



**ADOPTED MINUTES
CITY COUNCIL MEETING
February 3, 2026, at 4:30 pm
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present

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

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

Absent:

Staff Members Present:

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

Matt Johnson, Police Chief
Dale Robinson, Parks and Recreation Director
Jack Urquhart, Public Information Officer
Jordan Hales, Finance Director
Jared Bartel, Information Systems Director
Cory Pierce, Public Works Director

Visitors Present:

Name

Kevin Baadscaarad
Jenny Baadscaard
Linzey Gad
Brandon Gad
Brent Money
Mike Dayton

Name

Jackie Larson
John Tyrell
Doug Bowen
? Jarvis
Margaret Creer
Jo Robert Creer
Caylee Creer

Name

Dave Dudley
Pam Dudley
Darrin Mellor
Bowen Creer
Cody Sampson
Johan Stoop
Cade Harding

Cory Lewis
Young Men group

David Bowen

Lexie Lamb

4:33 pm WORK SESSION - No formal actions are taken in a work session

Jordan Hales, Jesse Cardon, Stacy Beck, Dale Robinson, Tyler Jacobson, Seth Perrins, Tara Silver, Cory Pierce, Vaughn Pickell, Landon Tooke, Mayor Mike Mendenhall, Kevin Oyler, Jack Urquhart, Dave Anderson, Shane Marshall, Matt Johnson, Jake Theurer, Brandon Snyder, Shane Marshall, Lexie Lamb

The Work Session of the Spanish Fork City Council was convened on February 3, 2026 with Mayor Pro Tem Beck at 4:39 pm .

Cory Pierce entered the meeting at 4:40 pm

A. Industrial Large Power Users.

Staff explained that Spanish Fork was well positioned to attract large power users due to available land, water resources, wastewater capacity, and experienced industrial developers. However, the scale of current requests introduced new complications, as power was a finite resource and the existing regional transmission system was largely at capacity. While past practice allowed customers to secure power by paying impact fees, the magnitude of current requests required more deliberate allocation decisions and raised questions about fairness, long term growth, and risk management.

Mayor Mike Mendenhall entered the meeting at 4:49 pm

Much of the discussion centered on data centers, which were described as highly attractive economic development targets due to large capital investments, relatively low water usage, minimal traffic and employment impacts, and strong, consistent power demand.

Jackie Larson entered the meeting at 4:51 pm.

Council Members and staff noted that data centers could generate significant property tax revenue and electric sales, especially because server equipment was replaced frequently and retained high taxable value. At the same time, concern was expressed that dedicating a substantial share of future power capacity to one or two large users could limit the city's ability to support organic residential and commercial growth.

The role of UMPA and Rocky Mountain Power was discussed in detail. Staff explained that Spanish Fork had been approved for approximately 48 megawatts of future growth through existing transmission arrangements, representing more than a 50 percent increase over current usage. Any demand beyond that threshold would require extensive and expensive transmission studies, new substations, and potentially hundreds of millions of dollars in infrastructure investment, with delivery timelines extending to around 2032. Large customers were required to fund these studies and upgrades, including a \$50,000 initial study fee, and to provide significant financial guarantees to protect existing ratepayers.

Council Members raised concerns about risk, particularly the possibility that a large customer

could leave or significantly reduce usage after infrastructure investments had been made. Examples were shared where sudden load reductions elsewhere had negatively impacted overall system costs. The group discussed mechanisms such as contracts that guaranteed payment for reserved capacity, similar to protections already required by UMPA for data centers, to shield residents from financial exposure.

Another major topic was island generation, where companies proposed generating their own power onsite using natural gas or similar systems while remaining electrically isolated from the city grid. While UMPA indicated this would largely be a city decision if truly islanded, Council Members expressed concern about air quality impacts, long term policy precedents, and broader regional implications if self generation became widespread along the Wasatch Front. There was consensus that the issue was not going away and warranted careful evaluation of pros, cons, and external impacts before allowing such arrangements

Throughout the discussion, Council Members emphasized the importance of realistic load forecasting. Staff explained that projected power needs on paper often exceeded actual usage, citing examples where facilities were designed for much higher electrical demand than they ultimately consumed. Overestimating demand risked inefficient system overbuilding and unnecessary costs. This reinforced the need for a formal vetting process to verify true power requirements before committing capacity

The meeting concluded with agreement that no immediate decisions would be made, but that additional work was necessary. Staff proposed collaborating with UMPA and other member cities to develop clear policies governing large power users, including evaluation criteria, financial safeguards, and limits on capacity allocation. Council Members expressed interest in participating in this effort and requested that staff return in the coming months with a structured policy framework and economic analysis to guide future decisions

Mayor Mike Mendenhall adjourned the Work Session meeting at 5:40 pm.

CITY COUNCIL

CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Opening Remarks

Mayor Mike Mendenhall welcomed everyone to the Spanish Fork City Council meeting held on February 3, 2026 at 6:01 pm, noting that there was strong attendance both in person and online. He made a lighthearted remark about the large turnout, joking that it might be related to Spanish Fork being represented on the Grammy Awards stage, and suggested that this kind of recognition encouraged community members to attend the council meeting.

He thanked everyone for participating and stated that the council would begin the evening's agenda to conduct the public's business. He explained that, as customary, the meeting would open with a prayer or motivational message to be given by Councilman Tooke, followed by the Pledge of Allegiance to be led by Councilman Oyler.

Motivational Message and Prayer

Councilman Landon Tooke thanked the Mayor and explained that for the evening's thought and prayer he had invited a close personal friend to participate. He shared that he first became acquainted with the individual while participating in the Spanish Fork University many years earlier and described him as an exceptional person. Councilman

Tooke noted that the guest was a local business owner who operated PostNet in Spanish Fork and expressed personal appreciation for the quality of service provided, encouraging others to support the business. He also stated that they had served together through the Chamber of Commerce. Councilman Tooke added that the guest was originally from South Africa and spoke highly of his character and community involvement. He then formally invited Johan Stoop to come forward to deliver the thought and prayer and thanked him for being present at the meeting.

Johan Stoop expressed gratitude for the opportunity to speak and shared that he had been fortunate to experience many different cities before moving to Spanish Fork. He stated that relocating to Spanish Fork had been a meaningful experience and observed that it was clear the city had grown through the steady and dedicated efforts of people who genuinely cared about the place where they lived and worked. He noted the strong presence of families, small businesses, and committed individuals who invested not only their livelihoods but also their personal time and energy into building the community. He referenced his involvement in Spanish Fork University 101 and the Chamber of Commerce, stating that these experiences had allowed him to feel truly connected to the city and honored to be part of its continued growth. He emphasized his appreciation for the collaboration he had seen among Council Members, city departments, and community partners, and stated that this cooperation was what made the city function so well.

Johan Stoop shared that his central thought for the evening was directed to the City Council, encouraging them to continue their efforts and maintain strong collaboration with small businesses and the broader community. He expressed that this partnership was a key reason Spanish Fork was such a special place and conveyed his sincere appreciation for the council's support of local businesses and residents. He thanked the Council and the city for fostering an environment of cooperation and community pride, and then concluded by opening the meeting with a prayer.

Pledge of Allegiance

Councilman Kevin Oyler invited all those present to rise and participate in the Pledge of Allegiance.

All those in attendance recited the Pledge of Allegiance.

Ceremonial Oath of Office

Mayor Mike Mendenhall stated that there were a few items to address in the call to order section before moving on to Public Comments, Council Comments, and other agenda items.

He explained that Police Chief Matt Johnson would be introducing individuals for the administration of oaths of office that evening. He noted there was a brief delay due to technical setup.

Councilwoman Stacy Beck interjected and asked the Mayor whether he had a dad joke prepared.

Mayor Mike Mendenhall responded humorously, initially saying no and jokingly calling the idea inappropriate before clarifying his comment.

Councilwoman Stacy Beck replied playfully, stating that all dad jokes were appropriate, which was why they were called dad jokes.

Chief Matt Johnson stated he could simply speak loudly if needed, adding that his voice carried well.

Chief Matt Johnson thanked everyone and stated that he would speak loudly to ensure he could be heard. He expressed that it was a pleasure to be present and introduced one of the department's newest officers, Officer Cody Sampson. He explained that Officer Sampson came to Spanish Fork from the American Fork Police Department and brought with him 13 years of law enforcement experience.

Chief Johnson outlined Officer Sack's background, including extensive experience in investigations, serving as a field training officer, working major crimes, and involvement with the motors unit. He noted that with another officer now certified in motors, the Council might expect a future request for additional motorcycles. Chief Johnson stated that the entire department had been impressed by Officer Sampson's knowledge, work ethic, and enthusiasm for serving the residents of Spanish Fork. He expressed excitement about welcoming him to the department, described him as a great addition, and said they looked forward to working with him.

Chief Matt Johnson then noted that Officer Fernandez was not present and stated that the oath for that officer would need to be administered at a different time. He then turned the proceedings back to the Mayor to administer the ceremonial oath of office.

Mayor Mike Mendenhall directed Officer Sampson to step forward and gave brief instructions on positioning and raising the right hand. He then administered the ceremonial oath of office.

Officer Cody Sampson thanked the Council and stated that he had not been expecting to speak. He shared that law enforcement was something he genuinely loved and explained that, throughout his life, he had found it to be the best way for him to serve his peers, the people he lived with, and the people he cared about. He described the work as deeply rewarding and meaningful to him. Officer Sampson expressed appreciation for the employment opportunity and for the chance to serve the community of Spanish Fork. He concluded by thanking the Mayor, Council, and city leadership and expressed his gratitude for the warm welcome.

Recognitions:

Chief Matt Johnson stated that there had also been promotions within the Spanish Fork Police Department during the previous month. He announced that Corey Lewis and David Bowen had been promoted to the rank of sergeant and invited Corey Lewis to come forward first.

He shared that Sergeant Lewis had 13 years of law enforcement experience, having begun his career with the Springville Police Department before joining the Spanish Fork Police Department in 2016. Chief Johnson explained that Sergeant Lewis had most recently served as the department's NOVA officer, working closely with elementary schools and building strong relationships with students over the past several years. He stated that Sergeant Lewis had performed exceptionally well during the promotional testing process and had finished at the top. Chief Johnson expressed confidence in Sergeant Lewis's abilities and said the department looked forward to him serving in his new role as a supervisory sergeant. He then presented a certificate recognizing Sergeant Lewis's promotion, noting that the promotion marked his transition into the leadership ranks of the department and reflected the trust placed in him to lead, mentor, and uphold the values of integrity, courage, and service.

Chief Matt Johnson then recognized Sergeant David Bowen and outlined his background. He stated that Sergeant Bowen had 11 years of law enforcement experience and began his career with the Provo Police Department before joining Spanish Fork in August 2017. He explained that Sergeant Bowen had worked patrol for several years and had been assigned to the Major Crimes Task Force for the past three and a half years. Chief Johnson referenced the department's recent awards banquet, noting that those in attendance would recall the accolades Sergeant Bowen received for his outstanding work. He emphasized Sergeant Bowen's significant role in removing dangerous drugs from the streets and protecting the community. Chief Johnson congratulated Sergeant Bowen and expressed his enthusiasm about working with him in his new leadership role.

Mayor Mike Mendenhall requested that the newly sworn officer, the promoted sergeants, and their families come forward for a group photo in front of the Council to formally recognize their service and achievements. He made lighthearted remarks about Officer Cody Sampson's contribution to the department, joking that in addition to supporting the motorcycle unit, he might also improve the department's basketball team. The Mayor continued with brief humorous comments about athletics and department activities before thanking the officers again and offering congratulations to those recognized.

Councilman Jesse Cardon shared a personal experience regarding Sergeant Corey Lewis, stating that Officer Lewis had taught the NOVA program to his children and that Riley, Sergeant Lewis's child, attended the same school. He explained that his kids frequently came home talking about how much they enjoyed the program and often referred to Sergeant Lewis as "Riley's dad," expressing how cool they thought he was. Councilman Cardon joked that this meant Sergeant Lewis was clearly much cooler than he was, and he praised the positive impact Sergeant Lewis had made on the students.

Mayor Mike Mendenhall continued by expressing appreciation for the Spanish Fork Police Department, noting that it seemed nearly every month or every other month the Council had the opportunity to swear in new officers or recognize members of the department for promotions and achievements. He stated that the city could not thank the police department enough and emphasized that public safety was a critical part of the quality of life in Spanish Fork. He explained that the presence of a strong and capable police department was one of the reasons people were attracted to live in the city and that it enabled the city to pursue other initiatives with confidence, knowing residents' safety was being taken care of. He concluded by thanking Chief Johnson and the entire department.

Mayor Mike Mendenhall stated that the meeting would normally proceed to public comments for items not on the agenda, and he clarified that there was a public hearing scheduled later in the meeting. He advised anyone present for the public hearing item to remain seated until that portion of the agenda.

He explained that there were technical issues with the microphone used for public comments and that staff would work to fix it so speakers could be clearly heard. To allow time for the issue to be resolved, he proposed moving temporarily to Council Comments and then returning to Public Comments afterward. He asked for confirmation that this adjustment was acceptable, acknowledged staff feedback, and indicated flexibility if needed.

Mayor Mike Mendenhall then organized the order of Council Comments, stating that he could not recall which side he had started with previously but noted that it did not matter. He announced that Council Comments would begin on one side of the dais and proceed across, ending with Councilman Marshall, and asked the Council Members if that arrangement was acceptable.

COUNCIL COMMENTS:

Councilman Landon Tooke

Councilman Landon Tooke stated that the proposed order sounded good and thanked the Mayor. He greeted those in attendance and said it was great to be together that evening. He explained that before sharing his own comments, he wanted to give a few minutes to the President of the Spanish Fork Salem Area Chamber of Commerce, Kathleen Leavitt, who was present at the meeting. He invited her to come forward and speak, assisting her with direction to an available microphone.

Mayor Mike Mendenhall made lighthearted remarks as Kathleen Leavitt approached the dais, joking that sitting in certain seats did not come with added authority or responsibilities. He gave brief instructions on how to use the microphone and continued with casual humor while ensuring the microphone was functioning properly.

Kathleen Leavitt thanked the Mayor and Council and began by expressing appreciation to the Council Members for attending the Chamber of Commerce awards gala held recently. She stated that the event was beautiful and that it was meaningful to see Council Members there

engaging with local businesses. She shared that the businesses enjoyed meeting and visiting with the Council and thanked them for their support.

She then reported on the Bills and Bagels event held on January 31 with local legislators, noting that it had excellent attendance and productive discussion. She announced that the next Bills and Bagels event would be held on February 28, featuring legislative updates from Senator Mike McKell and several House representatives serving the area. She stated that breakfast would begin at 7:30 a.m., followed by a question and answer session at 8:00 a.m., and that the event would be held at the Nebo School District boardroom.

Kathleen Leavitt continued by outlining upcoming Chamber activities. She announced that the first Women in Business event of the year would be held on February 12 at 6:00 p.m. at the Veterans Center and would include a soap making class. She then shared details about a noon networking luncheon scheduled for February 19 at the Hampton Inn. She explained that the luncheon would feature a presentation on effective networking techniques led by Mike Treasure of the Hampton Inn, whom she described as highly skilled and knowledgeable. She stated that the presentation would focus on building connections quickly and efficiently within the business community.

Kathleen Leavitt also reported that earlier that day she had met with the Rotary Club to begin planning for the annual scholarship golf tournament. She explained that she had spent the remainder of the day creating a website and promotional materials for the event. She announced that the tournament would be held on Wednesday, May 13 at The Oaks at Spanish Fork and invited Council Members to participate. She stated that the Chamber would welcome the Council's involvement and asked members to mark their calendars. She concluded by thanking the Council and expressing appreciation for their continued engagement with the business community.

Councilman Landon Tooke thanked Kathleen Leavitt for her presentation and expressed appreciation for her leadership and for keeping a strong pulse on the city. He praised her work and stated that the Council valued the information she shared. He then added a personal reflection from the Chamber's annual awards gala, stating that he was particularly impressed by an award recipient who managed a local 7-Eleven. He recounted that she shared an inspiring story about growing up in Spanish Fork, facing challenges, and persevering to achieve success. He said her remarks were especially meaningful to him and highlighted the many inspirational moments from the evening.

Councilman Landon Tooke then shared information about the upcoming Miss Spanish Fork Pageant. He stated that registration was currently open and that there was one week remaining to sign up. He encouraged anyone who knew a young woman who might benefit from the experience to share the information with her, describing the pageant as a valuable opportunity for personal growth and community involvement. He noted that both the Miss Spanish Fork Pageant and the Little Miss Spanish Fork Pageant were open, inviting participation from younger girls as well. He stated that interested individuals could contact him directly or find information through social media and the city's website. He then concluded his remarks.

Seth Perrins addressed the Mayor and Council to explain the ongoing technical issues in the room. He stated that several microphones were not functioning properly and that staff were temporarily using alternative microphones while troubleshooting the issue. He explained that audio staff were working on a solution and might reroute audio from functioning microphones. He asked attendees to disregard the movement and adjustments happening with the equipment.

Mayor Mike Mendenhall responded to the explanation by stating that Council Members should proceed as normal and continue with their comments. He remarked that the situation would provide staff with enough time to resolve the issue before moving the meeting forward. He then called on Councilman Cardon to continue with Council Comments.

Councilman Jesse Cardon

Councilman Jesse Cardon thanked the Mayor and shared several updates. He reported that on the second day of the legislative session, the city participated in Local Officials Day, where approximately 20 members of the Youth City Council attended and met with state legislators. He stated that the Governor spoke to the group and that the experience was enjoyable and meaningful for the youth. He noted that he and Councilman Tooke transported the group early that morning and commented that the youth were quieter than usual at that hour. He stated that many Council Members were present for the event and emphasized that it was a valuable opportunity for civic engagement. He added that the legislative session was two weeks underway with four weeks remaining and that many bills were actively being discussed.

Councilman Jesse Cardon encouraged residents to stay informed about the legislative session, particularly regarding issues such as property taxes and other matters that could impact the community. He invited residents to reach out to Council Members or local legislators with questions or concerns.

He then shared that he and Councilwoman Beck had recently met with airport patrons at the FitCity Center for a question and answer session. He stated that city staff, including Seth Perrins and Cory Pierce, were present to address questions, some of which were challenging due to the rapid growth of the airport. He expressed appreciation for staff participation and for the airport patrons who attended. He announced that an airport board meeting would be held that Thursday at 4:00 p.m. in the council chambers and noted that approximately 40 people had attended the recent meeting. He also made a light comment about the quality of the French toast served at the community facility.

Councilman Jesse Cardon clarified that he had personally tried the French toast and confirmed it was very good. He then invited Seth Perrins to share any updates regarding the legislative session.

Seth Perrins explained that the legislative session was still in its early stages and that bills often undergo significant changes between introduction and final passage. He stated that this evolution allowed for input from many stakeholders and contributed to a more thoughtful process, though it required close attention throughout the session. He reported

that approximately 600 bills had been numbered so far, the highest volume in Utah legislative history, and noted that not all bills would ultimately pass.

Councilman Jesse Cardon thanked Seth Perrins for the update and encouraged continued public engagement in the legislative process. He concluded his comments by thanking city staff for their efforts during a recent planning retreat in Midway. He stated that the time and preparation staff dedicated to presenting departmental needs was appreciated, especially as the city prepared for the upcoming fiscal year budget. He then thanked the Mayor and concluded his remarks.

Mayor Mike Mendenhall responded by jokingly asking what the French toast had been stuffed with.

Councilman Jesse Cardon replied that it had been filled with a cream cheese style filling.

Seth Perrins added that his wife made stuffed French toast using Nutella and commented humorously that he had recently learned that stuffed French toast was essentially a sandwich rather than bread injected with filling. He stated that he had found the concept surprisingly enjoyable.

Councilman Shane Marshall asked whether this had been Seth Perrins's first experience with stuffed French toast.

Seth Perrins confirmed that it was and added that he was also a fan of stuffed donuts. He humorously reminded those present of the standing rule that if a phone rang during a meeting, donuts were expected at the next meeting, stating that Councilman Marshall would be bringing donuts next time.

Mayor Mike Mendenhall continued the lighthearted discussion by suggesting the idea of a Spanish Fork City cookbook.

Seth Perrins concluded the exchange by suggesting that Mr. PostMalone be asked to market the idea.

Mayor Mike Mendenhall thanked Councilman Cardon and invited Councilman Oyler to proceed.

Councilmember Kevin Oyler

Councilman Kevin Oyler thanked the Mayor and began by congratulating the Spanish Fork High School wrestling team on winning their divisional championship the previous weekend. He stated that the team narrowly defeated Payson to secure first place. He encouraged residents to mark their calendars for the upcoming state wrestling tournament, clarifying that competition would take place on Thursday and Friday, February 12 and 13, at Utah Valley University. He explained that the first round would begin at 10:00 a.m. on Thursday and that the final day would include the Parade of Champions on Friday afternoon. He noted that the Spanish Fork team was competing for a third consecutive state championship, an

achievement that had never been accomplished before in Spanish Fork wrestling. He stated that the team would appreciate community support and invited residents to attend and cheer them on in Orem.

Councilman Kevin Oyler then reported on his attendance at recent Mount Nebo Water Agency and SUVMWA board meetings, stating that both meetings went well. He noted that there had been several changes due to new Council Members being elected and appointed to various boards. He informed the Council that during the SUVMWA meeting, a trade water agreement between Spanish Fork and Saratoga Springs had been approved. He stated that the approval was positive for the city and the community. He concluded by stating that he had no further comments.

Mayor Mike Mendenhall thanked Councilman Oyler for the update, offered brief encouragement for the wrestling team, and then called on Councilwoman Beck to continue with Council Comments.

Councilwoman Stacy Beck

Councilwoman Stacy Beck shared that she had attended a groundbreaking ceremony for Community Action and the Food Bank, announcing that a second community garden would be established in Spanish Fork. She explained that the existing garden near the Justice Center and Police Department had been very successful, which allowed the Food Bank to secure a grant to expand the program. She stated that the new garden would provide additional opportunities for residents who had previously expressed interest but were unable to participate due to limited space. She noted that the new garden site was located mid block on property being donated by Canyon View Medical and said she had invited Food Bank representatives to attend a future council meeting in the spring to explain the program and participation opportunities to the public.

Councilwoman Stacy Beck then referenced a photo shown during the meeting and pointed out a young man wearing a red hat, identifying him as Mayor Mike Mendenhall. She noted the photo dated back to 2004 and commented that it appeared to be after his mission and before he was married. She shared that her son had been coached by the Mayor and recalled being surprised to learn that the young man in the photo was now the Mayor. She reflected on how meaningful it was that he had chosen to serve the community even as a young, single adult and stated that she thought it was a great photo and a testament to early community involvement.

Mayor Mike Mendenhall responded by stating that he had been encouraged into community service by Dale since his youth and jokingly commented on the shorts he was wearing in the photo. He and other Council Members shared light remarks about the baseball team, the players in the photo, and memories from that time, including comments about Councilwoman Beck's son and other youth who later went on to do notable things.

Councilwoman Stacy Beck then moved on to provide an update regarding airport communications. She explained that, in an effort to increase transparency and improve communication with airport patrons, she and Councilman Cardon were working with city

staff and the airport board to create an informational video. She stated that the video would explain current activities and changes occurring at the airport and would be distributed via email to airport patrons and posted on the city's website. She identified Matt Taylor as the airport board chair and noted that filming for the video was underway.

Councilwoman Stacy Beck expressed appreciation to city staff for the recent three day mid year training session. She clarified that the training took place at mid fiscal year and stated that it was valuable in helping the Council understand the needs and priorities of each department as they prepared for the upcoming budget cycle. She said the information provided during the training helped the Council make informed decisions.

Councilwoman Stacy Beck concluded by reminding residents that the city's Facebook page and related application links had gone live the previous day. She stated that applications were now open for the Grand Parade, the craft fair, and food trucks in the park. She encouraged interested residents and businesses to visit the city's website and submit their applications promptly.

Mayor Mike Mendenhall asked Councilmember Marshall to go next.

Councilman Shane Marshall

Councilman Shane Marshall thanked the Mayor and expressed appreciation to city staff for the recent midyear work sessions. He stated that the two and a half days were extremely well prepared and noted that staff responded to a large number of Council questions. He described the sessions as some of the most interactive work meetings the Council had experienced in a long time and thanked staff for their preparation and engagement. He also commented on the value of seeing staff families present during one of the evening sessions, stating that it was a positive reminder that city employees were people with lives outside of work.

Councilman Shane Marshall then reported that he had attended the first Solid Waste District meeting of the year the previous week, stating that the budget had been placed in a good position. He shared that he had been nominated to participate in a bylaw review and said he would report back to the Council once that work progressed.

Councilman Shane Marshall addressed the upcoming Planning Commission agenda, stating that the city's General Plan would be presented to the Planning Commission the following day. He explained that the plan had come before the Council approximately a month earlier and had been posted online for public review. He stated that he had provided comments to staff but acknowledged that he submitted them too late for staff to incorporate into the version going to the Planning Commission. He clarified that community members who had shared input with him should not expect to see those comments reflected yet. He emphasized that the lack of revisions was due to timing, not disregard, and stated that there would be meaningful discussion at the Planning Commission meeting. He added that he might share his comments directly with the Planning Commission and noted that there was still considerable work to be done on the General Plan. He stated that the Council would likely

see the plan again within the next month and encouraged residents to follow the Planning Commission discussion.

Councilman Shane Marshall concluded by stating that those were all of his comments.

Councilwoman Stacy Beck added that Dave Woodhouse was present in the room and invited residents to speak with him directly if they had questions about the General Plan, noting that he would be happy to discuss it further.

Mayor Mike Mendenhall

Mayor Mike Mendenhall thanked the Council Members for attending meetings, serving on boards, and reporting back to the public. He emphasized that Council Members balanced public service with their families, personal lives, and full time jobs, and stated that this dedication was what effective public service required. He expressed appreciation for the seriousness with which the Council approached their responsibilities and credited their efforts with helping improve the community. He also thanked both the Council and city staff for participating in the mid-year work session, noting that it helped set priorities and direction for departments for the remainder of the year.

Mayor Mike Mendenhall shared that media representatives had visited Spanish Fork recently and commented on how unusual it was to see cameras at the arena in February rather than during the summer months. He thanked city staff for working with the media and relayed that the media representatives specifically expressed appreciation for how accessible, transparent, and helpful Spanish Fork city staff consistently were. He noted that media visits were often related to difficult topics, but this visit was more lighthearted and focused on why a global celebrity had worn a Spanish Fork hat. He stated that Jack Urquhart had done an excellent job explaining the situation and invited him to share additional details.

Jack Urquhart explained that he first learned about the situation when he received a message showing Post Malone wearing a Spanish Fork Fiesta Days rodeo hat during the Grammy Awards. He stated that within minutes he received numerous messages and had not initially been watching the Grammys. He described the situation as a whirlwind and said it was remarkable that a city or rodeo like Spanish Fork's had been represented on such a global stage. He expressed appreciation for Post Malone and noted that the city had received an overwhelming amount of attention and messages from people across the country who were surprised and excited by the moment. He stated that the experience had been fun and positive for the city.

Councilwoman Stacy Beck asked for clarification on how the hat had been given to Post Malone and whether others would be able to obtain the same hat.

Mayor Mike Mendenhall explained that the situation had not been planned in advance and contrasted it with the extensive preparation that normally went into city events like Fiesta Days and the rodeo. He stated that Post Malone's appearance at the rodeo the previous year had been unexpected and that the artist had simply wanted to spend time in Utah, meet fans, and enjoy the experience. He explained that when Post Malone arrived, he had offered

him a camo Fiesta Days rodeo hat, which he felt matched his style, and that Post Malone had been grateful for it. He added that he also gave him a Fiesta Days belt buckle, which Post Malone immediately swapped with the one he was wearing and kept on for the rest of the evening. He stated that it had all happened organically and that he never anticipated seeing the hat worn on one of the biggest stages in the world. He said he believed the gesture reflected that Post Malone had enjoyed his time at the Fiesta Days rodeo. He also stated that the city was working on restocking the hats due to increased demand and cautioned residents against purchasing unofficial versions. He explained that producing more hats would take time but that they would become available.

Mayor Mike Mendenhall asked Seth Perrins if there were any new staff reports.

Seth Perrins described the temporary plan to use an alternative microphone setup and apologized for the inconvenience. He stated that there were no new staff reports to present, noting that updates had already been provided previously and that there were no changes since the last meeting.

Mayor Mike Mendenhall then returned to the public comment portion of the agenda. He explained that public comments were an opportunity for residents to ask questions or make comments to the Mayor and City Council on items not scheduled for a public hearing. He stated that speakers would be limited to three minutes to ensure fairness and asked speakers to clearly state their name at the beginning of their remarks so the record could be accurate. He invited members of the public to come forward to the microphone to be heard.

PUBLIC COMMENT:

Kevin Baadscaard introduced himself and stated that he lived at 1215 West South. He explained that he and his wife moved to the Leland area approximately 30 years earlier from Springville because it was rural at the time. He described how 900 South had once been nearly a dead end and later became a through street after the bridge was constructed near the school. He shared that a recent situation prompted him to speak, referencing an old Jim Croce song lyric about not fighting city hall.

He explained that approximately six weeks earlier, he and his wife returned home to find workers measuring and marking a large circular area near their driveway. Upon asking the workers what they were doing, they were told new utility poles were planned as part of a long running project. He stated that he had not received prior notice and was told flyers had been distributed, though he and most neighbors had not seen them. He said even a neighboring councilmember had been unaware of the project. He explained that the project involved a major high power electrical transmission line running through their neighborhood along a road he described as minimally improved. He expressed concern that the poles would be extremely large, some reportedly 90 to 100 feet tall and several feet in diameter, and located approximately 50 feet from his bedroom window.

Kevin Baadscaard stated that he researched the potential impacts of high voltage power lines and cited studies suggesting property values could decrease between 5 and 45 percent depending on proximity and size. He explained that there were 33 homes in his

neighborhood and that such a decrease would significantly affect homeowners' primary investments. He expressed frustration that the project appeared to be moving forward without meaningful neighborhood input and stated that residents were upset and concerned.

Mayor Mike Mendenhall responded that the Council was aware of the project and offered to speak with Mr. Baadscaard individually after the meeting to discuss details, answer questions, and provide clarification.

Kevin Baadscaard continued by stating that there appeared to be alternative locations with open space where the power lines could be placed without impacting homes. He expressed concern that the approach of speaking with residents individually divided neighbors rather than allowing a collective discussion.

Mayor Mike Mendenhall reiterated his willingness to meet and discuss the matter further.

Jenny Baadscaard introduced herself as Kevin Baadscaard's wife. She stated that she and her neighbors were upset with how the situation had been handled. She explained that when they met with representatives from SUVPS, the representatives were dismissive and unwilling to hold a public meeting. She stated that they were told the City Council had already agreed to a one on one approach, which she felt was inappropriate given the number of families affected. She expressed concerns not only about property value depreciation but also about potential health effects related to electromagnetic fields from high voltage transmission lines. She stated that the existing line carried significant voltage and that the larger steel poles indicated future increases in capacity. She asked whether a public meeting involving the city and SUVPS could be arranged.

Mayor Mike Mendenhall responded that SUVPS had public meetings. He stated his willingness to meet with residents in a smaller group setting. He explained that council meetings were not ideal for detailed back and forth discussions but reaffirmed that he regularly met with residents and neighbors and would be willing to do so in this case. He stated the poles were in his neighborhood as well.

Seth Perrins clarified that the project was an SUVPS project and not a Spanish Fork City project. He explained that while the city was a member of SUVPS, the power system was responsible for the project and needed to be present to answer technical questions. He emphasized that having SUVPS directly involved was important so accurate information could be provided.

Mayor Mike Mendenhall added that SUVPS stood for South Utah Valley Power System and explained that it was a regional power system made up of multiple cities and the county.

Keith Baadscaard had a question from the seat, and the Mayor asked him to let the resident who was at the podium have his turn, and he would have a conversation with him later.

Mike Dayton addressed the Mayor and City Council and stated that he was a Spanish Fork resident living in the Del Monte townhomes across from American Leadership Academy. He

explained that he had lived there for three years and served on the HOA board. He described an ongoing issue that had existed since the development of the neighborhood approximately five years earlier and requested assistance from the City Council. He explained that ALA had continued to expand and was expected to grow further with a new field house planned. He stated that the school lacked an effective drop off and pick up system, which caused significant congestion on surrounding streets.

Mike Dayton explained that during drop off and pick up times, ALA parents frequently parked throughout his neighborhood instead of waiting in line at the school. He stated that parents parked on both sides of streets, blocked driveways, used guest parking stalls, and utilized HOA playground equipment. He explained that the neighborhood streets were narrower than the main road by the school, leaving little room for through traffic when cars were parked on both sides. He stated that this congestion created serious safety hazards, limited visibility, and restricted entry and exit for residents.

Mike Dayton stated that the situation had resulted in multiple car accidents and ongoing safety concerns for residents and children. He explained that residents did not feel safe walking in the neighborhood during peak school hours due to traffic volume and driver behavior. He shared that his family had experienced three medical emergencies requiring ambulance response luckily not during the peak hours and expressed concern that emergency vehicles could be delayed during school hours. He also stated that ALA related traffic had caused damage to sidewalks, curbs, landscaping, sprinkler systems, playgrounds, and community equipment, costing the HOA thousands of dollars.

Mike Dayton stated that the HOA had installed no trespassing and no parking signs on private streets and playground areas but had no authority over the city owned street within the neighborhood. He explained that attempts to work with ALA parents, school administration, and the school resource officer had been unsuccessful, and police were unable to enforce parking restrictions. He requested that the city designate the west entrance of the neighborhood as a no parking zone through signage or red curb markings to allow enforcement and improve safety. He stated that without enforcement, the community risked additional accidents, injuries, and increased HOA fees.

Mayor Mike Mendenhall thanked Mike Dayton for his comments and asked if there were any additional public comments.

Kevin Baadscaard called out from his seat wanting to know whose easement existed in front of his property.

Seth Perrins responded that the easement belonged to South Utah Valley Power System and explained that the existing power line being replaced was an SUVPS line. He stated that it was a historical easement, originally built and owned by the federal government many years earlier. He explained that the easements were old and recorded as such and were now being used by SUVPS for the current project.

Mayor Mike Mendenhall clarified for the public that SUVPS stood for South Utah Valley Power System, which consisted of multiple cities and the county in South Utah Valley, including Spanish Fork.

Cory Pierce added that his understanding was that the power line had been in place since the 1980s and that the current project involved upgrading the line to meet present day needs.

Seth Perrins reiterated that because the system belonged to SUVPS and not the city, the city did not have all the technical details and that many of the specific questions would need to be answered directly by SUVPS representatives.

Kevin Baadscaard interjected from his seat that originally he was served by Strawberry Electric Service District.

Mayor Mike Mendenhall explained that Strawberry Electric Service District was a member of South Utah Valley Power System, just as Spanish Fork, Springville, and Payson were members. He stated that SUVPS functioned as a cooperative system of those entities. He reiterated his willingness to meet with affected residents and stated that it would likely be beneficial to include SUVPS representatives so questions could be answered accurately. He stated that the city could ask SUVPS to participate in a broader meeting with affected neighbors.

Seth Perrins stated that SUVPS had indicated they had communicated with affected landowners, though he did not know the full extent of that outreach. He explained that SUVPS tended to focus communication on landowners directly affected by poles and right of way issues.

Councilman Shane Marshall stated that residents were not requesting a citywide public meeting, but rather a broader conversation that included affected neighbors together instead of one on one discussions. He stated that the request was reasonable but acknowledged that the decision ultimately rested with SUVPS, not the city. He suggested that at a minimum, the city could ask SUVPS to meet and provide an accounting of the outreach they had conducted.

Mayor Mike Mendenhall agreed that the city could ask SUVPS about holding such a meeting and stated that he did not see why they would refuse, though he noted that SUVPS may have concerns about expanding discussions beyond directly affected landowners.

Councilman Kevin Oyler asked Kevin Baadscaard whether he currently had a pole on his property.

Kevin Baadscaard clarified that he owned three lots along the affected road, including three houses, and a separate 30 acre building lot. He stated that the proposed placement of large poles directly in front of his property would have a significant negative impact.

Councilman Kevin Oyler asked whether, if Council Members drove out to the area, they would still be able to see markings indicating where the new poles were planned.

Kevin Baadscaard responded that the circles had been drawn approximately six weeks earlier and were no longer visible. He stated that the workers who initially marked the area did not appear to have detailed information about the project.

Councilman Shane Marshall added that the workers likely only knew they were instructed to take measurements and draw circles and did not have broader project context.

Mayor Mike Mendenhall stated that if someone drove through the area, they would still see the existing power poles, approximately 60 feet tall, that were currently in place. He thanked the public for coming forward and participating in the public comment portion of the meeting, emphasizing that public input was always appreciated.

Seth Perrins added that the SUVPS project had already begun on the east side of town and explained that large poles along Canyon Road, east of Spanish Fork Parkway and the fire station, provided a visual example of what the new poles would look like. He noted that those poles were located on the south side of the road and represented the same type of infrastructure planned elsewhere.

Mayor Mike Mendenhall acknowledged the clarification.

Brandon Gadd came forward, stated his name, and explained that he lived near the area impacted by the proposed power line. He shared concerns about a high voltage power line being placed in close proximity to an existing natural gas line that ran through his backyard. He stated that representatives had not taken his concerns seriously during discussions and questioned the safety implications of placing upgraded electrical infrastructure near gas lines. He provided his address at 1012 West 920 South and described the location near the church and the old mill.

Linzee Gadd added that representatives had visited their home because the proposed relocation would place the line directly outside their gate entrance. She explained that they had suggested alternative routing options, such as adding an extra pole near the church stop sign or adjusting the alignment to follow the roadway more closely. She stated that they were told those alternatives would cost millions of dollars and were therefore not feasible.

Seth Perrins responded that while the cost estimates sounded extreme, power poles placed at angles or bends were significantly more expensive due to structural and tension requirements. He explained that straight line construction was the least expensive option and that utility providers typically prioritized cost efficiency when designing systems. He reiterated that the project belonged to SUVPS and not the city.

Mayor Mike Mendenhall thanked Brandon and Linzee Gadd for sharing their concerns.

Councilwoman Stacy Beck noted that Mike Dayton had spoken earlier regarding traffic issues near American Leadership Academy and stated that his concerns had not yet been directly addressed.

Seth Perrins responded that he had taken notes and stated that city staff would follow up. He said that staff from traffic engineering and the police department would likely reach out to Mr. Dayton in the coming days to evaluate the situation. He acknowledged the challenges posed by charter schools, noting that they served students from multiple cities and did not have the same geographic boundaries as neighborhood schools. He stated that similar traffic issues had existed since the school was built and that staff would look at what could be done.

Mayor Mike Mendenhall added that traffic issues related to charter schools were an ongoing concern for the city because they attracted families from outside the immediate neighborhood, increasing localized impacts.

Dave Woodhouse stated that he also lived near the proposed power line route and expressed concern about the project. He requested a meeting to better understand what was planned, what impacts to expect, and whether any mitigation was possible. He also raised concerns about potential impacts on property values and asked for clearer information.

Mayor Mike Mendenhall stated that he would be willing to speak with SUVPS representatives and see what could be arranged to help facilitate better communication.

Mayor Mike Mendenhall thanked everyone who participated in public comment and closed that portion of the meeting.

Mayor Mendenhall concluded his remarks and asked City Manager Seth Perrins if there were any staff reports.

City Manager Seth Perrins stated there were no staff reports.

Mayor Mike Mendenhall moved the meeting to the consent agenda items, which included approval of the minutes from the previous meeting, a memorandum of understanding with service missionaries, and a real estate purchase contract. He asked the Council if there were any questions regarding items A, B, or C.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council 01-20-2026**
- b. Memorandum of Understanding - Service Missionary Volunteers**
- c. Real estate purchase contract**

Councilwoman Beck ▾ made a **Motion** to Approve ▾ the Consent Item
Councilman Marshall ▾ **Seconded** and the motion **Passed** unanimously.

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| Kevin Oyler | Yes |
| Jesse Cardon | Yes |
| Stacy Beck | Yes |

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| Landon Tooke | Yes |
| Shane Marshall | Yes |

Mayor Mike Mendenhall noted that before proceeding to the scheduled public hearing, he was available to speak informally with residents after the meeting if they were able to wait. He then transitioned the meeting to the public hearing portion of the agenda regarding the Brent Money Annexation. David Anderson was invited to present the item.

PUBLIC HEARING:

A. Brent Money Annexation

Dave Anderson stated that the Brent Money Annexation proposal consisted of just over 220 acres and referenced a map showing the area highlighted in yellow as he began his presentation. He explained that the Brent Money annexation property was located on the north side of State Road 77, immediately east of the Stockman Flats development.

He noted that the current city boundary shown on the map was slightly outdated and did not include the recently approved Swenson annexation south of State Road 77. He described the orientation of the subject property using an aerial photograph taken from the southwest corner, noting Mount Timpanogos in the background and pointing out that part of the access road into Stockman Flats had been constructed on the annexation property.

He outlined the procedural history of the annexation, stating that the petition was submitted by Mr. Money in May, recommended for further study by the Development Review Committee in July, and accepted for further study by the City Council later that same month. He explained that the petition was certified, a protest period was noticed, and Springville City filed a protest with the Utah County Boundary Commission. He stated that the Boundary Commission heard the protest on December 3, 2025, and issued a written decision on December 17 denying Springville's protest, which allowed the city to proceed with the annexation hearing. He also noted that a letter from Springville City had been submitted for the record (see exhibit A) and confirmed that staff recommended approval of the annexation based on the findings in the staff report.

Councilman Jesse Cardon asked what zoning was being proposed with the annexation.

Dave Anderson responded that staff recommended annexation with a rural residential zoning designation. He explained that this zoning would not preclude future changes but would require additional applications and approvals before any change in use. He stated that he had discussed this approach with the applicant, Mr. Money, and that no significant concerns had been raised.

Councilman Jesse Cardon commented that, given the surrounding area, there was a strong likelihood the property could eventually transition to industrial use and wondered if we could service it.

Dave Anderson stated that staff believed the city could provide services to support future industrial use. He added that the draft land use element of the updated General Plan, which was scheduled to go before the Planning Commission the following evening, identified the property as industrial and environmentally sensitive. He explained that this approach was consistent with how nearby properties, including Stockman Flats and the GWC annexation, had been treated, and that staff anticipated the developable portion of the property would ultimately be planned for industrial use.

Councilman Kevin Oyler asked about the Utah County Boundary Commission vote and whether there were concerns raised during that process that the Council should consider.

Dave Anderson stated that the vote was not unanimous and that two commissioners voted in favor of Springville's protest, while the majority voted to deny it. He noted that Vaughn Pickell had represented the city during that hearing and would be better suited to address specific concerns raised by the commission.

Vaughn Pickell explained that the primary concern raised during the Boundary Commission hearing was that the annexation area fell within the annexation policy boundaries of both Spanish Fork and Springville. He stated that Spanish Fork had recently added the property to its annexation policy boundary to preserve the option for annexation, which was a required step under state law. He noted that overlapping annexation policy boundaries between the two cities were common, covering hundreds of acres, and that multiple annexations in recent years, including Stockman Flats, had occurred in areas where both cities' boundaries overlapped.

Seth Perrins added clarification regarding the annexation timeline, emphasizing that the Boundary Commission hearing on December 3 and the issuance of the decision on December 17 were significant milestones that were not typically part of Spanish Fork's annexation history. He stated that this level of review was unusual for the city. He also referenced the long history of overlapping annexation boundaries in the area, noting that the overlap dated back to at least 2010 when Springville extended its boundary south of State Road 77 in part to maintain proximity to the airport. He stated that since that time, multiple annexations within overlapping areas had occurred without protest.

Seth Perrins provided additional context on annexation history north of State Road 77. He explained that in a prior annexation situation, Spanish Fork had encouraged the applicant to approach Springville and study annexation into Springville because Springville had indicated it was not interested in annexations north of the highway and Spanish Fork had not historically pursued annexations there. He stated that after several months of evaluation, Springville's analysis determined it would cost an additional \$15 to \$20 million to extend utilities to that site, while Spanish Fork utilities were already located across the highway. He stated that Springville ultimately indicated it would not protest if that applicant chose to annex into Spanish Fork.

Seth Perrins added that Council Members would likely recall the 2023 GWC annexation, which he said was part of the broader history in that area. He stated that Spanish Fork studied that annexation, Springville did not protest, and the city annexed the property. He

noted that portions of the GWC annexation had since begun developing and connecting to Spanish Fork utilities through normal development processes.

Mayor Mike Mendenhall invited the applicant to speak before the public hearing.

Brent Money addressed the Mayor and City Council and stated that he did not want to rehash prior discussions. He reiterated that as the property owner, he desired to annex into Spanish Fork and stated that he had previously provided reasons for that decision. He referenced the Boundary Commission report and offered copies to Council Members and anyone else. He quoted a portion stating that Springville City did not identify costs or harm if the property was not annexed into Springville and that removal of the property would not adversely affect Springville's annexation plans.

He thanked Vaughn Pickell for representing the city and assisting during the process and noted that annexation policy boundaries between the cities had shifted multiple times previously without protest. He stated that Springville had not reached out to him during the process, while he had initiated contact with Springville leadership, including their Mayor and some Council Members, but had not received a clear explanation for why his property was important to Springville. He stated that utilities were available through Spanish Fork and that developers were ready to proceed if the annexation was approved. He thanked city staff for their work and asked the Council to vote in favor of annexation into Spanish Fork.

Mayor Mike Mendenhall thanked Brent Money.

Mayor Mike Mendenhall called for a motion to open the public hearing for the annexation ordinance.

Councilman Cardon ▾ made a **Motion** to Go Into a Public Hearing

Councilman Tooke ▾ **Seconded** and the motion **Passed** with an all in favor 7:37 pm

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

Public Comments

There were none.

Councilwoman Beck ▾ made a **Motion** to Go Out of the Public Hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** with an all in favor vote at 7:27 pm

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

Councilman Shane Marshall asked to discuss the letter submitted by Springville City, clarifying for the public that it was a letter from Springville leadership outlining concerns and urging denial of the annexation. He stated that parts of the letter suggested Spanish Fork had acted with questionable intent and he wanted clarification. He specifically raised the claim that Spanish Fork had constructed infrastructure outside city boundaries.

Seth Perrins confirmed that the infrastructure referenced was built to serve development south and west of the Money property and asked Public Works Director Cory Pierce to address details.

Cory Pierce explained that utilities had been installed in 1050 West, the road serving Stockman Flats, to provide necessary services such as fire flows for that development. He stated that the only item visible near the Money property was a stubbed conduit near the corner. He explained that Spanish Fork Power and Light routinely stubbed conduits at intersections during construction to avoid cutting into new asphalt later, and that this practice likely occurred without consideration of municipal boundaries. He stated that he believed the city had permission from Mr. Money for the work and clarified that no other city utilities had been stubbed there. He also noted that gas infrastructure was not a city utility.

Seth Perrins added that the conduit stubs should not have been placed outside city boundaries and acknowledged that it could create the appearance of improper intent, which he described as regrettable. He stated the conduits were empty and caused no functional impact. He also explained that the broader context included past discussions about a potential substation site in the area, which could have influenced why a staff member might have anticipated a future need for conduit, though he emphasized that he could not speak definitively for that staff member. He also clarified that the conduit shown was for broadband and stated that no other Spanish Fork utilities were extended into the Money property.

Councilman Shane Marshall stated that it did not seem logical that the Boundary Commission would base an annexation decision on the existence of a couple of conduit stubs, and he emphasized that Spanish Fork had not annexed Stockman Flats with the intention of forcing annexation of the Money property. He then raised a second concern from the Springville letter, which suggested Spanish Fork upsized utilities to accommodate the Money property.

Cory Pierce responded that utilities were sized based on the needs of Stockman Flats and the industrial nature of the development. He stated that the 12 inch water line in the area was larger than the standard minimum and was required to meet fire flow demands for large industrial buildings. He stated that the city's master planning along State Road 77 anticipated industrial type needs and that Spanish Fork believed it could meet similar fire flow

requirements for future development on the annexation property. He explained that sewer service for Stockman Flats included a lift station designed based on assumptions at the time and could require further study or expansion depending on what adjacent properties ultimately developed. He stated that the city was confident there was infrastructure capacity in the broader area, but additional analysis would be required once specific land uses and development plans were known. He confirmed that less intensive industrial uses would likely be served adequately by existing infrastructure, while more intense uses could require additional improvements.

Councilman Shane Marshall summarized that the infrastructure was nearby and that future connections would require study, but that the city had not specifically upsized utilities for the Money property at this stage. He noted that the property was being proposed for rural residential zoning at annexation and that no development sizing decisions had been made for the annexed property itself.

Seth Perrins explained that the city's water infrastructure serving the area had been designed appropriately and that the annexation would not negatively impact overall water system capacity. He stated that the proposed annexation would not take capacity away from other users and would not affect the broader water system. He identified sewer as the primary utility concern for the annexed property, explaining that future development could require upgrades, particularly to lift station capacity.

He stated that staff would expect any annexation agreement or future development approvals to require the applicant or developers to study and, if necessary, upsize sewer infrastructure at their expense rather than placing that burden on the city. He explained that sewer pipes in the area were larger and shallower due to flat terrain, which increased internal capacity but did not necessarily increase downstream capacity. He stated that power infrastructure would be handled internally through development and was not expected to be a limiting factor.

Councilman Shane Marshall asked about claims in Springville City's letter alleging that Spanish Fork had violated its own policies.

Dave Anderson responded by explaining that the cited growth management policies were part of the city's General Plan, which functioned as an advisory, high level policy document rather than a rigid regulatory framework. He explained that General Plan policies were intended to guide citywide decisions but allowed flexibility and pragmatism in site specific situations.

He acknowledged that Stockman Flats had been annexed before being included in the city's growth management boundary, which technically conflicted with policy language, but explained that the city had been in the process of updating the land use element at that time. He stated that the current proposal similarly involved land that would be brought into conformity through the ongoing General Plan update. He explained that other alleged policy conflicts, such as the use of a localized sewer lift station, reflected practical engineering solutions rather than policy violations. He stated that claims of land use conflict between

future residential and industrial development were subjective and not inherently problematic. He concluded that Spanish Fork had acted appropriately and in good faith.

Councilman Shane Marshall stated that the language in Springville's letter was disappointing and felt inflammatory. He stated that Spanish Fork had acted without ill intent and had not attempted to take property from Springville. He emphasized that the city had listened to the property owner and sought to meet his needs in a timely manner, stating that Spanish Fork was able to provide services more efficiently.

Councilman Kevin Oyler stated that Spanish Fork had not pursued the annexation and that the city had not initiated contact with the property owner. He stated that the property owner had not received meaningful communication from Springville had not found harm to Springville from the annexation. He stated that for him, the decision came down to respecting the property owner's wishes, and that if the owner preferred Springville, he would support that as well. He stated that he supported annexation into Spanish Fork.

Seth Perrins clarified that it was the Boundary Commission, not Springville City, that concluded there was no demonstrated harm from the annexation.

Councilwoman Stacy Beck stated that she had participated in meetings with Springville leadership and had listened to Mr. Money's petition. She stated that she had been interested in the Boundary Commission's decision and found it persuasive. She stated that Springville had not provided clear timelines for utility service, indicating it could take many years or even decades. She expressed support for the annexation based on the property owner's readiness to develop and Spanish Fork's ability to serve the site.

Councilman Jesse Cardon stated that the decision aligned with principles of property rights and responsible growth. He stated that the Boundary Commission's decision and the city's analysis supported annexation. He reiterated that there had been no intent to annex additional land when Stockman Flats was approved, but that this proposal made sense based on circumstances. He stated that he supported moving forward.

Councilman Landon Tooke stated that he had reviewed the situation, including the letter from Springville, and felt confident that annexation was appropriate. He emphasized the importance of respecting property owner rights and stated that the proposal made sense.

Mayor Mike Mendenhall stated that the process demonstrated transparency and a genuine effort to listen to the property owner. He emphasized that while property owners did not automatically receive everything they wanted, the city appropriately balanced ordinances, policy, and property rights. He expressed appreciation that the Council had kept the property owner's wishes central to the discussion and reiterated that there was no ill will toward Springville City. He thanked the Council for its careful consideration.

Mayor Mike Mendenhall responded that this approach had consistently guided the Council's actions on the matter and thanked everyone for the thoughtful discussion.

Dave Anderson requested to add one final clarification. He explained that the Development Review Committee had discussed requiring the applicant, Mr. Money, to enter into an annexation agreement with Spanish Fork City as a condition of approval. He stated that such an agreement would outline expectations regarding utility extensions and related responsibilities. He explained that annexation agreements were particularly useful when properties later changed hands and development was pursued by parties other than the original petitioner. He noted that this step had not been emphasized earlier due to the unique and extended process this annexation had undergone.

Vaughn Pickell explained that state statute imposed a specific timeline following a Boundary Commission decision. He stated that the city was required to wait 30 days after the decision before acting, allowing time for a possible appeal, and then required to act within 60 days of the decision. He explained that this meeting fell within that statutory window and that the Council needed to take action that evening.

Seth Perrins added that the statutory “shot clock” was unusual for annexations and likely existed to ensure timely resolution following a Boundary Commission protest. He stated that this requirement made it necessary for the Council to move forward decisively.

Councilman Shane Marshall stated that he supported including an annexation agreement as a condition. He explained that the Council had focused primarily on whether the annexation should occur, not on the specific details of future development. He said the agreement would allow additional study and clarity on impacts after annexation and expressed that he was comfortable moving forward with that condition.

Councilman Kevin Oyler stated that he also supported the annexation agreement condition.

Mayor Mike Mendenhall stated that it appeared the Council was ready to act and invited a formal motion.

Councilman Shane Marshall made a motion to approve the proposed ordinance for the Brent Money Annexation based on specific findings. He stated that the annexation would eliminate a peninsula of unincorporated county land, that staff believed the area could be serviced by Spanish Fork City utilities, and is not currently being serviced by Spanish Fork City, that the property appears to be in the path of development, and that approval was conditioned on the applicant entering into an annexation agreement with Spanish Fork City.

Councilman Marshall ▾ made a **Motion** to Approve ▾ **the proposed ordinance for the Brent Money Annexation based following findings:**

- 1. The annexation would eliminate a peninsula of unincorporated county,**
 - 2. The staff believe the area could be serviced by Spanish Fork City utilities, and is not currently being serviced by Spanish Fork City,**
 - 3. That the subject property appears to be in the path of development.**
- And the condition:**
- 4. That approval was conditioned on the applicant entering into an annexation agreement with Spanish Fork City.**

Councilman Oyler ▾ **Seconded** and the motion **Passed** with an all in favor vote at 7:56 pm

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

Mayor Mendenhall announced that the motion passed unanimously and that Item A was approved.

Councilman Kevin Oyler then took a moment to recognize a group of youth in attendance, thanking them for spending their evening at a City Council meeting. He asked about their group affiliation and acknowledged their participation.

Mayor Mike Mendenhall mentioned candy rewards for those who stayed through the meeting.

Seth Perrins addressed the youth humorously, asking whether they responded to text messages from their leaders or left them unanswered. He jokingly requested at least a thumbs up in response and thanked them for attending.

Councilman Jesse Cardon added a lighthearted comment affirming that the youth group's behavior was typical.

Mayor Mike Mendenhall thanked the youth for coming.

Seth Perrins jokingly noted that he had received a thumbs up, reinforcing his earlier comment.

Mayor Mike Mendenhall then moved the meeting forward, stating that there were two items of new business remaining before adjournment. He introduced Item A, a resolution selecting a 911 ambulance and interfacility transfer provider, and indicated that Police Chief Eddie Hales would present the item.

NEW BUSINESS:

A. Resolution Selecting a 911 Ambulance and Inter-Facility Transfer Provider

Eddie Hales explained that the resolution before the Council was a follow up to the January 20 meeting and work session, where staff had reviewed the requirements of state statute regarding ambulance service providers. He stated that the city issued a request for proposals on January 5 for ambulance services within Spanish Fork, which closed on January 14. He explained that the RFP was open to private providers and that one proposal was received from Frontline EMS, a private ambulance company based in Boise, Idaho. He stated that staff evaluated the proposal alongside the services currently provided by Spanish Fork Fire and

EMS, focusing on cost, quality, and access. He said that based on the analysis and discussion during the work session, staff recommended bringing the resolution forward for public approval to designate Spanish Fork Fire and EMS as the city's ambulance provider for the next four years.

Mayor Mike Mendenhall asked if there were any questions for Chief Hales and stated that the Council had reviewed the proposals as required by state law. He reassured residents that Spanish Fork Fire and EMS provided excellent service at the best value for the community.

Councilwoman Stacy Beck asked, somewhat humorously, whether anyone in the room wanted to share a testimonial about recent fire or emergency services. She referenced a recent incident involving Mr. Mellor and invited him to speak.

Darrin Mellor introduced himself for the record and shared his experience with Spanish Fork Fire and EMS. He explained that he had been working in his garage when a fire broke out in his Jeep, which belonged to his wife and had been a Christmas gift. He stated that the fire caused significant damage to the vehicle and the garage. He shared that emergency responders arrived quickly and provided exceptional care.

He explained that he had inhaled fire extinguisher residue and that EMS personnel treated him with professionalism and compassion. He stated that the fire department, EMS, police department, and neighbors all responded, and he expressed deep gratitude for the level of service provided. He said he later saw EMS personnel at FitCity and personally thanked them. He stated that the experience left him humbled and appreciative of the community and public safety services, noting that even Chief Hales came to his home. He concluded by strongly supporting the continued use of Spanish Fork Fire and EMS for ambulance services.

Council Members thanked Mr. Mellor for sharing his experience and expressed appreciation for his comments.

Councilman Shane Marshall made a lighthearted comment referencing fire extinguisher use and thanked Mr. Mellor for his story.

Mayor Mike Mendenhall stated that such testimonials were important and asked if there were any further questions on the item. Hearing none, he invited a motion on the resolution selecting a 911 ambulance and interfacility transfer provider.

Councilman Tooke - **Moved to Approve - the Resolution Selecting a 911 Ambulance and Inter-Facility Transfer Provider**

Councilwoman Beck - **Seconded** and the motion **Passed** with a roll call vote 8:03 pm.

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| Kevin Oyler | Yes |
| Jesse Cardon | Yes |
| Stacy Beck | Yes |

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| Landon Tooke | Yes |
| Shane Marshall | Yes |

Mayor Mike Mendenhall then introduced the final agenda item for the evening, the Fairgrounds Arena Project Phase One contract, and called on Dale G. Robinson to present the item.

B. Fairground Arena Project Phase 1 Contract

Dale Robinson clarified that Phase One of the Fairgrounds Arena Project included the purchase, delivery, and full construction of the two primary metal buildings, which were the new indoor arena and the new indoor stall barn. He explained that Phase One covered the steel buildings themselves, including fabrication, delivery, erection, concrete foundations, and associated structural components. He stated that this approach allowed the city to lock in pricing for steel and avoid anticipated cost increases that were projected to rise by approximately 11 percent immediately and an additional 10 percent shortly thereafter. He explained that securing the buildings early would protect the project budget from market volatility. He further explained that the request for proposals established fixed fees of 0.86 percent for design services and 2.04 percent for construction management, with those percentages applied to the final guaranteed maximum price regardless of cost changes.

Councilman Shane Marshall asked whether the percentages listed in the RFP would adjust if the construction value changed and sought clarification on how the contractor's fees would apply if the guaranteed maximum price differed from the original estimate.

Dale Robinson responded that the design and construction management percentages were locked in at 0.86 percent and 2.04 percent and would apply to whatever the final guaranteed maximum price turned out to be. He explained that this structure was intentional because the city did not yet have enough detailed design information to establish a full guaranteed maximum price for the entire project and that fixing the percentages now ensured cost predictability later in the process.

Councilman Shane Marshall asked specifically what the city would receive under Phase One of the contract.

Dale Robinson responded that Phase One included full construction of the buildings themselves, not just materials. He clarified that Barber Construction would be responsible for erecting the buildings and completing all related construction work included in that phase.

Councilman Jesse Cardon asked what elements were not included in Phase One and what would be deferred to Phase Two.

Matt Romero explained that Phase Two of the Fairgrounds Arena Project included the elements that had not yet been fully designed due to time constraints and the aggressive construction schedule. He stated that the project timeline was compressed because work could only begin after the county fair ended in August and needed to be completed in time

for the college and high school rodeo events in late March. Because of that schedule, staff had prioritized securing a contractor capable of meeting those deadlines before finalizing all design details.

Matt Romero stated that Phase Two would include the final design and construction of restrooms, bleachers, interior finishes, and remaining building components not included in the structural shell. He explained that while significant work had already been completed on utility infrastructure planning, some utilities were old and would need to be upsized and brought up to current code, and there were still unknowns that needed to be resolved through additional design work.

Matt Romero shared that he had spoken with Barber Construction earlier that day to confirm comfort with the phased approach. He explained that Barber Construction's proposal appeared significantly lower than others because many competing contractors would have subcontracted the metal buildings to Barber anyway. By contracting directly with Barber, the city avoided additional overhead costs. He stated that references, including Doug Ford of Mountain Country Foods, spoke highly of Barber Construction's experience and performance on similar facilities.

Matt Romero stated that the committee felt confident Barber Construction was the right contractor and believed the project could still be delivered within the previously identified \$11.2 million total budget, even if scope adjustments were needed. He stated that staff expected to return quickly with Phase Two pricing, likely before construction even began, possibly by April or May.

Seth Perrins clarified that Phase One included the structural skeleton of both the indoor arena and the new stall barn. He explained that Phase One covered the full construction of the building shells but did not include all interior buildout or site work.

Matt Romero added that Phase One also included some interior elements and equipment, including stalls and furnishings, fixtures, and equipment that had already been budgeted within the overall project cost. He stated that the contractor had included those costs within the total estimate and that the design fee of 0.86 percent and construction management fee of 2.04 percent were already incorporated into the \$11.2 million project budget, unlike some competing proposals where those fees would have been added on top.

Councilman Shane Marshall asked whether there was documentation clearly outlining what the city would receive for the \$5.1 million Phase One cost.

Matt Romero responded that the contract included detailed exhibits outlining the scope of work and that all contractor documents were attached to the agreement. He stated that Barber Construction had already completed preliminary design work at its own expense as part of the RFP process and was prepared to move forward immediately if the Council approved the contract.

Seth Perrins confirmed that the contract incorporated all proposal documents as exhibits and stated that the agreement explicitly preserved the city's ability to reject or rebid Phase Two if

pricing was not acceptable.

Councilman Jesse Cardon stated that he was not very familiar with the interior of the existing Willie Barn and asked how the new arena would compare in size and function. He asked whether the new facility was larger or simply a safer and more modern structure.

Councilwoman Stacy Beck remarked that the new facility would eliminate the need to see through walls, referencing improved safety and visibility.

Matt Romero and staff indicated that the new arena would provide a modern, code-compliant structure with improved safety, functionality, and spectator experience compared to the aging Willie Barn, addressing structural risks that could not be mitigated through renovation.

Dale Robinson responded to Councilman Cardon's question by explaining that the new arena and stall barn addressed long standing safety, risk, and functionality issues present in the existing Willie Barn. He stated that structural steel members were exposed in the current building and posed ongoing risk. He explained that from the north public entrance, spectators were required to cross active stock return alleyways without visibility, creating a dangerous and poorly designed circulation pattern. He stated that this configuration had been a known liability concern for the city for some time.

Dale Robinson explained that the new facility significantly improved functionality and safety. He stated that the arena itself would be slightly larger, increasing from approximately 172 by 380 feet to roughly 180 by 400 feet. He explained that a dedicated warm up area was being added, which was especially important during rodeo events when barrel racers and stock moved frequently between indoor and outdoor arenas. He stated that this warm up space was realigned to be straight rather than angled, improving flow and safety.

Dale Robinson explained that spectator experience would be greatly improved. He stated that in the existing facility, support poles, press box placement, and other obstructions limited visibility, especially on the west end of the arena where spectators could not clearly see barrel racing events. He stated that the new design removed those obstructions, relocated the press box, and provided improved bleacher sightlines. He explained that bucking chutes were moved to the opposite end of the arena and that the stock alleyways were redesigned to allow animals to move efficiently without crossing public pedestrian areas. He stated that the new primary public entrance would be located on the south side of the building, completely separated from livestock movement.

Dale Robinson summarized that the improvements included a slightly larger arena, a dedicated warm up area, improved bleachers with better sightlines, a much larger stall barn, and significantly safer and more efficient circulation for both animals and spectators.

Councilman Jesse Cardon asked whether these improvements would allow Spanish Fork to attract horse shows and events that had previously been lost.

Seth Perrins noted that the additional stall capacity was a key factor.

Dale Robinson explained that the project would add approximately 192 new stalls and that the combination of the new arena and expanded stall barn addressed the primary reason major horse shows had left Spanish Fork. He stated that Spanish Fork was centrally located and attractive for events but lacked adequate, high quality stall facilities. He explained that some horse shows would not house high value horses in older or inadequate stalls. He stated that staff had already received inquiries over the years and was confident those events would return once the new facilities were available, resulting in the projected economic impact.

Councilman Kevin Oyler remarked that the fairgrounds often displayed “no vacancy” signs for stalls and stated that the additional capacity would create more opportunities for rentals and revenue.

Councilman Kevin Oyler then asked about the financial structure of the project, specifically how the \$11.2 million total cost would be paid and how Utah County’s contribution would be handled.

Seth Perrins explained that the construction contract was between Spanish Fork City and the contractor and that Utah County reimbursed the city for its share. He stated that the reimbursement occurred on a quarterly basis under the existing interlocal agreement. He explained that while the city and county operated on different fiscal years, the reimbursement would occur within the city’s fiscal planning cycle and that the county’s portion would likely be reimbursed in its next fiscal year.

Councilman Kevin Oyler asked whether moving forward with this project required delaying or canceling other capital projects.

Seth Perrins responded that no other capital projects were being pushed off. He stated that the fairgrounds improvements had been included in the city’s capital improvement plan for several years and were originally planned to be completed in phases over three to four years. He explained that Utah County’s desire to complete the project all at once prompted the city to evaluate cash flow and capacity, and staff determined the accelerated timeline was financially feasible.

Councilman Kevin Oyler asked for clarification on how the city was paying for its portion of the project.

Seth Perrins explained that the project would be paid for with cash from the city’s capital projects fund. He stated that the city set aside funds annually for capital improvements and that this project simply accelerated spending that had already been planned over multiple years. He stated that while cash flow would be tighter in the first year, it remained manageable and stable in subsequent years.

Mayor Mike Mendenhall emphasized the importance of the partnership with Utah County. He stated that the county’s investment reflected recognition of Spanish Fork as a central hub for agriculture, rodeo, and fairgrounds activities in the region. He stated that the project was not only about preserving heritage and identity but also about economic development and revenue generation. He expressed appreciation for Utah County’s partnership and for the

inclusion of the Utah State University Extension as part of the project.

Mayor Mike Mendenhall stated that the presence of the Utah State University Extension at the fairgrounds was an important component of the project. He explained that the extension provided agricultural education and outreach, including programs such as gardening and greenhouse education that many residents were familiar with. He stated that USU had expressed a desire to be located at the fairgrounds because of the importance of agricultural education and its connection to the local economy. He said he viewed the project as a strong and exciting opportunity for the city.

Seth Perrins added that the city's most recent resident survey highlighted the importance of the fairgrounds as a community and regional amenity. He stated that approximately 12 to 15 percent of respondents reported using the fairgrounds more than once per year, while roughly 60 percent reported using the fairgrounds at least once per year, most commonly for Fiesta Days and the rodeo. He explained that this data demonstrated the fairgrounds' broad reach and significance. He emphasized that the fairgrounds were located at 475 South Main Street, making them a highly visible and central part of the city rather than a facility on the outskirts. He stated that the partnership with Utah County made sense because the fairgrounds served many nonresidents and functioned as a regional facility.

Councilman Shane Marshall agreed and compared the fairgrounds to other city amenities such as the library and the FitCity Center. He stated that these facilities provided positive gathering places for residents and youth and asked rhetorically where people would go if those amenities did not exist. He noted that even though only a portion of residents used the fairgrounds regularly, the value they added to the community was significant. He emphasized that placing major amenities on Main Street reflected the city's values and contributed to making Spanish Fork a desirable place to grow up.

Councilman Shane Marshall stated that he supported the project and appreciated the partnership with Utah County. He acknowledged that moving forward quickly with a construction manager at risk model was somewhat unconventional but stated that the low design fee and phased approach reduced risk to the city. He explained that Phase One still allowed flexibility to rebid Phase Two if necessary. He stated that his support was based on broader project benefits rather than pressure related to material cost increases. He thanked staff, particularly Matt Romero and the project team, for their work.

Councilman Shane Marshall asked whether Utah County needed to approve the phased approach to the project.

Seth Perrins responded that Utah County's primary concern was completion of the full project and that the county had already agreed to its financial commitment. He stated that the reimbursement structure would remain the same regardless of phasing.

Dale Robinson added that Utah County had approved its share of the total cost, approximately \$5.6 million, and that as long as the city stayed within that amount, the county remained committed. He stated that staff would notify the county of the city's decision and phasing approach as a courtesy.

Councilman Kevin Oyler asked whether the new facility would result in future fee adjustments for stall rentals and other uses.

Dale Robinson responded that staff continuously reviewed fees and that some increases were likely due to the significant investment and improved quality of the facility. He stated that the new barn would include indoor stalls and upgraded amenities. He explained that no fee changes had been finalized and that any proposed adjustments would be brought to the Council for approval at a later time.

Councilman Landon Tooke expressed his excitement about the project. He stated that he had followed its development closely and believed it would add long term value to the fairgrounds and the community. He emphasized the importance of the county partnership and stated that the project would help bring back events that Spanish Fork had previously lost. He described the project as a potential game changer.

Mayor Mike Mendenhall provided historical context, explaining that the existing Willie Barn was named after Willie Nelson, whose ranch once supplied the original structure in the 1980s. He stated that the building had reached the end of its useful life and that replacing it was the responsible decision. He emphasized that the new facility would serve future generations and significantly enhance the fairgrounds' role in the community and region.

Councilwoman Stacy Beck added that the Willie Barn had already been old when it was relocated in the 1980s and that after another 40 years of use, replacement was overdue. She stated that the new facility would have a much longer lifespan.

After a brief lighthearted discussion among Council Members, Mayor Mike Mendenhall asked if there were any further questions. Hearing none, he called for a motion on Item B.

Councilman Tooke ▾ **Moved to Approve ▾ The Fairgrounds Arena Project Phase 1 Contract with Barber Company**

Councilman Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote at 8:40 pm

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

Mayor Mike Mendenhall stated that there was no closed meeting scheduled and asked for a motion to adjourn.

Mayor Mendenhall asked if there were any further questions. There being none, he entertained a motion to adjourn.

Councilman Cardon ▾ **Moved** Approve ▾ to **Adjourn** the meeting

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote 8:40 pm

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

Mayor Mendenhall

Attest: February 3, 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 February 3, 2026. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER