspective as one of the required votes.

Councilman Shane Marshall asked Councilman Cardon to identify the primary reasons for that assessment.

Councilman Jesse Cardon responded that his concerns center on three areas: green space, parking, and the placement of commercial uses. He stated that he does not favor the current orientation of commercial areas and referenced prior versions that included multiple commercial pockets. He clarified that he was not stating that the current proposal is definitively right or wrong, but that it does not yet align with his vision for the site.

Councilman Landon Tooke stated that he appreciates the presentation and noted that he personally likes the project overall.

Austin Pritchett stated that he does not favor the smaller commercial pocket located near the roundabout.

Councilman Shane Marshall responded that he does like that area, noting that there are two such pockets.

Councilwoman Stacy Beck stated that she had noted several positive elements, including the increased commercial and apartment components, which align with prior Council direction. However, she stated that she agrees with staff concerns regarding parking, noting that parking appears scattered and poorly organized. She also expressed concerns regarding green space, parks, and amenities, stating that when she imagines walking through the development, it does not yet feel cohesive.

Austin Pritchett asked whether, setting aside parking and green space issues, the Council felt that the general placement of housing types and the transition in density across the site were moving in the right direction.

Councilwoman Stacy Beck responded that resolving parking and green space issues would go a long way toward addressing her concerns.

Austin Pritchett acknowledged that green space and parking are two major issues to address.

Councilman Shane Marshall stated that the concerns raised are consistent with Councilman Cardon's earlier comments. He stated that while he does not completely disagree with the assessment that the project is not yet close, the recurring themes across Council feedback are green space and parking. He stated that parking, in particular, needs to feel more convenient and functional.

Councilman Jesse Cardon stated that Council concerns are less about the type of parking being proposed and more about its location and organization within the site.

Councilwoman Stacy Beck stated that the parking layout does not currently make sense to her, noting that it feels unclear where residents would realistically park. She stated that while she would not try to point to specific areas during the meeting, parking remains a significant concern. She added that she has already begun thinking through alternative concepts and stated that the layout feels close overall, but that the top-left portion in particular needs work.

Austin Pritchett responded that the right side of the site is challenging due to a power line

easement. He explained that buildings must be located outside the easement to achieve the desired density, which results in parking being placed beneath the easement. He stated that while the parking placement reflects that constraint, the team understands the concern and will continue working on it as part of a full submittal. He also noted that he appreciated the feedback regarding commercial placement.

Councilwoman Stacy Beck stated that she likes the larger commercial area near the top of the site and noted that she is glad to see that area expanded.

A gallery participant encouraged the development team to share more about their experience with similar projects in other communities, noting that the team has completed developments in places such as Daybreak and Saratoga Springs. The participant stated that the developers have experience working with cities and solving similar design challenges.

Daniel Herzog introduced himself and stated that he is with Holmes Homes and is the townhome developer for the project. He noted that the company has completed developments in Daybreak and other communities and has experience with townhomes, condominiums, and apartments. He stated that in this case, the company focused on townhomes and did not pursue apartments for this site.

Mr. Herzog stated that parking and open space are critical components of a successful development and that the project would not be marketable without quality amenities. He stated that the team intentionally focused first on overall concepts before investing heavily in detailed design. He emphasized that balancing density, parking, and open space is challenging because those elements directly compete with one another.

Mr. Herzog stated that in prior projects, including Daybreak, that balance was often achieved through development agreements. He stated that a development agreement provides flexibility that is not available within standard R-4 zoning. He stated that while the team initially attempted to fit the project within existing zoning, the vision being discussed likely requires a different approach. He stated that the development team would welcome the opportunity to pursue a development agreement if the City is open to it and noted that the team has experience drafting such agreements in multiple communities, including Daybreak, Heber, Hideout, and Desert Color in St. George.

Mayor Mike Mendenhall thanked Mr. Herzog for his comments. He stated that the area is unique due to the significant public investment, noting that more than \$230 million in taxpayer funds have been spent on the new interchange. He stated that the City is intentionally pushing for a mix of commercial and higher-density residential near the interchange because of its proximity to the freeway and regional transportation access.

Mayor Mendenhall stated that future residents will rely heavily on transportation infrastructure and will need nearby parks and recreational space. He stated that the uniqueness of the site requires a unique approach to planning. He expressed confidence in the development team's experience and stated that over his 12 years of involvement, the City has worked through many development agreements successfully. He stated that he believes the City can strike the right balance on this project and that feedback from Council indicates

the project is moving in the right direction. He referenced similar efforts occurring in neighboring communities.

Councilman Shane Marshall jokingly stated that the comparison went too far and expressed a desire for the process to move more quickly than similar projects in Springville.

Daniel Herzog agreed with Councilman Marshall's comment.

Daniel Herzog stated that pursuing a development agreement is not uncommon for projects of this nature and reiterated the development team's interest in working with the City under that framework. He clarified that the team was not involved in the Lakeside Landing project and emphasized that they are seeking to create something different. He thanked the Council for the discussion and consideration.

Mayor Mike Mendenhall asked if there were any additional questions or discussion from the Council. He stated that he did not want to belabor the point but expressed support for the concept of a development agreement. He explained that the uniqueness and isolation of the site makes it different from typical R-4 areas, which often transition between other residential zones. He stated that because this site is largely standalone, a development agreement may be more appropriate than strict adherence to R-4 zoning.

Councilman Jesse Cardon stated that this aligned with his earlier comments. He reiterated that if the project is evaluated strictly under R-4 zoning, it appears far off from compliance. He stated that under a development agreement, the proposal makes more sense. He emphasized that the challenge lies in determining what the City is willing to give flexibility on and what it expects in return. He stated that it is difficult to have that discussion without more refined concepts, but also acknowledged that producing those concepts requires significant investment by the applicant. He stated that what he is hearing from Council suggests a general comfort level with exploring a development agreement, with the remaining work focused on defining the specific terms.

Tate Murphy stated that if the Council is generally aligned on the concept of a development agreement, the development team is willing to invest the resources necessary to produce more detailed plans. He stated that the difficulty arises when there is no alignment in the fundamental direction. He noted that, assuming broader Council support, the team would be comfortable moving forward.

Councilman Landon Tooke stated that he agreed with the comments made and wanted to add his perspective. He expressed appreciation for the additional commercial components and stated that he believes the project continues to improve with each iteration. He reiterated that parking and green space still need refinement. He emphasized that Spanish Fork is known for quality parks and that this expectation should extend to this area, particularly given its isolation. He stated that while the site is different and requires a unique approach, he believes the project is moving in the right direction and thanked the applicants for their efforts.

Mayor Mike Mendenhall asked Seth Perrins whether the City has used development

agreements for other unique areas and invited him to provide context.

Seth Perrins stated that he had a question for the Council but did not want to interrupt the ongoing dialogue with the applicant. After confirming that the applicant had concluded remarks, he explained that the City has used zoning by development agreement several times, estimating three or four instances, primarily within the last few years. He stated that while the City is still relatively early in its experience with development agreements, staff has found them helpful in certain situations.

Mr. Perrins stated that discussions like this are valuable for staff, as they help clarify how far the Council is willing to deviate from existing zoning standards. He stated that at this point, staff does not have clear guidance on that boundary. He noted that when the project was initially discussed several years ago, it contemplated significantly higher density, and that the proposal has evolved considerably since then.

Mr. Perrins stated that one challenge facing the applicant is balancing the Council's desire for higher density with other requirements such as parking and park space. He noted that the current proposal includes a large proportion of townhomes, which may reflect current market demand. However, he cautioned that development in this area is essentially permanent and should be evaluated carefully. He asked whether Council feedback is driven by the overall mix of housing types and whether the Council may want fewer townhomes and more vertical, stacked residential units to achieve density goals.

Mr. Perrins explained that stacked multifamily development allows for significantly higher unit counts per acre compared to townhomes and that the math for parking, density, and open space changes depending on the product mix. He stated that clarity from the Council on desired housing types would be helpful for both staff and the applicant.

Councilwoman Stacy Beck asked about the approximate proportion of townhomes versus apartments or condominiums in the current proposal.

Seth Perrins asked for clarification as to whether she was referring to percentages of total units.

Councilwoman Stacy Beck confirmed that she was referring to unit percentages.

Austin Pritchett explained that the project includes horizontal multifamily units, which are townhomes, as well as stacked multifamily units.

Councilwoman Stacy Beck stated that this information was helpful and expressed that she would be open to seeing a higher proportion of stacked multifamily units in order to achieve greater density.

Austin Pritchett responded by stating that there needs to be clarity on the underlying objective. He explained that pursuing maximum density versus creating a standalone neighborhood with a particular feel can lead to very different outcomes. He stated that if the primary goal is simply achieving a higher unit count, that approach may conflict with

creating a cohesive neighborhood. He emphasized the need to understand whether the density goals stem from policy assumptions or from a specific desired outcome for the area.

Dave Anderson asked to address the Council and stated that, during his time on the Planning Commission several years ago, significant effort was put into creating a zoning option that allowed development above 12 units per acre. He explained that prior to eight or nine years ago, 12 units per acre was effectively the ceiling in Spanish Fork. He stated that the intent of the R-4 zone was to allow higher density while still maintaining a neighborhood feel, and that many of the requirements now being questioned were specifically written to achieve that goal.

Mr. Anderson stated that features such as front doors facing public sidewalks, garages, parking ratios, and public streets were intentionally included so that higher-density projects would still function like neighborhoods. He stated that density itself does not create a substandard living environment, but poor design does. He acknowledged that good design is difficult to mandate but stated that the City has had success with R-4 projects such as Ridgeline Apartments and others near Neighborhood Walmart, which approach 20 units per acre while still meeting parking, garage, and frontage standards. He stated that while he appreciates the effort the applicants are making, there is a fundamental difference in perspective about what meeting City requirements ultimately means for future residents.

Tate Murphy stated that from the applicant's perspective, stacked multifamily does not always result in substantially higher density due to site constraints. He explained that because the site is not square and requires parking, garage requirements, and setbacks, the stacked multifamily areas achieve approximately 13.5 units per acre. He stated that reaching densities closer to 20 units per acre typically requires a very efficient, square site. He noted that the townhome areas are not dramatically less dense than the stacked areas given the constraints, and that the stacked areas actually appear more intense due to increased parking and reduced green space. He stated that simply adding more stacked units may not meaningfully increase density and may change the overall feel of the project.

Mayor Mike Mendenhall asked whether the townhome portion of the project fits within R-4 zoning standards.

Tate Murphy responded that most of the townhomes fall under R-3 zoning, with some pockets reaching R-4 density. He stated that the townhome portions meet parking requirements and that R-3 density caps at 12 units per acre, while R-4 allows higher density.

Daniel Herzog stated that the townhome portion of the project provides approximately 5.47 acres more open space than required under R-4 zoning. He noted that amenities are not yet shown on the concept plan but would be included. He stated that the roads shown as private are not actually intended to be private and that the engineering design reflects public streets, though the drawing does not clearly show that. He stated that the townhome layout works well given the irregular site shape and asked whether, even if the project meets standards, it is the right project for this location.

Councilwoman Stacy Beck stated that this is the central question of the discussion and

indicated that it is ultimately up to the Council to determine.

Daniel Herzog stated that Holmes Homes is proud of the townhome design and emphasized that even a well-designed project may not be appropriate for every location. He stated that the team wants to understand whether this is the right fit for the area.

Councilwoman Stacy Beck stated that when she suggested more stacked apartments, it was not a criticism of the townhome design. She explained that her preference is driven by achieving appropriate density while still allowing for open space, parking, and amenities. She stated that she believes a good community could be created with more stacked product and open space.

Mayor Mike Mendenhall asked if there was any further discussion from the Council. He noted that the meeting was nearing its end time and asked Seth Perrins whether his earlier question had been addressed.

Seth Perrins stated that he had asked the question and felt that the discussion had begun to surface useful feedback, though it also raised additional questions. He reiterated that one of the challenges is determining how to align density expectations with significant infrastructure investment in the area. He stated that once development occurs, it is permanent, making it important to get the mix right. He encouraged Council members to continue providing feedback as they reflect on the discussion.

Mayor Mike Mendenhall stated that several mitigating ideas have been discussed, including future trail connections once the rail line is removed and additional green space improvements. He stated that the project appears to be approaching a point where phasing or a development agreement may be necessary to move forward. He expressed concern about repeated map revisions without progress, especially given the new freeway interchange. He encouraged the applicants to continue refining the proposal and to focus on a few targeted adjustments.

Austin Pritchett stated that the primary purpose of the discussion was to determine whether the right uses are generally in the right locations. He asked whether Council support existed for increasing stacked multifamily products, as suggested by Councilwoman Beck, and whether other Council members agreed. He stated that the applicants believe the current mix and density transitions create a better overall feel but are open to adjustments.

Mayor Mike Mendenhall clarified that the current stacked multifamily is located in the top left and top right portions of the site.

Austin Pritchett explained that while part of the top right area appears to show townhomes, those buildings are four stories tall and function as stacked multifamily. He clarified that both areas adjacent to the blue non-residential zone include four-story stacked residential buildings.

Mayor Mike Mendenhall clarified that the long strip shown on the plan is parking and asked for confirmation regarding which buildings are apartments.

Austin Pritchett clarified that the area being discussed is four-story stacked apartments.

Mayor Mike Mendenhall confirmed that there are apartments to the left and upper-left portions of the site.

Austin Pritchett confirmed that those areas are also apartments and stated that the remainder of the site consists of townhomes.

Councilwoman Stacy Beck stated that the proportion of townhomes is too high for this area. She noted that while she would fully support this mix in other parts of the City, she does not believe it is appropriate for this location. She stated that this area represents a unique opportunity and that higher density should be prioritized here.

Mayor Mike Mendenhall asked whether Councilwoman Beck would be suggesting an additional apartment project or multiple additional apartment areas.

Austin Pritchett responded that there are currently two stacked apartment areas and noted that due to site constraints, it is difficult to create apartment sites larger than approximately ten acres. He stated that many of the townhomes are three stories and have significant mass.

Tate Murphy added that the townhomes have substantial scale and are not small units.

Councilwoman Stacy Beck stated that her concern is not the appearance of the buildings but the number of residents accommodated. She emphasized that the City has a limited opportunity to maximize residential capacity in this location.

Austin Pritchett noted that the irregular shape of the site and parking requirements limit the achievable density of stacked apartments. He stated that apartment units are typically two-bedroom units and referenced differences in household composition between apartments and townhomes.

Tate Murphy stated that townhomes often house families and may accommodate more people per unit than apartments. He stated that, from his perspective, the current mix may actually maximize the number of residents due to the unit types and layouts.

Councilwoman Stacy Beck stated that her perspective is based on assumptions and acknowledged that reasonable people may disagree. She stated that she recognizes the complexity of the task facing the applicants.

Austin Pritchett reiterated that the overall density difference between stacked apartments and townhomes is not as significant on this site due to shape, curves, and parking requirements. He stated that the team understands the feedback and will continue to evaluate options.

Councilwoman Stacy Beck stated that she appreciates the effort and recognizes the difficulty of the project.

Mayor Mike Mendenhall thanked the applicants for the presentation and discussion.

Seth Perrins suggested that the applicants consider whether shifting the roadway alignment could create additional flexibility, noting that it is largely a right-of-way and may not yet be fully built out.

Tate Murphy responded that the team evaluated that option several years earlier and found that it resulted in additional unusable space, but stated that he appreciated the suggestion.

Seth Perrins noted that the roadway is essentially a ribbon road and not fully developed, and stated that the idea was offered simply as a potential conceptual exercise.

Mayor Mike Mendenhall stated that the discussion exceeded the originally intended time but noted that it was productive.

Councilman Shane Marshall stated that while the discussion exceeded the time limit, it likely saved time in the long run by addressing issues early and publicly. He stated that the discussion demonstrated transparency and acknowledged that the applicants have a difficult task.

Mayor Mike Mendenhall stated that the area is uniquely challenging due to its shape and constraints and emphasized that it is not a typical, easily developable site. He stated that this is why the Council has spent additional time discussing the proposal and thanked the applicants for working through those challenges.

Mayor Mike Mendenhall then moved the meeting forward and invited Dave to present the next discussion item.

Mayor Mike Mendenhall stated that the next item is Discussion Item B: Stevens Hill Annexation.

B. Stephen Hill Annexation

Dave Anderson stated that it has been several months since the City Council last discussed the Stevens Hill annexation, noting that the previous discussion occurred shortly after the Council accepted the annexation for further study. He explained that annexation processes often move slowly due to statutory timing requirements. He stated that the area shaded in yellow on the map, located west of the Spanish Fork Airport, is now ready to move forward. He explained that staff is prepared to present the annexation to the Planning Commission for a zoning recommendation and to schedule a public hearing before the City Council for a final decision on approval.

Mr. Anderson stated that there is a key issue previously discussed with the Council that needs direction, related to power service and the Strawberry Electric Service District (SESD). He explained that the issue involves property owners who have either stated they do not wish to be included in the annexation or have not signed petitions indicating support. He noted that there are several such properties.

Mr. Anderson displayed a zoomed-in map showing the proposed annexation area, with

properties shaded in green and yellow. He stated that the properties shaded in yellow, including parcels on the north end and one near the south end, have not indicated support for annexation. He explained that this issue was discussed with the Council months earlier, and while no clear direction was given at that time, the Council expressed openness to the idea of including properties in the annexation even if they do not actively support it.

Mr. Anderson stated that excluding the yellow-shaded properties would be expensive. He explained that when properties annex into Spanish Fork City and transition from SESD to Spanish Fork City Power, the City is required to pay SESD for the existing electrical infrastructure. Based on the number of customers in the annexation area, that cost would be approximately \$238,000. He stated that while this is a significant expense, the City does have mechanisms to recoup the cost over time as properties develop.

Seth Perrins added clarification, stating that the \$238,000 payment typically purchases the poles, wires, meters, and related infrastructure from SESD. He explained that this is not a sunk cost, as the City receives ownership of the infrastructure and can connect it directly to the City power system to serve customers going forward.

Dave Anderson continued, explaining that if the properties shaded in yellow are not included in the annexation, Spanish Fork City would still be obligated to serve the annexed properties with City power, while SESD would continue to serve the non-annexed properties. He stated that this would require construction of redundant electrical infrastructure, effectively duplicating systems in the same area. He stated that this additional infrastructure would cost approximately \$250,000.

Councilwoman Stacy Beck asked for clarification, confirming that the \$238,000 cost would be incurred regardless, and that excluding the yellow-shaded properties would add an additional \$250,000 in costs.

Dave Anderson confirmed that the \$238,000 would be required regardless and that excluding the yellow-shaded properties would result in an additional estimated \$250,000 to construct infrastructure that otherwise would not be needed.

Seth Perrins further explained that existing SESD poles and wires would remain in place to serve the non-annexed properties. Spanish Fork City would then need to construct its own separate infrastructure to serve annexed properties, potentially on the opposite side of the roadway. He noted that right-of-way acquisition could also be required, which could increase costs beyond the \$250,000 estimate.

Seth Perrins stated that in this scenario, the City would effectively pay the \$238,000 but not receive ownership of the infrastructure serving the non-annexed properties, while also bearing the cost of constructing a new system.

Cory Pierce added that the additional \$250,000 cost would not be recoverable through development, unlike the SESD infrastructure purchase. He stated that the cost could increase further if roadway widening or relocation of utilities becomes necessary. He noted that this situation would create long-term challenges.

Cory Pierce asked whether the property owners who have not signed annexation petitions have been contacted directly by either neighboring property owners or the City. He suggested that it may be worthwhile to have a conversation with those owners to explain the situation and the implications of remaining outside the annexation.

Dave Anderson asked to invite members of the applicant team to participate in the discussion and asked if Mr. Simpson would like to respond.

Mayor Mike Mendenhall asked whether the two individuals present were representing the group of approximately 13 or 14 property owners within the proposed annexation area.

Mr. Simpson confirmed that he lives near the lower yellow-shaded property adjacent to the northern portion of the annexation area and stated that the applicants have contacted all affected property owners. He explained that the southern property owner, Mr. Roach, has been passive, while the northern property owners have expressed opposition to annexation. He stated that this is the second annexation application for the area and that significant efforts have been made to contact owners, including attempts to purchase properties and hold discussions. He stated that the property owners are aware of the proposal and that he does not believe their positions will change.

Councilwoman Stacy Beck asked for clarification, confirming that one property owner is passive while the others are opposed to annexation.

Mr. Simpson confirmed that description and stated that the applicants are seeking Council direction on how to proceed.

Dave Anderson stated that the Council could direct staff to abandon the annexation. He explained that one of the City's needs tied to the annexation is the acquisition of right-of-way for power infrastructure, and that Mr. Simpson has been assisting the City with negotiations related to those easements. He stated that staff typically ties the need for infrastructure easements to annexation approval. He explained that staff is not asking for a decision that evening, but that guidance from the Council would be helpful. He stated that if the Council is inclined not to approve the annexation in any form, staff would discontinue efforts related to acquiring additional easements and explore other options.

Seth Perrins explained that staff has analyzed the impacts of annexation on property owners. He stated that many landowners want to be annexed because City utility infrastructure is nearby but unavailable to them while they remain outside City limits. He stated that some landowners fear annexation will result in loss of agricultural zoning or greenbelt status, but clarified that Spanish Fork has agricultural zoning equivalent to the County and that greenbelt eligibility is not affected by annexation. He stated that property taxes typically decrease when properties annex into the City and that power rates are generally lower with City power compared to SESD. He stated that for most property owners, costs go down while land use remains unchanged.

Mr. Perrins stated that from a staff perspective, the City would not recommend proceeding with the annexation if it does not resolve the power infrastructure issue. He stated that staff

cannot recommend an annexation that results in redundant infrastructure and unrecoverable costs.

Councilman Shane Marshall asked for clarification regarding properties west of the annexation area, asking whether annexing the green-shaded properties would affect power service to properties further west.

Seth Perrins responded that many of the agricultural fields west of the annexation area do not currently have power service. He stated that where structures do exist, such as pump houses or residences, those are typically served individually and would not be directly affected by the annexation.

Councilman Shane Marshall referenced a residence located west of the annexation area and asked how service would function in that situation.

Seth Perrins explained that in the scenario being discussed, SESD infrastructure would remain in place to serve non-annexed properties, while City infrastructure would serve annexed properties. He explained that the SESD system would dead-end at certain points and that SESD would not relinquish infrastructure needed to continue serving their remaining customers. As a result, the City would be required to construct separate infrastructure, leading to duplication.

Councilman Shane Marshall asked whether the same SESD infrastructure could serve the northern yellow-shaded properties as it serves other nearby properties.

Seth Perrins explained that SESD service currently tees off in multiple directions to serve both north and south properties. He stated that SESD would not terminate or relocate infrastructure in a way that compromises service to existing customers, meaning the City would still need to build its own system to serve annexed properties.

Mayor Mike Mendenhall noted that the lower yellow-shaded property is a field, while the two northern yellow-shaded properties include residences. He asked what would change for those property owners if they were annexed.

Mayor Mike Mendenhall stated that annexed property owners would be required to connect to City power but would not necessarily be required to connect to other City utilities. He noted that septic systems could remain in use where applicable. He stated that power rates under City service are typically lower than SESD rates and that annexation would likely reduce utility costs for those residents.

Seth Perrins stated that staff is not asking the Council to decide definitively that evening. He explained that staff is seeking direction on whether the annexation is a non-starter. He stated that if Council members believe there is no circumstance under which they would approve the annexation, staff would not move it forward. However, if the Council is open to considering it and holding a public hearing, staff would proceed and allow the process to play out, with the final decision made later. He emphasized that staff's recommendation would remain that the annexation should not proceed unless the power service issue is resolved by

including the yellow-shaded properties. He stated that staff does not want to waste Council time, applicant resources, or send mixed signals to residents if the annexation is a deal breaker.

Councilman Jesse Cardon stated that he would like to move forward with the process. He stated that if some property owners are opposed to annexation, he would like to hear directly from them during a public hearing. He stated that he is not an absolute no and is open to continuing the process.

Councilwoman Stacy Beck stated that she is generally supportive of the annexation. She expressed discomfort with the idea of forcing property owners into the City without a clear reason, particularly if it would increase their costs. She asked for clarification on whether annexation would increase costs for those property owners.

Seth Perrins responded that, generally speaking, annexation would lower costs.

Councilwoman Stacy Beck asked whether property owners would incur costs related to switching to City power or other utilities.

Seth Perrins stated that the City would perform the work and that property owners would not bear the cost.

Councilwoman Stacy Beck stated that she wondered whether property owners might be more receptive if someone from the City spoke with them directly. She stated she would be willing to speak with them personally and added that she believes she could help explain the benefits.

Councilman Landon Tooke stated that he would like to hear directly from the property owners who are opposed or on the fence, to better understand their concerns. He asked for confirmation that the green-shaded properties are fully supportive of annexation.

Dave Anderson confirmed that all green-shaded properties are in favor of annexation and that the annexation was initiated by those property owners.

Seth Perrins clarified that the green-shaded parcels represent willing participants, while the yellow-shaded parcels indicate caution or lack of consent.

Mayor Mike Mendenhall stated that the annexation was initiated by property owners who want to come into the City. He stated that City zoning and annexation law allows annexation when there is sufficient support, even if not every property owner agrees. He stated that it is still important to understand the wishes of the remaining property owners and whether they fully understand the implications.

Dave Simpson stated that while individual property owners have rights, the petitioning property owners also have rights. He stated that if a majority of property owners support annexation, it may not be fair to prevent it due to a small number of opposing owners.

Seth Perrins asked Mr. Simpson to approach the microphone.

Dave Simpson stated that he lives near the southern portion of the annexation area. He explained that one previously opposed property owner, Barbara Jensen, has since sold her property to the applicants. He stated that her brother owns the yellow-shaded parcel on the south end, which includes a pump house served by Strawberry Water. He stated that the southern property owner, Paul Roach, may be agreeable to annexation, though he did not want to speak for him.

Mr. Simpson stated that the two northern properties belong to Nate Ash and Alan Hatfield. He stated that Mr. Hatfield previously signed the annexation petition but later declined to sign again, suggesting he may be undecided. He stated that he had not spoken with Mr. Hatfield recently but intended to follow up. He stated that it may ultimately be only one property owner, Mr. Ash, who is firmly opposed to annexation.

Mayor Mike Mendenhall stated that it should not be surprising to property owners in this area that annexation and infrastructure development were coming, noting that the roadway has been under construction for an extended period and includes millions of dollars in public infrastructure. He stated that the infrastructure is intended to serve current and future users and that abandoning annexation over a small number of properties could harm those who want to connect and create inefficiencies.

Councilman Shane Marshall asked for clarification regarding future roadway plans through the area.

Seth Perrins attempted to indicate the location on the map and stated that a north-south road is planned through the area, connecting to the highway.

Dave Simpson added that the road ties into 1700 North and that the applicants own the right-of-way. He stated that it connects near the Old Dominion site and to the highway.

Seth Perrins stated that some neighboring landowners cooperated with the City by selling right-of-way to allow the road to be constructed.

Councilman Shane Marshall stated that he is trying to understand why certain property owners are opposed to annexation. He stated that if the proposed roadway alignment ran through their property or appeared to set them up for condemnation, he would understand the concern. However, he noted that the planned road is west of their properties and does not directly impact them.

Mayor Mike Mendenhall stated that he recalls historical context related to the area, noting that past airport expansion cut off a roadway and created a dead end. He stated that this history has created lingering feelings for at least one property owner. He explained that a property owner who previously had through access to the north lost that access and now must travel south. He stated that while this occurred before the current Council's time, those feelings may still influence opposition. He added that a current owner may prefer the dead-end condition, even if a prior owner did not.

Councilman Shane Marshall stated that he is not opposed to moving forward and believes

the issue should continue through the process so property owners can share their perspectives publicly.

Councilman Jesse Cardon stated that he is one of several votes and reiterated that he is open to continuing the process.

Councilwoman Stacy Beck stated that she would like to hear directly from the property owners who are opposed. She stated that either City representatives visiting them or encouraging them to attend a public hearing would be beneficial.

Dave Simpson suggested that a meeting could be organized to invite those property owners to discuss the annexation.

Seth Perrins stated that he would not recommend holding a separate meeting and instead recommended proceeding directly to a public hearing, which provides formal notice and an appropriate forum. He stated that property owners cannot be forced to attend but would receive notice and have the opportunity to participate.

Councilman Jesse Cardon agreed that a public hearing is the appropriate venue.

Seth Perrins stated that property owners would receive formal notice of the public hearing.

Mayor Mike Mendenhall stated that if property owners have questions before the public hearing, they should feel comfortable reaching out to staff. He noted that while Council members cannot meet collectively, staff can provide information in advance.

Seth Perrins asked that if Council members speak with property owners, they share staff contact information so questions can be addressed directly. He stated that staff is willing to meet with property owners, review utility bills, and answer questions, and emphasized that staff is not attempting to pressure anyone, only to ensure transparency.

Dave Simpson stated that Mr. Ash has not given a firm refusal and has expressed willingness to continue discussions.

Councilwoman Stacy Beck stated that she supports continuing those conversations and encouraged efforts to bring the remaining property owners on board.

Dave Anderson stated that staff anticipates taking the annexation to the Planning Commission at its first meeting in February. He stated that a City Council public hearing would then likely be scheduled for the second Council meeting in February. He confirmed that all affected property owners would receive notice of the public hearing.

Mayor Mike Mendenhall thanked staff and the applicants for the discussion and for their patience throughout the meeting.

Mayor Mike Mendenhall stated that the next agenda item was a closed meeting.

Councilman Cardon ▾ Moved to Adjourn to Closed Meeting to discuss the strategy

section to discuss pending reasonable imminent litigation as provided by Utah code annotated 52, 4. 205 in the Explorer room.

Councilman Tooke **Seconded** and the motion **Passed** with a roll call vote at 9:16 pm.

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

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

Councilwoman Beck **Seconded** and the motion **Passed** with a roll call vote at 9:57 pm

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

Attest: January 6, 2026

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 January 6, 2026. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER