



**ADOPTED MINUTES
CITY COUNCIL MEETING
February 17, 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
Joshua Nielson, Assist City Attorney
Eddie Hales, Fire and EMS Fire Chief

Cade Harding, Police Lieutenant
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

Hyrum Bosserman
Chad Rainwater
Joshua Harding

Name

Jeremy Evans
Darin & Maureen Stephens
Jackie Larson

Name

4:35 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 4:40 pm, Shane Marshall, Cade Harding, Jake Theurer, Brandon, Shane Marshall, Joshua Nielsen, Jared Bartel, Jordan Hales, Jered Johnson, Eddie Hales

The Work Session of the Spanish Fork City Council was convened on February 17, 2026 with Mayor Pro Tem Beck at 4:35 pm Mayor Mike Mendenhall came in right after.

A. Spanish Fork Community Network (SFCN) Internet Service Challenges

The SFCN is facing slowed growth due to increased competition and shifting customer preferences despite historically strong market share.

- Survey reveals awareness but conversion issues among new residents.
 - Surveyed 1,500 recent utility customers, with 224 responses revealing most knew about SFCN but chose competitors.
 - Competitors like Xfinity (50%), Quantum Fiber (22%), and 5G mobile Internet (14%) captured those not choosing SFCN.
 - Price-to-speed ratio and bundling discounts by competitors were main reasons for loss in new customers.
 - Awareness is not the problem; conversion and perceived value are.
- Price and speed comparison highlight competitive pressure.
 - SFCN prices are \$45/month for 300 Mbps and \$75/month for 1 Gbps, with a 10 Gbps tier priced much higher and rarely adopted.
 - Competitors offer aggressive introductory rates and bundled services including free routers and mobile phone discounts, with Xfinity promoting a \$50/month gigabit plan for five years.
 - 40% of respondents believed competitors charge less, while 42% thought prices were about equal.
 - Competitors' bundling and promotional strategies are significantly impacting SFCN's appeal.

Councilman Jesse Cardon stepped out.

- Network technology and service quality advantages of SFCN.
 - SFCN uses active Ethernet with dedicated lines per home, offering consistent speeds unaffected by neighbor usage.
 - Competitors rely on GPON shared medium, which can slow during high traffic, making SFCN's service technically superior.
 - SFCN offers bi-directional 300 Mbps plans that meet most household needs with stable bandwidth.

- The quality of routers impacts customer experience; SFCN's use of Plume routers offers remote management and improved service quality.
- Potential improvements to enhance competitiveness.
 - Including routers in the monthly price, as competitors do, could improve customer experience and reduce truck rolls.
 - SFCN pays \$100 per Plume puck set plus \$1.50/month subscription, charging customers \$10/month for the service, breaking even in about 18-24 months.
 - Offering a free month of Internet for new customers is under-promoted and could be better leveraged to increase sign-ups.
 - Marketing and communication need significant improvement to emphasize SFCN's technical strengths and service benefits.
- Infrastructure upgrades planned to support future growth.
 - SFCN plans to quadruple backbone capacity to 4,100 Gbps and upgrade to 10 Gbps capable switches at an estimated cost of \$700,000 to \$800,000 over 18 months.
 - These upgrades are necessary to maintain competitive pricing and introduce new service tiers.
 - Historical data shows about 1,000 customers per year migrate to higher-speed plans, guiding future tier design.
 - The fund has \$6.6 million in cash, supporting these investments without immediate budget strain.

Strategic Outlook and Operational Considerations

The city and SFCN are navigating a shifting competitive landscape with a focus on infrastructure upgrades, customer experience, and funding sustainability.

- Customer behavior and generational shifts influence service expectations.
 - Younger customers prefer digital communication and remote troubleshooting over traditional service calls.
 - SFCN's investment in remote-managed routers supports this shift, improving customer satisfaction and reducing service costs.
 - The perception of service outages often relates to customer equipment, not network reliability, highlighting the importance of quality hardware provision.
 - Marketing and customer education remain critical to convey these service advantages.
- Competitive pressures require pricing and marketing adjustments.
 - Competitors' bundling and promotional pricing challenge SFCN's established pricing model.
 - SFCN must revisit tier structures, potentially adding more compelling lower or mid-tier options.
 - The planned network upgrades enable offering these new tiers with better pricing and performance.

- Leadership is cautious about prematurely setting 10 Gbps pricing, recognizing future market dynamics.
- Infrastructure ownership and partnerships maintain competitive advantage.
 - SFCN owns its fiber and conduit, refusing to lease or share with competitors to protect network integrity.
 - Builders sometimes partner with competitors for pre-installed Internet in new developments, creating challenges for SFCN customer acquisition.
 - The city encourages open conduit installation during construction to minimize future costs and ease competitor entry, but uptake has been limited.
 - Maintaining exclusive infrastructure control is a strategic asset for SFCN's long-term competitiveness.
- Budget and funding alignment support sustainable growth.
 - Growth is flattening but stable, allowing for planned investments without overextending budgets.
 - SFCN's cash reserves of \$6.6 million and forecasted customer migration trends provide a solid base for upgrades.
 - City infrastructure investments are balanced with grant funding and proactive partnerships, maintaining momentum in improvements.

B. Transportation Utility Fee

Transportation Utility Fee (TUF) and City Infrastructure Funding

The city is considering implementing a transportation utility fee to create a more transparent and sustainable funding model for road and stormwater projects.

- Current and projected infrastructure investments and funding gaps.
 - Over the past five years, the city invested about \$30 million in major corridor projects funded with \$6 million/year from city funds plus over \$16 million in grants.
 - The next five years' CIP projects total roughly \$55 million, including widening roads and new signals/roundabouts.
 - Traffic flow satisfaction improved from 24% to 30%, and overall traffic satisfaction from 20% to 25%, supporting the value of investments.
 - The city is proactive in partnering with UDOT despite some policy and funding challenges.
- Transportation Utility Fee as a funding solution.
 - The city currently relies on various revenue sources including a road repair assessment of \$905,000 paid by utilities like broadband, power, water, and sewer.
 - The TUF could replace or reduce the road repair assessment, shifting costs transparently to transportation users and potentially lowering utility fees elsewhere.

- Proposed TUF revenue targets around \$500,000 annually with potential for rate adjustments over time.
- The fee structure aims to be fair, charging residents uniformly and commercial users proportionally to road use, avoiding cross-subsidization.
- Legislative status and policy considerations.
 - House Bill 425 for the TUF is expected to pass unanimously, with ongoing collaboration with Representative Kennedy.
 - The city is awaiting final passage before full commitment but is preparing to move forward if approved.
 - There are discussions about the appeal process for assessments and how to communicate rates clearly to residents.
 - Concerns about imposing an expensive new policy without clear benefits are being balanced with the need for sustainable road funding.
- Challenges and policy impacts on intersection design and costs.
 - UDOT policy requires three-movement lanes at intersections, increasing land acquisition and construction costs significantly.
 - Signals cost about \$100,000 per intersection, while roundabouts can cost \$1.4 to \$2 million depending on property needs.
 - The city is considering pushing back on the three-movement lane policy to manage costs while maintaining safety and mobility.
 - These infrastructure design requirements impact long-term budgeting and project planning over the next 15 years.

Jesse Cardon returned at 5:24 pm

The Work Session meeting ended at 5:54 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 17, 2026 at 6:01. He thanked everyone for joining both online and in person for another council meeting in Spanish Fork. He remarked that it almost looked like it was trying to be a winter council meeting outside, which he noted would be unusual, but said they would take it. He again thanked everyone for being there and stated they would get started as they always did, with a prayer and motivational message given by Councilman Oyler. He added that Councilwoman Beck would then lead them in the pledge.

Motivational Message and Prayer

Councilman Kevin Oyler thanked the Mayor and opened the meeting with a prayer.

Pledge of Allegiance

Councilwoman Stacy Beck invited all those present to rise and participate in the Pledge of Allegiance.

All those in attendance recited the Pledge of Allegiance.

Mayor Mike Mendenhall thanked everyone and said he appreciated it. He stated they would move directly to recognitions with some special guests who had joined them in the council chambers that evening. He said they would turn the time over to Mr. Dale Robinson to introduce those individuals.

Recognitions:

A. Bill Bushman Award

Dale Robinson told Bill he might as well come up to the front while he spoke about him. He said they had a familiar face among them that day. He expressed appreciation for Bill being present and explained that Bill had received a lifetime achievement award from the Utah Community Forest Council.

It read he would like to read the program insert about Bill. He stated that in late 2024, Bill Bushman had retired after decades of dedicated service to Spanish Fork City, where he had championed arboriculture and responsible tree stewardship. He said Bill had been known throughout city government as the Tree Guy and had exemplified the values and mission of the Utah Community Forest Council through his advocacy and leadership. He explained that Bill's professional responsibilities had been diverse, including supervising grounds and building maintenance, yet he had consistently advanced urban forestry initiatives.

It said Bill's efforts had enabled Spanish Fork to implement key tools for modern tree management, including a tree inventory, an approved city tree list, tree planting and pruning guides, updated tree ordinances, the creation of a tree board, and Tree City USA recognition. He added that Bill had mentored colleagues toward skill development and ISA certified arborist achievement, strengthening the city's expertise.

Dale Robinson continued by stating that under Bill's guidance, Spanish Fork had hosted a Utah ISA chapter tree climbing competition, secured community forestry partnership grants, and piloted treatments for London Plane tree health issues. He said Bill's advocacy for the right tree in the right place had combined personal observation with ongoing education and had inspired others. He explained that through Utah Community Forest Council sponsored events, Spanish Fork had become a model community for tree resource management.

He said that thanks to Bill's persistence and vision, his legacy would continue to shape Utah's urban forestry practices for generations to come. He stated they wanted to take a minute to recognize Bill for this accomplishment and award presented by the Utah Community Forest Council and to recognize him in front of everyone for the work he had done. He said they knew the audience was already aware of Bill's contributions, but they wanted to bring him forward and thank him again.

Bill Bushman explained that when he had received the award, he realized it had not just been about him. He said they had crews who did all the work and that he had simply pointed the finger while they carried out the work, and he described them as fantastic. He said they had shared many years together and noted that the ones who had planted most of the trees had been the grade school and elementary school children. He explained that every year on Arbor Day there had been a large group of elementary school students who had a great time planting trees.

Bill Bushman stated that the reward truly went to the kids and the workers who had done so much to keep the trees trimmed and taken care of. He said it had been an honor to do his best to take care of the trees in Spanish Fork. He expressed hope that the trees would continue to be well cared for, although he mentioned he had heard rumors that they might lose some of them, which made him sad. He said perhaps they had lived their life. He thanked everyone and said it had been a pleasure working for the city all those years. He reflected that the last year had gone by very rapidly. He said it was good to be retired but also good to be back and see everyone. He thanked them again.

Mayor Mike Mendenhall thanked Bill and said he appreciated him very much.

A photo was taken with the Mayor and Councilmembers.

Mayor Mike Mendenhall said it was pretty good stuff and commented that if anyone searched the SFCN archives from the days of planting trees at the elementary schools, they would find footage filled with Bill being there, directing everything and making it happen. He said it had been such a fun time for the kids and for them as elected officials. He remarked that those trees would be something Bill could look back on in retirement and recognize as a huge benefit to the city and as trees that would outlast them all.

He described it as cool stuff, thanked Bill for coming that evening, and said they would get him off to his next assignment. He stated they had one more recognition, unless anyone wanted to add anything about Mr. Bushman. He mentioned that they had called him the Lorax and noted that Councilman Gordon had been the one to call him that when he had served on the council.

Mayor Mike Mendenhall asked if there was anything else, and when there was not, he said they would move to the next recognition, which he believed Mr. Pierce had for them.

B. Division of the Year

Cory Pierce explained that there had been a miscommunication with the crew that had been supposed to attend and that the holiday had thrown things off.

Mayor Mike Mendenhall responded that they would plan for next time.

Cory Pierce said they would catch them next time if that was okay.

Mayor Mike Mendenhall said that was fine and added that they were teasing everyone for the next council meeting, which would include a cool recognition for a department. He encouraged everyone to join them then. He then followed up on previous comments and addressed City Manager Perrins, and asked if there was anything on the agenda they would like to cover.

Follow up from the previous City Council:

Seth Perrins said yes and thanked the Mayor. He explained that they had two follow ups from the last council meeting. He stated that two comments had been made previously, one regarding the SUVPS power line and another regarding traffic near and around a townhome development and a school. He said Tyler was prepared to speak about the traffic concern. He added that he was not sure whether the Mayor wanted to address the SUVPS item at that time or during his own comments, and said they could handle it either way. He then indicated Tyler could take the traffic item.

Tyler Jacobson said he would go ahead with that item. He explained that at the last council meeting, Mike Dayton had come in and shared experiences that he and some neighbors had been having in his neighborhood. He described the map displayed on the screen, noting that American Leadership Academy was shown on the north side and that the nearby townhome neighborhood was outlined with red lines. He said they had a productive conversation and that Mike had attended the traffic safety committee meeting. He noted that several members of the Spanish Fork team had been present and had helped explain the different ways they had tried to remedy the challenge over the years. He said Dillon Muirbrook had done a great job leading the discussion.

Tyler Jacobson explained that the recently built townhome neighborhood was experiencing vehicles queuing up, typically after school and sometimes before school, as parents waited to pick up their children. He said that after visiting as a committee, they determined that the best long term solution would involve American Leadership Academy making changes, such as staggering pickup times or creating alternative pickup options, but he acknowledged that was a separate discussion.

He stated that as a short term solution, the committee had decided to paint sections of the curb red, as shown by the two red lines in the middle of the map, to designate no parking zones. He also described a triangular grassy area with a playground along the southern portion where vehicles had been stopping to wait for children. He said that in addition to painting the curb red for 30 feet from the intersection, where parking was already prohibited, they would install no stopping signs to prevent vehicles from queuing in that area. He added that for a period of time, officers would patrol the area to help enforce the changes, particularly at the beginning of the school year and periodically throughout the year as needed.

He said the resident who had raised the concern had been very grateful, and another resident who previously lived there and still owned a townhome had also attended the meeting. He described the effort as a collaborative one between residents and staff to reach a good solution. He then asked Lieutenant Harding if he had anything to add.

Lt. Harding said that Tyler had covered it well.

Councilmember Shane Marshall stated that the plan was to coordinate with the streets department so that once the curb was painted and signage installed, officers would be sent out to educate the public about the new traffic pattern, specifically regarding no parking, and to help reduce congestion in the neighborhood.

Councilman Shane Marshall asked for clarification, stating that Tyler had said no stopping and asking if he had meant no parking.

Seth Perrins responded that it would be both.

Tyler Jacobson agreed.

Councilman Shane Marshall asked about the placement of the no stopping sign and whether it would be on the front or back side of the stop sign.

Dave Anderson responded that it would be on the back side of the stop sign.

Tyler Jacobson commented that it was somewhat difficult to see on the slide unless it were zoomed in further. He explained that as vehicles came around the corner, the sign would be parallel with the curb and placed in the park strip area.

Mayor Mike Mendenhall asked about the timing Tyler had mentioned and noted that because American Leadership Academy was a charter school, it might operate differently from traditional public schools. He explained that in the local public schools, dismissal times were staggered, with high school, junior high, and elementary schools getting out at different times. He asked whether all grade levels at the charter school were dismissed at the same time.

Tyler Jacobson said that was his understanding and noted that he had not been part of earlier conversations. He asked for confirmation on whether all age groups were released at the same time.

Councilmember Shane Marshall indicated that they were.

Dave Anderson confirmed that all age groups were dismissed at the same time.

Councilmember Shane Marshall stated that this resulted in a significant influx of traffic.

Mayor Mike Mendenhall observed that all of the students were being released at the same time, contributing to the congestion.

Seth Perrins added that there was little to no busing or walking involved, which further increased the number of vehicles in the area.

Mayor Mike Mendenhall explained that the school's student population was spread out geographically, which contributed to the traffic issue.

Mayor Mike Mendenhall asked if there were any other questions for Tyler and thanked him and Lieutenant Harding for their work on the matter.

Councilmember Shane Marshall asked whether they had discussed making the road a private drive.

Seth Perrins responded that they had not.

Councilmember Shane Marshall asked if they had decided against it and noted that it would then become the responsibility of the homeowners association.

Seth Perrins replied that one reason they had not discussed it was because the current ordinance did not allow for that.

Councilmember Shane Marshall acknowledged that was likely why it had not been considered further.

Mayor Mike Mendenhall reflected that he and Councilwoman Beck had been there long enough to remember when the area had only been dirt piles from an old asphalt or concrete plant and had not even had a road providing access, let alone homes. He said the area had changed significantly and that while it had created convenience for the school, it had also created inconvenience for the new residents.

Councilwoman Stacy Beck said she could completely understand why the residents were frustrated. She thanked staff for meeting with them and working to find solutions and expressed hope that American Leadership Academy would step in and offer alternative pickup options beyond using the driveways and interior neighborhood routes.

Mayor Mike Mendenhall said there appeared to be space within the school's property that might allow for additional queue lines. He suggested there could still be solutions to explore and develop.

Councilman Kevin Oyler asked who would have conversations with American Leadership Academy. He asked whether that responsibility fell to the traffic department, the police department, staff, or the residents. He wanted to know where those discussions would take place and noted that staggered dismissal times had been mentioned.

Mayor Mike Mendenhall joked that perhaps the councilmember who lived closest to the school or had a family member living nearby should handle it.

Seth Perrins explained that ALA had previously told the city that because they had students in multiple grade levels, such as third, eighth, and tenth grades, staggering dismissal times was not particularly helpful since a parent picking up multiple children would still have to wait for all of them. He acknowledged that ALA recognized the impact they were having, but said there had not been productive conversations with them for some time. He stated candidly that if they wanted meaningful progress, it would likely be helpful to have elected officials involved in those discussions rather than relying solely on staff.

Councilwoman Stacy Beck asked whether there was a good chance that ALA was unaware that a resident had come to the council about the issue.

Seth Perrins said he imagined they were aware of ongoing traffic challenges, but likely did not know about the specific concern that had been raised at that meeting.

Tyler Jacobson added that the resident had indicated he had contacted ALA but had not received much of a response.

Councilwoman Stacy Beck suggested that it might be helpful to share notes from the council discussion with ALA or speak with someone on their staff. She felt it would be beneficial for them to understand that the city was actively addressing the issue, especially since ALA had communicated concerns to the city in the past as well.

Seth Perrins said that any meaningful solution from ALA would likely involve changes to their site layout, parking lot configuration, or landscaping to create an additional travel lane or similar improvement. He explained that such changes were not typically how they approached their operations.

He clarified that ALA was in the education business, not the transportation business. He said that to be productive, they would need ALA to participate at a significant level, potentially committing land and resources to address the problem, while allowing the city to provide expertise. He suggested that bringing in traffic professionals or even hiring a consultant could be helpful, as traffic management was outside ALA's usual focus. He noted that from ALA's perspective, the issue might seem limited to a short time period each day.

Councilman Jesse Cardon remarked that it sounded like they needed an engineer involved in those discussions.

Councilmember Shane Marshall responded enthusiastically.

Seth Perrins joked that perhaps they could simply use a spray paint can to paint all the curb red and call it a day.

Councilmember Shane Marshall added that they could paint every curb red.

Seth Perrins said that would only solve the problem for that neighborhood.

Tyler Jacobson agreed and said it would not resolve the overall challenge, but would simply shift it elsewhere.

Seth Perrins said that squeezing the issue in one area would push it to another.

Councilmember Shane Marshall agreed.

Tyler Jacobson added that even if the curb were painted red, it might not fully resolve the issue because if a driver remained inside the vehicle, it was not technically considered parked. He explained that was why installing no stopping signs was important.

Seth Perrins reminded the council that before the subdivision had been built, residents had come forward expressing concern about vehicles being stopped on Del Monte, with lines backing up along that roadway. He said that the current internal neighborhood location was much safer than having traffic queued on Del Monte, but as the resident had explained, it created a different safety dynamic for those living in the subdivision. He suggested that the area might still be an appropriate place for queuing, just not along the curves. He concluded by saying they could work on arranging a meeting with ALA and that if Councilman Marshall or others wanted to participate, that involvement could be helpful.

Councilwoman Stacy Beck thanked him.

Seth Perrins thanked Tyler, Kate, and others for their work on the traffic issue and then indicated they would move on to the other item.

Mayor Mike Mendenhall said the other matter was in a similar area and involved residents, Kevin and Jenny Baadscaard, who had attended the previous week's meeting. He explained that they had met with them for about an hour after the council meeting to discuss power lines in the same vicinity, including lines in front of Councilman Oyler's house that crossed near the church and American Leadership Academy and continued west through Leland. He described the conversation as productive and said they had answered the questions they could and discussed those they could not. He noted that the city was a member of SUVPS and would continue to relay information to residents regarding actions taken by that entity. He explained that SUVPS held easements in the area and was in the process of replacing some poles. He said they would provide updates as needed and asked Seth if he had anything to add.

Seth Perrins said the Mayor had done a great job summarizing the situation. He explained that SUVPS had not met directly with the residents. He said the residents had expressed frustration and had asked for a public meeting, but the Mayor had emphasized that the issue was personal in nature. He explained that pole placement within easements on private property was specific to each property owner and not something that broadly affected others in the same way. He stated that since that discussion, the residents had met at least once with SUVPS and had talked specifically about pole locations.

He said they had identified a few potential adjustments that would better accommodate how the poles interacted with their property. He described the discussions between the residents and SUVPS as productive and said SUVPS had expressed appreciation for the conversation the Mayor had with the residents as well.

Mayor Mike Mendenhall thanked everyone for the follow up and expressed appreciation to the residents who had come to meetings, asked questions, and met with them. He stated that if there were no additional follow up comments from the previous council meeting, they would move to public comments before council comments. He invited anyone from the public who wished to address the Mayor and Council to come forward and state their name. He then acknowledged Mr. Paxman and thanked him for joining them.

PUBLIC COMMENTS:

Isaac Paxman stated his name and that he was running for county commissioner. He said he wanted to speak briefly about his candidacy and expressed appreciation for the First Amendment and for being allowed to address the council. He said it was a privilege to be there. He shared that his family had first come to Spanish Fork in 1852, crossing the plains, and that he descended from Isaac Brockbank. He said his grandparents and aunt were buried in the cemetery and that although he had never lived in Spanish Fork, he felt a connection to the community because of his roots. He added that as he sat there listening to the City Council meeting, he felt that the city organization was one of the most respected in the state. He specifically praised the city manager as being head and shoulders above many others and described the elected officials as a quality group. He said he hoped the community appreciated what they had.

Isaac Paxman stated that he had been privileged to work in local government for the past eight years and had taken on regional assignments. He said he had focused on regional efforts, whether working with the legislature, addressing state mandates, or managing projects. He described himself as willing to work and to show respect to others. He said good things had happened during that time and that it had been a privilege to serve. He explained that he was currently working at the state level and that several people, including Commissioner Brandon Gordon, had encouraged him to run for county commissioner. He said Commissioner Gordon's encouragement had been an honor, especially given his connection to Spanish Fork as a former city council member.

Isaac Paxman shared a personal story from his teenage years that he described as transformative. He said that after reporting gang violence, the police had called him and asked him to identify the individuals responsible, who were being held under a bridge. He said he had to think seriously about whether to go, believing at the time that he might be risking his life. He said he ultimately went, stood before a group of individuals, and identified those responsible. He explained that the experience had tested him and forced him to decide whether he would put the good of the community ahead of his own well being. He said he had chosen to do so and that running for office felt reminiscent of that experience. He acknowledged that public service could invite criticism and that he was not eager to face hostility, but he felt it was the right thing to do. He concluded by saying he was privileged to run and humbly asked for their support.

Mayor Mike Mendenhall thanked him and asked if there was anyone else who wished to make a public comment.

Greg Cronin introduced himself and stated that he was currently a resident of Provo but was looking at property in Spanish Fork. He said he had been meeting with individual staff members and had had a delightful experience. He explained that he was the director of real estate for UVU for Education and that they studied cities and engaged in related work. He said that based on his experience working in approximately nine different cities, Spanish Fork had a very good system and a strong understanding of its community. He expressed appreciation for that. He said he had not planned to speak but realized on his drive home that most cities met on Tuesday nights and decided to stop by. He shared that he had

previously served as a city councilman in Clinton, Mississippi, and had run for mayor, so he was familiar with local government.

Greg Cronin stated that he had placed the Gail Halvorsen farm property in the river bottoms under contract. He said he had sent Councilwoman Beck an email about it. He explained that he wanted to make himself available to the council and to the community. He said he would continue to work through the normal processes with staff but wanted to invite conversation with anyone interested in discussing the river bottoms and what they would like to see there. He emphasized that his focus was on community interaction and creating opportunities for people of all ages to experience things together. He described previous projects he had undertaken, such as building a bowling alley and a swim and tennis club to bring people together in his neighborhood. He said he valued homeownership, equity, and ensuring the next generation had a place within their communities. He expressed his belief that the property could become a meaningful community asset and reiterated that he was open to discussion. He concluded by thanking the council.

Mayor Mike Mendenhall expressed appreciation and asked if there were any other public comments and jokingly remarked that it was a hard accent to follow. He then closed public comment and stated they would move to council comments, beginning with Councilman Marshall and ending with Councilman Tooke.

COUNCIL COMMENTS:

Councilman Shane Marshall

Councilman Shane Marshall remarked that it was the first time in four years that he had started council comments. He joked that he was not sure he liked it and added that he usually wrote his comments while listening to Councilman Cardon speak. He said he did not have much to report but wanted to thank the Mayor, the Council, and Seth for the recent dialogue regarding the Veterans Memorial rehabilitation. He expressed appreciation for the discussion and comments and said he was looking forward to a future council meeting where they could hopefully move forward with a donation to help clean up the memorial at the cemetery.

He stated that the Veterans Council was excited about improving the memorial and shaping it into a place they could be proud of. He added that they were fully willing to take on maintenance responsibilities going forward. He acknowledged that in past years they had been somewhat reluctant to do so, but said they were looking forward to a fresh start and were enthusiastic about the opportunity. He concluded by saying he had no additional comments.

Mayor Mike Mendenhall then invited Councilwoman Beck to give her comments.

Councilwoman Stacy Beck

Councilwoman Stacy Beck said she had not been sure whether to mention the Valentine's deliveries because she did not want to repeat someone else, but since she was speaking first, she decided to go ahead. She explained that on the Friday before Valentine's Day, the Mayor and Council had visited four high schools in Spanish Fork to deliver Valentines. She said it had become a tradition, now in its fifth year, that Mayor Mendenhall had started after a senior at Spanish Fork High School had once delivered Valentines to all of the students during a difficult year so that everyone would feel loved. She said the council had continued that effort each year.

Councilwoman Stacy Beck thanked Pete Hanson for overseeing the project. She said they would not accomplish much without him. She explained that he handled the video production, developed the theme, which this year was smile, designed the cards, included a QR code for students to watch a message, and organized a bingo game. She also thanked the City Council for helping assemble everything and said it was a lot of work but a fun experience.

Councilwoman Stacy Beck then shared that a couple of Saturdays earlier, the library had hosted a large Take Your Child to the Library Day event, with about 600 people attending. She described it as a big event that included a movie and what they called a baby shower. She explained that residents had donated items they no longer needed, such as clothing, formula, bottles, toys, and books, and other residents had been able to come in and take whatever they needed. She said she had spent time in that room and was impressed by the generosity and restraint shown by those attending. She noted that people did not take more than they needed and even hesitated when encouraged to take additional items before the remainder was donated elsewhere. She described it as a meaningful experience.

Councilwoman Stacy Beck added that the halls upstairs and downstairs had been filled with local businesses and nonprofits educating residents about resources ranging from gardening to health insurance. She said it had been a very positive event. She also announced that beginning in March, the library would offer a permanent foods for fines program, allowing residents to bring in a can of food instead of paying fines, with donations going to Tabitha's Way. She concluded by saying that was all she had.

Mayor Mike Mendenhall thanked her and described the updates as great.

Mayor Mike Mendenhall

Mayor Mike Mendenhall said he would give his council comment before turning the time to Councilman Oylar and wanted to add to the Valentine's discussion. He said he appreciated that KSL had picked up the story and gave them credit for doing so. He noted that they had tracked down Sterling Brinkerhoff, the original creator of the event, and included quotes from him that sounded current. He said Sterling was excited that the city had continued the tradition and that it was meaningful to see that connection maintained. He mentioned that it sounded like Sterling was now a junior at Utah State. He also noted that Ms. Taylor Tooke had been quoted, along with members of the Youth City Council. He echoed Councilwoman Beck's appreciation for Pete Hanson and his passion for the project, as well as the efforts of the Youth City Council, mentioning that Jesse was still involved there. He described it as a

strong team effort and said it was great to see the tradition continue in the high schools. He thanked everyone who took the time to participate and acknowledged the many people who helped keep it going in Spanish Fork.

Mayor Mike Mendenhall then turned the time to Councilman Oyler.

Councilman Kevin Oyler

Councilman Kevin Oyler thanked the Mayor and expressed appreciation to the Youth City Council for helping with the seniors Valentine dinner held on Friday night. He said they were always willing to step in, serve, and even dance with seniors who were looking for a partner. He thanked them for their continued involvement.

Councilman Kevin Oyler said he did not have additional comments but wanted to raise a question for staff and place something on their radar. He noted that the FitCity Center and the Senior Center had been open for a few months and that whenever he visited, someone approached him with a suggestion for improvement. He said he tried to write those suggestions down, but first asked whether they had spoken with the front desk or submitted feedback through the QR code system. He said many residents had indicated they had done so, some multiple times, but had not received a response. He asked who he should direct suggestions to when they were given to him and how residents who submitted ideas online were receiving feedback. He wanted to know how the city was communicating whether suggestions were being considered, implemented, or declined, and why. He said he was not looking for an answer that evening but wanted guidance in the future.

Mayor Mike Mendenhall invited Dale to respond.

Dale Robinson said he would follow up on the matter. He stated that they appreciated receiving feedback and would look into how the QR code submissions were currently being handled, as he was not certain where those were being routed. He asked for patience, noting that they were only about six weeks into operations. He said he would gather more definitive information and report back. He emphasized that they wanted feedback, whether positive or negative, though they would not be able to accommodate every request. He said they would act on suggestions that made sense and would benefit operations.

Councilman Kevin Oyler thanked him and acknowledged that they had already seen some changes, such as adjustments at the senior center entry and clocks placed on the wall. He said progress was clearly being made and expressed appreciation for those improvements.

Mayor Mike Mendenhall remarked that the Valentine dinner likely had record attendance.

Councilman Kevin Oyler said he had not been able to attend due to another commitment, but his parents had gone for the first time and had taken his uncle Jimmy, who had loved dancing. He said his mother had recorded video and that they had spoken highly of the event and the quality of the food.

Mayor Mike Mendenhall thanked him and then turned the time to Councilman Cardon.

Councilman Jesse Cardon

Councilman Jesse Cardon thanked the Mayor and said he would try to keep his comments brief. He shared that he had attended an airport board meeting a couple of weeks earlier along with Councilwoman Beck. He explained that they had been discussing landing fees, which had been implemented for the first time the previous summer. When the first bills were issued, they discovered that the fees had been disproportionately affecting certain pilots in ways that did not make sense. He said the airport board would be bringing a recommendation to the council, either that evening or at the next meeting, to address the issue. He explained that the purpose was to ensure the city and airport board were actively reviewing the program and making corrections where necessary. He encouraged pilots who had concerns or suggestions to attend airport board meetings and share feedback. He also invited council members and residents who had not visited the airport recently to go see it, noting that it continued to grow and improve.

Councilman Jesse Cardon added that the airport had been approved to begin the process of establishing an air traffic control tower. He said there were potential funding opportunities through the federal and state government that could help cover both construction and possibly operational costs. He described it as an exciting development that would enhance safety and support continued growth.

Councilman Jesse Cardon then reported on an arts council meeting he had attended. He reminded everyone that the youth theater production of *The Wizard of Oz* would run from February 23 through March 3. He said tickets were available on SFCityTix and encouraged residents to attend.

Councilman Jesse Cardon also announced that the city would be taking over responsibility for the Easter egg hunt beginning that year. He explained that the event had previously been organized by the Chamber of Commerce, but the city would now manage it, including the fee structure, which would be discussed at a later time. He said sponsorship opportunities would be available for those interested in supporting the event.

Councilman Jesse Cardon shared that a regional swim meet had recently taken place at the FitCity Center. He described the facility as completely full, with every bleacher seat occupied. He said it was impressive to see the turnout and the excitement of the swimmers and spectators. He noted that even individuals who had come to work out were stopping to watch the competition. He described it as a great atmosphere.

Councilman Jesse Cardon concluded by mentioning that the legislative session was ongoing and would continue through March 6. He said the session was on pace to set records, though he said it remained to be seen whether that was positive or negative. He encouraged residents to reach out to their representatives with any questions or concerns about legislation. He expressed appreciation for the responsiveness of their representatives, noting that they returned calls and texts when concerns were raised.

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

Councilman Landon Tooke

Councilman Landon Tooke greeted everyone and said he had just a couple of items to share. He announced that the Miss Spanish Fork Pageant was coming up. He explained that registration had started slowly, but they now had eight young women who would be competing. He said the pageant would be held on April 4 at 7:00 p.m. at Spanish Fork High School and encouraged residents to attend and support the participants. He added that the Little Miss Pageant would also take place and invited people to purchase tickets through the city's website for more information.

Councilman Landon Tooke shared that the Chamber of Commerce board had met at City Hall the previous week. He said they had heard from Seth Sorensen of the Nebo School District communications team, who spoke about current enrollment trends. He explained that enrollment was down and that school district funding was based on enrollment numbers. As a result, the district was making adjustments to accommodate those changes. He noted that several teachers and principals were also retiring, leading to additional staffing shifts. Councilman Tooke said it was informative to learn how the district was adapting to those circumstances, given its importance to the community.

Councilman Landon Tooke then highlighted a few upcoming Chamber of Commerce events. He announced that the noon networking luncheon would be held on the 19th at the Hampton Inn, with lunch provided by J-Dawgs. He also mentioned the Bills and Bagels legislative question and answer event scheduled for February 28 at 7:30 a.m. in the Nebo School District boardroom. He said it would be a good opportunity for those interested in legislative matters to participate. He concluded by saying those were the major Chamber activities for the month.

Mayor Mike Mendenhall thanked Councilman Tooke and then added one more item. He reported that the Spanish Fork High School Dons wrestling team had competed in the state championship over the weekend. He said wrestling held a special place in the community due to its strong history and tradition. He explained that while wrestling was an individual sport in many respects, team scores were determined by accumulating individual points. He said the team had fallen just short of winning the overall state championship but had achieved three individual state champions in their respective weight classes.

Councilman Kevin Oyler added that it was extremely difficult to achieve three consecutive team championships in any sport. He said Spanish Fork had competed well and had come within two matches of securing another team title. He praised the three individual state champions and noted that the team remained strong.

Mayor Mike Mendenhall said they would gather the names of the individual champions and invite them to a future council meeting for recognition, as they typically did with state champions. He congratulated the team on another successful year and then turned the time to staff reports, addressing Manager Perrins.

STAFF REPORTS:

Seth Perrins reported that during the previous week several staff members had the opportunity to meet with a delegation from Novo Vorontsovka, Ukraine. The visit had been coordinated through the City of West Jordan, which facilitated meetings with several Utah cities so the delegation could learn about municipal operations and community development.

Mr. Perrins stated that he had not anticipated the depth of impact the discussion would have on those in attendance. Novo Vorontsovka was described as a small agrarian community located approximately five kilometers from the Russian border. Because of its proximity to active conflict, the city faced ongoing threats from drone and bomb attacks.

Tyler Jacobson added that staff members, including Seth Perrins, Dale Robinson, and Dave Anderson, participated in the meeting. The Ukrainian delegation explained that their community had been under Russian military occupation for approximately seven months. During that time, residents faced extreme hardship, including the destruction of a dam that had held a volume of water comparable to the Great Salt Lake, which devastated the area's water supply and infrastructure.

Mr. Jacobson shared that one member of the delegation had risked his life multiple times to evacuate residents and later returned to salvage resources to assist in rebuilding efforts. The community demonstrated resilience and innovation by locating abandoned wells using historic maps to restore limited water access.

The delegation came to the United States seeking guidance on how to rebuild their city effectively. Mr. Jacobson explained that staff initially approached the meeting prepared to discuss community engagement strategies, volunteer events, and communication practices commonly used in Spanish Fork. However, the delegation explained that gatherings of more than five people created significant risk due to drone attacks. One member remarked that assembling more than five individuals could result in five casualties.

Mr. Jacobson also described conversations about public communications. When staff suggested social media engagement strategies, the delegation asked how to address hostile automated accounts deployed by enemy forces. These bots immediately generated hundreds of negative comments on official posts and artificially elevated misinformation. Staff acknowledged they had limited experience addressing that type of coordinated digital attack.

Despite these realities, the Ukrainian representatives urged staff to continue sharing best practices. They emphasized their desire not only to rebuild but to rebuild better when conditions allowed.

Mr. Jacobson also shared a personal story about one delegate who loved basketball and had never attended an NBA game. During the visit, he met a Utah Jazz player from Ukraine, fulfilling a lifelong dream. The delegate explained that his community once had six basketball courts but now had none, as resources were prioritized for hospitals and critical infrastructure.

Mr. Perrins displayed images of a local watermelon monument in Novo Vorontsovka, reflecting the community's agricultural heritage. He showed a historic image of the monument and a current image displaying visible damage from conflict. Although scarred, the monument remained standing and had become a symbol of hope, resilience, and perseverance for the community.

The delegation presented Spanish Fork with a commemorative shadow box displaying both cities' emblems, along with a watermelon-themed candle symbolizing their agricultural roots. They also gifted the City a piece of shrapnel recovered from their land. The Mayor of Novo Vorontsovka explained that such fragments were commonly found throughout the community. Each recovered piece represented shrapnel that had not injured or killed someone. Collecting the fragments symbolized gratitude and survival.

Mr. Perrins reflected that the experience reframed everyday challenges faced locally and instilled a profound sense of gratitude and perspective among staff. He expressed admiration for the resilience and determination of the Ukrainian community as they worked to preserve their homes and rebuild.

Councilman Kevin Oyler asked how the delegation selected Spanish Fork as a visit location. Mr. Perrins responded that the opportunity came through coordination with West Jordan and acknowledged that, in hindsight, members of the Council would have valued participating in the discussion.

Seth Perrins clarified that the Ukrainian delegation's visit was coordinated through a connection between the West Jordan City Attorney and an aid organization arranging the trip. The organization identified several Utah cities that could serve as subject matter experts in specific municipal areas. Participating cities included Bountiful, West Jordan, Nephi, Spanish Fork, and possibly one additional city. Each city addressed different topics to avoid duplication. Spanish Fork was asked to present on community development and recreation.

Mr. Perrins noted that Spanish Fork had historically hosted international fellows and visitors, making the opportunity a natural fit for the City. Staff did not hesitate to participate.

Councilman Kevin Oyler commented that the visit was very meaningful. Mr. Perrins agreed and remarked on the significance of the gifts received, including the watermelon-themed candle and the piece of shrapnel, which left a strong impression on those present.

Councilwoman Stacy Beck expressed a desire to support the Ukrainian community further, suggesting that staff assistance in restoring the damaged monument would be worthwhile.

Mr. Perrins then referenced a group photo and identified the public works representative from Novo Vorontsovka. He explained that routine infrastructure repairs, such as fixing a broken pipe, could take days to complete. Crews would begin repairs but were forced to disperse when signs of drone activity appeared. After waiting for the area to clear, they would return and resume work, only to repeat the process multiple times. What would normally require four hours often stretched into several days due to safety concerns.

He clarified that the drones referenced were small, commercially styled remote-controlled devices modified to carry explosives. These drones could enter open structures and detonate inside homes. Mr. Perrins described the situation as feeling surreal, similar to a dystopian film, yet it was the daily reality for the delegation.

Mr. Perrins also shared a personal moment involving the Mayor of Novo Vorontsovka. Upon entering the recreation center and seeing a basketball, the Mayor immediately expressed a desire to play rather than continue discussions. For a brief time, he was able to experience joy outside of wartime conditions. Staff assisted him on the court, and Mr. Perrins noted that while his basketball skills were limited, the moment of normalcy and happiness was impactful for everyone present.

Councilman Shane Marshall commented on the broader implications of the ongoing war in Ukraine and expressed concern regarding unfulfilled commitments by national leaders. He emphasized the importance of accountability among elected officials and acknowledged the hardship and tragedy of war.

The discussion then transitioned to legislative matters.

Mr. Perrins reported that the current legislative session had produced a record number of bills introduced. It remained unclear whether a record number would ultimately pass.

He discussed House Bill 501, noting that it was unusual to see bill numbers in the 500 range mid-session, reflecting the high volume of proposed legislation. HB501 initially proposed mandating that municipalities set water rates at three percent of median adjusted gross income. Mr. Perrins explained that applying this formula in Spanish Fork would require raising annual water revenue from approximately \$15 million to roughly \$37.5 million, more than doubling or potentially tripling current rates.

He stated that while future infrastructure needs might necessitate water rate adjustments, tying rates directly to adjusted gross income was not a practical approach. Amendments to the bill made the provision voluntary. Under the revised version, cities would need to meet the three percent threshold only if seeking state water funding. Mr. Perrins indicated that, if enacted in this form, Spanish Fork would likely not pursue state water grants under those conditions.

Mr. Perrins also provided an update on House Bill 425, related to transportation utility fees. This marked the third year the proposal had been considered. The bill would not require cities to impose a transportation utility fee but would establish a standardized framework for those choosing to do so. Transportation utility fees had already been upheld as legal through court processes, and the legislation would create consistent guidelines similar to the impact fee structure.

Councilman Jesse Cardon commented on the large number of property tax bills under consideration during the legislative session. He stated that while many proposals were presented as efforts to increase transparency, some could ultimately make the process more confusing and convoluted. He explained that certain bills appeared to conflict with one

another, with some proposing opposite approaches. Councilman Cardon emphasized that the Council was committed to transparency, particularly regarding taxation, and expressed concern about ensuring the City continued to act in the best interest of residents.

Seth Perrins stated that, generally, cities were often viewed as the least criticized taxing entity, although municipalities relied heavily on property tax revenue for operations compared to other local government entities. He explained that while school districts received significant property tax revenue, much of their operational funding came from the weighted pupil unit, a primary funding formula the State of Utah uses to allocate education dollars to school districts and charter schools with property tax was often directed toward capital projects. Special districts also received property tax revenue, but their boundaries typically spanned multiple cities. Spanish Fork, by contrast, collected property tax only within its municipal boundaries.

Mr. Perrins outlined several legislative proposals under discussion, including a potential cap limiting annual municipal property tax increases to five percent and changes to public notice requirements that would require additional hearings. He noted that a primary focus of City representatives during legislative discussions had been improving clarity and understanding around property tax. He referenced past truth-in-taxation hearings where confusion arose when residents believed an increase applied to their entire tax bill rather than only to the City's portion.

Councilman Shane Marshall asked how much property tax revenue the City collected annually. Mr. Perrins responded that the City collected approximately \$5.5 million per year in property tax revenue.

Councilman Shane Marshall expressed concern about the inconsistency between legislative proposals. He noted that while some lawmakers sought to restrict or scrutinize a \$5.5 million property tax revenue source used for essential services, other proposals would have effectively required a \$37 million increase in water-related fees. He described the situation as disjointed and questioned the logic behind the differing approaches.

Mayor Mike Mendenhall acknowledged the concern.

Mr. Perrins agreed that the issue reflected broader legislative realities. He acknowledged that property tax was generally unpopular and referenced a common sentiment that homeowners could ultimately lose their homes for failure to pay property taxes. However, he emphasized that municipalities were required to provide essential public safety services and that property tax remained one of the primary funding mechanisms authorized by the legislature.

To provide context, Mr. Perrins explained that while the City generated approximately \$5.5 million in property tax revenue annually, police services alone cost approximately \$9 million per year. Fire and EMS services added approximately \$8 million more. Combined public safety costs therefore exceeded \$15 million annually, far surpassing the property tax revenue collected. He stated that the City must rely on additional revenue sources to fund required services.

Mr. Perrins noted that eliminating certain services was not a practical solution and remarked that reductions to services such as the library would significantly impact the community.

Mayor Mike Mendenhall acknowledged the discussion regarding property tax and legislative matters.

Seth Perrins stated that balancing taxation and service obligations remained challenging. He explained that the City's guiding principle during the legislative session had been to promote transparency and meaningful public education regarding property tax. He noted that Utah's truth-in-taxation structure had effectively kept property tax rates relatively low compared to other states. Although the structure created certain challenges, he commended the State for maintaining a system that restrained automatic rate growth. He stated that cities continued to work within that framework.

Councilman Shane Marshall stated that he agreed water was a statewide issue affecting all of Utah and, more broadly, the western United States. He acknowledged that some municipalities had not always acted proactively and understood the State's desire to address inconsistent practices.

However, Councilman Marshall expressed frustration that legislative solutions often placed the responsibility for resolving statewide issues on municipalities. He noted that members of the City Council were required to face residents directly when implementing new taxes or fees resulting from state-level action. He stated that it was challenging when state lawmakers declined to impose certain measures at the state level but instead required cities to implement them locally.

He further commented that while there were many capable and responsive legislators representing the area, the dynamic of shifting difficult decisions to cities was becoming increasingly burdensome. He described this as one of the more difficult aspects of serving in municipal office, particularly when local officials must explain and administer policies that originated elsewhere.

Councilman Marshall concluded by reiterating his agreement that if the State provided a clear framework, cities would work within that structure and find appropriate solutions.

Seth Perrins acknowledged the difficulty of the situation and agreed that the balance between state direction and local implementation could be challenging.

Mr. Perrins invited Council members to share feedback on pending legislation and noted that he anticipated participating in the legislative process for one more year.

Mayor Mendenhall questioned that timeline in a lighthearted exchange. Councilman Shane Marshall joked that retirement was always an option, and additional comments were made regarding potential consulting work in the future. Mr. Perrins responded humorously and indicated he looked forward to eventually concluding his legislative involvement.

Mayor Mendenhall addressed the earlier comments regarding perceived inconsistencies in legislative actions. He noted that the State frequently expressed concern about federal mandates imposed on states, while cities often experienced similar dynamics from the State. He suggested that from the State's perspective, water policy was being approached as a statewide issue requiring consistent standards. He stated that water resources, like power and other utilities, crossed municipal boundaries and affected both the Wasatch Front and Wasatch Back. He acknowledged that while not all cities had historically implemented conservation measures at the same pace, the State might be attempting to establish uniform expectations.

Councilman Shane Marshall agreed that water management was a statewide and regional concern. He acknowledged that some municipalities had not acted proactively in the past. However, he expressed frustration that legislative solutions often placed the burden of implementation directly on municipalities. He stated that local elected officials were required to face residents and implement taxes or fees resulting from state-level decisions. While recognizing that many legislators were capable and responsive, he expressed concern that cities were frequently left to resolve difficult policy consequences. He stated that if provided with a clear framework, municipalities would work to meet the objectives.

Mr. Perrins provided two additional updates. He informed the Council that the City had submitted a request for appropriations for assistance with Airport Taxiway Bravo. The request was being supported by Representative Stewart, with Senator McKell carrying the appropriation. The request had advanced to the appropriations list, and further updates were expected near the end of the session.

Mr. Perrins also expressed appreciation for the City's legislative delegation, including Senator McKell and Representatives Burton and White, who had been responsive and engaged in discussions regarding pending legislation. He further acknowledged Representatives Welton and Thurston for their responsiveness and support, noting ongoing communication and positive collaboration.

Mayor Mendenhall thanked staff for their work during the legislative session, recognizing the fast-paced nature of Utah's part-time legislature and the significant effort required from both lawmakers and City staff.

With no further staff reports, Mayor Mendenhall moved the meeting to Consent Agenda Items A, B, and C. He noted that Item C required a roll call vote and proposed conducting a single roll call vote for all three consent items, provided there were no questions. He entertained a motion and roll call vote for approval of Consent Agenda Items A, B, and C.

CONSENT ITEMS:

- a. Minutes of Spanish Fork City Work Session 01-29-2026 thru 02-1-2026**
- b. Minutes of Spanish Fork City Council Meeting 02-03-2026**
- c. Resolution approving the 2026 Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands**

Councilwoman Stacy Beck moved to approve the consent items. She added that Tara had typed up 174 pages from a three day work session, listening to all of them speak, and commented that it sounded like a very difficult job.

Mayor Mike Mendenhall responded that Tara liked her job.

Councilman Shane Marshall joked that she liked her job 363 days a year.

Mayor Mike Mendenhall agreed humorously.

Councilwoman Stacy Beck clarified that she made the motion.

Councilman Shane Marshall seconded the motion.

Councilwoman Beck ▾ made a **Motion** to Approve ▾ the Consent Item
Councilman Marshall ▾ **Seconded** and the motion **Passed** unanimously with a roll call vote at 7:17 pm

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

Mayor Mike Mendenhall stated that the consent items were approved. He said that brought them to the first public hearing of the evening, noting that there were two public hearings on the agenda. He announced that the first item was an ordinance to approve the Old Dominion zoning text amendment and turned the time over to Mr. Dave Anderson.

PUBLIC HEARING:

A. Ordinance to Approve the Old Dominion Zoning Text Amendment

Dave Anderson addressed the Mayor and Council by explaining that he would review the proposal, describe where it would apply, briefly cover the history, and then, with the Mayor's permission, turn the time over to Mr. Hiram Bosserman representing the applicant.

Dave Anderson explained that the Old Dominion zoning text amendment involved language shown in red on the slide. He acknowledged that the language was somewhat detailed but said it was necessary to clearly convey the intent. He summarized the proposal by stating that it would allow fences taller than four feet, in this case eight feet, to be located closer than the current 25 foot setback requirement. Specifically, the amendment would allow such fences to

be placed as close as 10 feet from a property line. He clarified that this represented a 15 foot reduction from the current 25 foot front setback requirement.

Dave Anderson explained that the proposal would apply only within one zoning district, the Industrial One zone, which was shaded in gray on the map shown. He noted that this area primarily included property north or west of Interstate 15 surrounding the airport. He described the Industrial One zone as one of the city's more permissive districts, allowing manufacturing, warehousing, and similar activities. He emphasized that the proposed language was written narrowly so that it would apply only within that specific zone.

Dave Anderson identified the subject property as the Old Dominion site, located in line with the runway trajectory. He then reviewed the history of the issue. Approximately 18 months earlier, staff had been informed that a fence had been constructed that raised concerns. Upon inspection, staff determined that the fence violated the city's setback requirement and had also exceeded the height requirement at that time. He noted that since then, the council had amended the height requirement, so height was no longer an issue. He also explained that the fence had been constructed without a required fence permit.

Dave Anderson stated that staff contacted the developers of the Old Dominion site to inform them of the violation, which began a dialogue. A few months later, the Development Review Committee reviewed a proposal to modify the setback and height requirements to allow the fence to remain. The Development Review Committee recommended denial of that proposal.

The matter then went to the Planning Commission, which also recommended denial. Dave Anderson recalled that a few months after that, staff had a casual conversation with the Council to gauge whether further pursuit of the proposal made sense. Based on what he described as less than a lukewarm reception, staff advised the applicant that approval was unlikely at that time, and the issue was set aside.

Dave Anderson explained that the city had issued a certificate of occupancy and business license for Old Dominion, and that the applicant had provided a bond or cash assurance to work toward resolving the issue. After several months of inactivity, Mr. Bosserman reinitiated discussions with staff. The revised proposal was presented again to the Development Review Committee, which recommended denial. It then went to the Planning Commission, which recommended approval with a modification. Dave Anderson explained that the Planning Commission's recommendation included adding the 10 foot minimum setback language, which was reflected in the version presented to the council that evening.

Dave Anderson clarified that if the council denied the amendment, the applicant would need to physically modify the fence to comply with the current 25 foot setback requirement. He then asked whether there were any questions before turning the time over to Mr. Bosserman.

Councilman Kevin Oyler asked whether Dave had explained the difference between the Development Review Committee's recommendation and the Planning Commission's modification.

Dave Anderson responded that the Planning Commission had recommended adding the 10 foot minimum setback language, which had not been part of the Development Review Committee's version. He explained that this meant an eight foot tall fence could be placed within the 25 foot front setback area as long as it remained at least 10 feet from the property line. He noted that the fence at the Old Dominion site currently met that 10 foot distance, based on staff measurements.

Councilman Kevin Oyler confirmed that the existing fence would meet the proposed 10 foot condition.

Mayor Mike Mendenhall thanked Dave Anderson and invited the applicant to come forward and restate his name for the record.

Hiram Bosserman introduced himself as representing the Old Dominion Freight Line. He thanked the Mayor and Council for the opportunity to present the proposed code amendment and expressed appreciation for staff, stating that he had a positive experience working with them throughout the process.

Hiram Bosserman provided background on Old Dominion, describing it as one of the largest national freight companies in the country with several facilities across Utah. He explained that the Spanish Fork site was an important operational hub used to house semi trailers and support freight deliveries. He stated that Old Dominion was pleased to be located in Spanish Fork.

He explained that he became involved after the fence issue had already arisen. Upon reviewing the matter, he found that the originally approved site plan showed the fence in a compliant location. However, when the building permit was later submitted, additional drawings were included that depicted the fence in its current eight foot configuration and location. He said that the fence drawing was approved as part of the building permit process but did not align with the earlier site plan approval. He emphasized that any discrepancy was unintentional and not an attempt to circumvent city requirements.

Hiram Bosserman explained that Old Dominion's request was focused on safety. He said the facility operated around the clock, with employees arriving and departing at all hours, often leaving personal vehicles overnight. He stated that fencing the employee parking lot was critical for employee safety and security. He noted that in other Utah cities such as West Valley, Pleasant View, Price, and Richfield, Old Dominion had similar eight foot chain link fences with barbed wire to secure parking areas. He explained that in industrial zones, safety and operational concerns typically outweighed aesthetic considerations.

He stated that the proposed amendment was narrowly tailored to apply only to the Industrial One zone and specifically to facilities with overnight employee parking and after hours activity. He reiterated that the request was limited to allowing eight foot fencing within the front setback area, provided it remained at least 10 feet from the property line.

Hiram Bosserman also pointed out that under the current code, chain link fencing, barbed wire, and eight foot fencing were already permitted in the industrial zone, just not within the

25 foot front setback. He noted that a four foot fence would be allowed in the exact same location. He argued that the difference was strictly the height of the fence and that the city already permitted the materials and overall height elsewhere on the property.

He concluded by stating that the amendment would provide flexibility not only for Old Dominion but also for future trucking or industrial users seeking to locate in Spanish Fork. He then invited any questions from the council.

Mayor Mike Mendenhall asked if there were any questions for Mr. Bosserman before opening the public hearing.

Councilman Shane Marshall asked for clarification. He stated that on the front side of the building there was employee parking and that Old Dominion wanted to fence that employee parking area because employees would be there overnight and during late hours. He said their request was to fence that area with an eight foot high fence with barbed wire on top, and that the current code did not allow that configuration within the front setback.

Hiram Bosserman confirmed that was correct under the current code. He suggested it might be helpful to look at images of the existing condition.

Dave Anderson indicated that pictures were available.

Mayor Mike Mendenhall noted that the images being displayed showed what was currently constructed.

Dave Anderson explained that the fence shown in the images was located approximately 10 feet from the sidewalk rather than the required 25 feet. He then displayed the originally approved site plan, highlighting the location where the fence had been approved to be constructed, which was farther back behind the parking area.

Councilman Kevin Oyler asked to confirm that the yellow line on the site plan indicated the approved fence location.

Dave Anderson confirmed that the yellow highlight showed where the fence was originally approved, behind the parking area that had since been enclosed.

Councilman Jesse Cardon asked whether a separate permit would typically be required for fencing, since the city had a fence permit process.

Dave Anderson responded that a separate fence permit was required and that the city did not charge for fence permits. He explained that the requirement existed to prevent situations where a fence was built incorrectly and later required costly correction. He noted that this case was somewhat different from typical residential situations but confirmed that a separate fence permit should have been obtained.

Mayor Mike Mendenhall then asked if there were any additional questions for Mr. Bosserman before opening the public hearing.

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** with an all in favor 7:35 pm

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

Public Comments

There were none.

Councilman Tooke ▾ made a **Motion** to Go Out of the Public Hearing

Councilman Marshall ▾ **Seconded** and the motion **Passed** with an all in favor vote at 7:35 pm

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

Mayor Mike Mendenhall brought the discussion back to the Council on the Old Dominion zoning text amendment and asked if there were any further questions for staff or the applicant.

Councilman Kevin Oyler said he had not been able to watch the Planning Commission meeting and asked whether their recommendation had been unanimous and what their reasoning was.

Dave Anderson explained that the Planning Commission had only three commissioners present that night, so in order to forward a recommendation it had to be unanimous. All three voted to recommend approval. He said he believed they were sympathetic to the applicant's situation, particularly the investment already made in the fence, and they also saw merit in allowing secure parking for employees who park there overnight. He noted that staff had looked at the site differently, identifying other potential locations on the property where secure employee parking could be provided outside of the front setback.

Councilman Oyler then asked whether staff would be comfortable approving this change if it opened the door for other similar businesses to request the same accommodation.

Dave Anderson responded on behalf of the Development Review Committee and reiterated that the DRC had recommended denial. He stated that from his perspective the primary concern was aesthetics. He emphasized that staff appreciated Old Dominion being in the community but also worked hard to apply the code consistently. He added that the location, while currently somewhat isolated, would not remain that way. State Road 77 would become a major gateway into a future business district, and the adjacent roadway was intended to connect further south to a future interchange. He explained that the city had previously worked with the Utah County Jail to improve the appearance of their fencing in a prominent location, even where the code did not strictly require it, and that aesthetics in visible gateway areas were taken seriously.

Seth Perrins added that if the fence configuration had originally been proposed as built, staff would have flagged the setback issue and the parking layout likely would have been designed differently. He said the challenge now was whether to make the code fit something that had already been constructed. He reiterated that the concern centered on chain link with barbed wire so close to the roadway.

Councilman Oyler summarized that the question for the Council was whether they were comfortable with this change if it allowed similar industrial users to do the same thing in the future.

Councilman Jesse Cardon asked what the remedy would be if the text amendment were denied. He asked whether the fence would simply need to be moved back or whether a different type of fence could be used.

Dave Anderson responded that a four foot tall fence could remain in its current location, since that height was permitted within the setback. Otherwise, the eight foot fence would need to be relocated to comply with the 25 foot front setback. He explained that simply moving it back 25 feet would place it in the middle of the parking lot, so it would likely need to be relocated even farther back to match the originally approved site plan.

Councilman Shane Marshall clarified that if the fence were moved to meet code, it could still be chain link with barbed wire, just 15 feet farther back. Dave Anderson confirmed that was correct.

Councilman Marshall remarked that from his perspective, aesthetically, it would still be visible.

Mayor Mike Mendenhall expressed concern that approving the change could result in multiple similar fences lining a prominent corridor in the future, creating the appearance of a barbed wire corridor along a key gateway into the industrial and commercial area. He noted that even the jail in the industrial area had improved its fencing after working with the city.

Councilman Cardon asked whether there might be another mechanism, such as a conditional use permit, that could address the issue without a broad text amendment.

Dave Anderson replied that other approaches were possible. The code could be amended to

make such fencing a conditional use with specific parameters, or to allow fencing within the setback only if it met certain design standards. He said the DRC had discussed alternatives, including tying the allowance to fence type.

Seth Perrins added that the city could consider requiring a different type of fence, such as wrought iron, if it were to be placed within the front setback, rather than allowing chain link with razor or barbed wire.

Mayor Mendenhall asked whether, if such an adjustment were made, it would only apply to the portion within the front setback.

Councilman Cardon responded that it would only apply to the front portion, since that was the only area within the setback.

Mayor Mike Mendenhall clarified that only the road-facing section would be affected by any potential adjustment and asked if there were additional questions for staff or the applicant.

Councilman Shane Marshall said he was uncomfortable developing code language that felt overly carved out and tailored. He noted that the proposal included multiple qualifiers, such as applying only to trucking companies with overnight parking and specific operational characteristics, and said it read like an effort to accommodate a single situation.

Councilman Kevin Oyler agreed. He stated he was not comfortable making a Title 15 change when the Development Review Committee had recommended denial and only three Planning Commission members were present for the unanimous recommendation. He said he did not feel the issue had been thoroughly vetted and did not support codifying a highly specific, retroactive adjustment for one situation. He added that if there were another way to address this property without changing the code, he might be open to that, but he did not support a code amendment under the circumstances.

Councilman Marshall added that he almost would have preferred if the language had explicitly named the property rather than including multiple qualifiers that clearly pointed to a single applicant. He said he had initially been somewhat comfortable with the request but became less so after considering the potential for similar fencing directly across the street in the future.

Councilman Jesse Cardon said he believed it was worth exploring different fencing materials and alternatives, though not necessarily that evening. He said he would be comfortable with a fence located 10 feet from the road but would prefer it look different than the current chain link with barbed wire.

Councilman Marshall remarked that it sounded like a motion was forthcoming.

Councilman Cardon then made a motion to deny the proposed Old Dominion zoning text amendment.

Mayor Mike Mendenhall asked if Councilman Cardon wished to add commentary to the

motion.

Councilman Cardon responded that he believed any change would require a new process and did not have additional comments beyond what had already been discussed.

Councilman Kevin Oyler seconded the motion, reiterating that he was not comfortable codifying a specific exception into the code.

Mayor Mendenhall confirmed that the vote was to deny the amendment and the motion carried.

Councilman Cardon ▾ made a **Motion** to Deny ▾ **the Proposed Old Dominion Zoning Text Amendment**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote 7:50 pm

Mayor Mendenhall called for discussion on the motion. Hearing none, he called for a roll call vote.

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

Mayor Mike Mendenhall clarified that the vote was a yes to deny the motion. He thanked the council for the discussion and thanked Mr. Bosserman for his detailed presentation, noting they would likely see him again at a future meeting.

He then moved on to the second public hearing item of the evening, stating it was an ordinance to approve the Omega Morgan zoning text amendment, and turned the time over to Mr. Dave Anderson.

B. Ordinance to Approve the Omega Morgan Zoning Text Amendment

Dave Anderson explained that the city's zoning regulations require certain uses to be screened from view, and in some cases that screening must be accomplished with masonry walls. He noted that masonry walls are commonly required along busier streets and around certain industrial activities, particularly in the light industrial zone around the airport.

He said the Omega Morgan zoning text amendment related to the city's requirement that outdoor storage areas be surrounded by masonry walls. The proposal had two main components. First, it would provide a more explicit definition of what qualifies as "outdoor storage." Second, it would create a new, distinct land use category, referred to as a "staging

area,” to differentiate it from outdoor storage. Areas qualifying as staging areas would not be required to be screened with a masonry wall.

Dave identified the subject property as being directly west of the airport runway. He explained that Omega Morgan was occupying a recently constructed half-million square foot building on the site and wanted to use approximately 10 acres adjacent to the building as a staging area. He described the use as involving very large pieces of equipment, often container-sized, that would be brought to the site, sometimes wrapped, staged outdoors before or after work inside the facility, and then shipped to their final destinations.

He emphasized that staff viewed this type of use as distinct from traditional outdoor storage such as boneyards, aggregate piles, or long-term storage of materials that could detract from the aesthetic goals of the industrial park. He noted that Omega Morgan had indicated the use of this 10-acre area might only last around three years, and that the company did not want to make the significant investment required to build a masonry wall if the use was temporary. However, staff had generally avoided creating exceptions based on temporary use, since temporary uses often become long-term in practice.

Dave clarified that under the current code, the 10-acre area would be required to be surrounded by a masonry wall because it would be classified as outdoor storage. The proposed amendment would instead classify it as a staging area, allowing a different type of fencing for security purposes rather than requiring a masonry wall.

In response to a question from Councilman Marshall, Dave confirmed that only the first building on the property had been completed. Additional buildings were planned, and the developer intended to construct them as tenants were secured. He emphasized that Omega Morgan was the first tenant in the Verk industrial park, which staff viewed as a significant and positive development for the city.

Councilman Shane Marshall asked where the masonry wall would be required under the current code. Dave explained it would be required around only the 10-acre portion used for outdoor storage, not the entire property. Marshall clarified that if the whole site were developed, a wall would not be required around the entire property, only around areas designated for outdoor storage. Dave confirmed that was correct, so long as setback requirements were met.

Seth Perrins asked what limitations would exist on what could be stored in the proposed staging area. Dave responded that under the proposed definition, the area would be limited to assembled machinery or other finished products kept temporarily prior to being shipped off-site for installation and use. He noted that this would not include items like lumber, pipe, aggregate, or similar materials typically associated with outdoor storage.

Councilman Kevin Oyler asked whether the finished products stored in the staging area would be kept inside containers prior to shipping, and whether the public would only see the containers rather than the actual equipment.

Dave Anderson responded that he preferred Mr. Rainwater answer that question to ensure accuracy.

Councilman Shane Marshall noted that the broader issue was the general code change. He pointed out that the definition referred to assembled machinery or other finished products, which could apply to many types of items, not just what Omega Morgan intended to store.

Councilman Oyler agreed and said the proposed language did not require that the finished products be stored in containers. He observed that if something was considered a finished product, it would qualify under the definition regardless of whether it was containerized.

Mayor Mike Mendenhall asked whether anything in the proposed language addressed the fact that this staging area would be located in the interior of the development rather than directly fronting a public road. He suggested that visibility might differ compared to more prominent locations.

Dave Anderson explained that the currently approved site plan showed another building on the 10-acre area, meaning the staging area would eventually be developed. The “temporary” aspect referred to the possibility that once another building was constructed, the staging use would cease.

Councilman Marshall acknowledged that clarification.

Councilman Oyler asked whether Omega Morgan had leased the additional 10 acres for staging purposes, since they did not own the property.

Dave confirmed that Omega Morgan leased the building and would also lease the adjacent 10 acres for this use.

Mayor Mendenhall asked if there were additional questions for Dave before hearing from the applicant.

Councilman Marshall asked whether the new “staging area” definition appeared elsewhere in the code with additional restrictions. He asked whether there were any other sections that would govern what could or could not occur in a staging area.

Dave Anderson replied that the intent was for the definition itself to control the use. If the definition was not comprehensive enough, it would need refinement now. He explained that the key regulatory difference was that only outdoor storage areas were required to be screened with masonry walls. By defining staging areas separately, they would not trigger that requirement.

Councilman Marshall then asked whether the code specified what type of fence, if any, could be placed around a staging area.

Dave clarified that because staging areas would not be classified as outdoor storage, no masonry wall would be required. Therefore, no specific screening would be mandated by that section of code.

Councilman Jesse Cardon asked whether a fence would be required at all.

Dave responded that no screening or fencing would be required under the proposed language.

Councilwoman Stacy Beck expressed concern and asked whether the definition needed to be more specific to prevent other property owners from claiming their outdoor storage was a staging area to avoid masonry wall requirements.

Dave responded that the intent of strengthening the outdoor storage definition was to draw a clearer line between traditional outdoor storage and staging areas, though he acknowledged it was difficult to anticipate and address every possible scenario in code language.

Councilman Jesse Cardon said he was struggling with the distinction between the definitions of outdoor storage and staging area. He noted that outdoor storage referenced construction equipment or similar items, while staging areas referenced assembled machinery or finished products, and he felt those categories could overlap.

Dave Anderson said he welcomed suggestions on how to tighten the language.

Councilman Shane Marshall clarified that when he read “assembled machinery or other finished products,” he interpreted that to mean machinery that was complete and ready for delivery, not unassembled parts. He reiterated that the applicant was proposing to use a different type of fencing, but the code amendment itself would not require any screening for staging areas.

Dave confirmed that was correct.

Councilman Cardon summarized that under the proposed change, no screening would be required by code for staging areas.

Dave explained that the applicant still intended to install fencing for security purposes, but the code would not mandate masonry screening.

Mayor Mendenhall added that the applicant’s cost comparison materials did include fencing as part of their proposal.

Councilman Marshall emphasized that while the applicant might choose to install fencing, the code as amended would not require it.

Councilman Oyler agreed, stating that any fencing would be voluntary rather than mandated.

Councilman Cardon asked whether the applicant had originally requested a variance to allow a different type of fencing.

Dave responded that “variance” was the term the applicant had initially used.

Councilman Marshall noted that the city does not grant variances for use regulations, which is why the discussion had shifted to a text amendment.

Mayor Mendenhall then invited the applicant, Mr. Rainwater, to address the council before the public hearing, noting there might be additional questions afterward.

Chad Rainwater introduced himself as representing Omega Morgan. He explained that their sister company was Intermountain Rigging and Heavy Haul out of Salt Lake City and that they had longstanding operations in the region. He stated that Omega Morgan was very pleased to be located in Spanish Fork, describing it as a strategic location that worked well for their operations. He said they appreciated the cooperation and assistance they had received from city staff and viewed the entire development as a single, cohesive facility.

Chad Rainwater continued, explaining that the yard was a strategic operational point for Omega Morgan. Trucks would enter, move around the warehouse, drop off equipment, and stage it for shipment to job sites. He emphasized that items would typically remain on site only a few days, and at most two to three weeks, not for years.

He clarified that the units stored outdoors would be finished products, primarily chillers used for cooling rooms or electrical equipment. They would be boat-wrapped in white protective covering but not placed inside shipping containers. He noted that larger electronic units would be stored inside the warehouse.

Mayor Mike Mendenhall asked for clarification on what chillers were, and Mr. Rainwater explained they were large cooling units, not freezers.

Mr. Rainwater stated that Omega Morgan currently had a three-year lease, though it could potentially be extended. He explained that constructing a masonry wall did not seem practical for a use that might be temporary. He also noted that they were already installing a black seven-foot chain link fence with three-pronged barbed wire and privacy slats around the warehouse, which had been approved. Their proposal was to extend that same fencing around the 10-acre staging area to create one cohesive, secure facility.

Councilman Kevin Oyler asked whether the fencing around the staging area would simply continue the same fencing already installed around the warehouse. Mr. Rainwater confirmed that was the intent.

Councilman Oyler then observed that such an investment suggested they might hope for a longer lease. Mr. Rainwater responded that while they hoped for a longer term, the masonry wall requirement would add significant cost compared to extending the existing fence.

Mayor Mendenhall asked whether the images previously shown of white-wrapped units with snow on them were representative of what would be stored in the staging area. Mr. Rainwater confirmed that those images reflected similar operations at other facilities and that similar items would be staged at this site. He reiterated that no work would be performed on the units outdoors; they would simply be dropped off and staged before being shipped elsewhere.

Councilman Jesse Cardon thanked him and said the explanation was helpful.

Mr. Rainwater asked if there were additional questions. Hearing none, he thanked the council.

Mayor Mendenhall asked if there were any further questions for staff. Hearing none, he entertained a motion to open the public hearing.

Councilwoman Beck ▾ made a **Motion** to Go Into a Public Hearing

Councilman Tooke ▾ **Seconded** and the motion **Passed** with an all in favor 8:10 pm

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

Public Comments

There were none.

Councilman Cardon ▾ made a **Motion** to Go Out of the Public Hearing

Councilman Oyler ▾ **Seconded** and the motion **Passed** with an all in favor vote at 8:10 pm

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

Mayor Mike Mendenhall brought the discussion back to the council and asked for clarification regarding fencing along 700 West, which runs along the airport. He asked whether the applicant intended to extend the same type of fence along that frontage and around the staging yard.

Cory Pierce clarified that the road in question was 700 West along the airport.

Dave Anderson stated that his understanding was that the applicant intended to fence all of the property they were leasing, including both the warehouse and the staging area.

Mayor Mendenhall asked whether that fencing would meet setback requirements and go through the normal fence permit process to avoid another compliance issue. Dave confirmed that it would.

Councilman Shane Marshall joked about the lengthy fence discussion, and Councilman Jesse Cardon commented that there had to be a pun somewhere.

Councilman Cardon then returned to the substance of the proposal. He said he did not personally object to the idea of creating a staging area classification given the type of equipment being stored. However, he expressed concern that the proposed code change would not require any screening at all for staging areas. He said that even if a masonry wall was not necessary, some type of screening fence would likely be appropriate, especially to account for potential future tenants who might not store items as neatly wrapped or as short-term as Omega Morgan intended.

Councilwoman Stacy Beck agreed.

Mayor Mendenhall acknowledged that the applicant was proposing to install fencing.

Councilman Shane Marshall clarified that while the applicant was proposing fencing, the code amendment itself did not require any fencing for staging areas.

Councilman Cardon agreed, noting that the applicant's proposal and the code language were not the same.

Councilman Shane Marshall indicated he was thinking along similar lines.

Mayor Mendenhall summarized that the proposed code was broader and looser than the specific seven-foot black chain link fence with privacy slats and barbed wire described by the applicant.

Councilman Marshall reiterated that the proposed code would not require any fencing at all and expressed concern that there could be future applications where screening would be important, even if in this particular case the location was somewhat shielded from public view.

Mayor Mike Mendenhall agreed with Councilman Marshall's earlier point that the visual impact might be limited in this particular location.

Councilman Marshall said the core issue seemed to be whether masonry screening was necessary for finished products. He suggested that if the materials being staged were finished products or finished components, that might justify allowing a privacy fence instead of a masonry wall. He contrasted that with traditional outdoor storage such as construction materials or piles of dirt, which he felt clearly warranted masonry screening.

Councilman Kevin Oyler said he envisioned the staging area as similar to a car dealership lot, where finished products are displayed without masonry walls. He said he was comfortable distinguishing staging areas from outdoor storage and was not personally concerned about requiring fencing for staging areas, especially given that outdoor storage would remain regulated and screened under the existing code.

Councilman Marshall said he appreciated having two distinct definitions and acknowledged

that Title 15 evolves over time as situations arise.

Councilwoman Stacy Beck said she personally preferred having some type of fence. While she understood what Omega Morgan intended to store, she could not predict what a future business might store in a staging area. She suggested approving the change but requiring a screening fence.

Councilman Marshall then proposed alternative language for the staging area definition. He suggested defining it as “a designated, clearly marked location enclosed by a privacy fence where finished products or finished components are stored and organized while awaiting loading and shipment to off-site locations.” He emphasized including the requirement that the area be enclosed by a privacy fence and limited to finished products or components.

Councilwoman Beck jokingly asked whether he had written that language or if someone else had drafted it for him.

Councilman Marshall responded that he had written it himself, prompting lighthearted disbelief from the Mayor.

Councilman Jesse Cardon joked that there was no way Councilman Marshall had written all of the proposed language himself. Councilwoman Stacy Beck teased him about whether he had used an AI tool, and Councilman Marshall replied that it did not matter as long as the language worked. Councilwoman Beck said she liked the proposed definition.

Councilman Kevin Oyler stated that while he thought the language was good, he personally did not believe a fence should be required. Councilwoman Beck reiterated that she preferred including a fence requirement.

Seth Perrins said he could support the new definition either way but leaned more toward not requiring a fence, similar to Councilman Oyler. Councilman Marshall said he supported requiring a fence.

Mayor Mike Mendenhall observed that it sounded like the makings of a motion were forming and asked whether Councilman Marshall was prepared to make one. There was some light discussion about making sure the language was written down accurately before moving forward.

Councilman Shane Marshall asked whether the proposed definition caused any concerns for the applicant, noting that it appeared to align with what Omega Morgan wanted to do.

Councilman Kevin Oyler then asked a broader question. He said that if the Council adopted a definition requiring a privacy fence around staging areas, would that impact other city properties or uses in the industrial zone, such as public works facilities or other staging areas that might currently operate without fencing? He wanted to understand whether the new requirement would create unintended obligations for existing operations that were not currently fenced.

Dave Anderson asked for clarification on whether Councilman Marshall's proposed definition explicitly included a fencing requirement. Councilman Marshall confirmed that it did.

Councilman Marshall responded to Councilman Oyler's concern about unintended consequences. He stated that the city had not designated any existing areas as staging areas to date, so the new definition would not retroactively apply to previously approved uses.

Councilman Jesse Cardon noted that much of the Public Works property was located behind buildings and that much of the material there would likely qualify as outdoor storage rather than a staging area.

Councilman Oyler raised a specific example, pointing to transformers and other equipment stored outdoors near the power department. He asked whether such areas would now need to be fenced if they were considered staging areas.

Councilman Marshall responded that such uses would likely qualify as outdoor storage under the current code and would already be subject to masonry wall requirements for new site plans. He added that along 200 East at Public Works there was already a masonry wall, and that fencing requirements varied depending on location, such as along the railroad.

Seth Perrins suggested that a staging area, as currently drafted, was a narrower and more specific category than outdoor storage. He said it would be relatively easy for something to qualify as outdoor storage, but more difficult to meet the standard of a staging area, which required finished, assembled products awaiting shipment. He noted that as soon as a pallet of bricks or similar materials were placed outside, it would likely fall under outdoor storage rather than staging.

Councilman Oyler observed that businesses investing significant money in finished products would likely want to secure them regardless of code requirements.

Councilman Marshall agreed and added that if the use were permanent rather than temporary, a masonry wall might be more appropriate.

He then expressed concern about inserting a general "privacy fence" requirement into the definition if that term was not already defined elsewhere in the code. He noted that fencing standards were defined in specific ways throughout the code, and simply adding a vague fencing requirement could create ambiguity.

Seth Perrins confirmed that "privacy fence" was not currently defined in the code based on a quick search. He said that if the Council wanted to require a specific type of fence, such as up to an eight-foot chain link fence with privacy slats, staff could draft more precise language to reflect that standard.

Councilman Marshall indicated he would be comfortable working toward that more specific

approach.

Mayor Mike Mendenhall and staff agreed that if the council wanted specific fencing requirements, those details should be written clearly into the code.

Seth Perrins stated that if the council provided clear direction in a motion, staff and the city attorney could draft language consistent with the council's intent.

Councilman Shane Marshall asked whether he should remove the fencing language from the definition itself and instead give direction to staff to address fencing elsewhere in the code. Staff confirmed that approach would work.

Mayor Mendenhall indicated he would entertain a motion.

Councilman Marshall made a motion to approve the staging area use as defined as “a designated, clearly marked location where finished products or finished components are stored and organized while awaiting loading and shipment to an off-site installation.” He further directed staff to add language elsewhere in the code requiring that staging areas be fenced, at a minimum, with a chain link fence with vinyl privacy slats.

Mayor Mendenhall asked whether a height should be specified.

Councilman Marshall amended his motion to include fencing up to eight feet in height.

Councilman Marshall made a **Motion** to Approve the Proposed Omega Morgan Zoning Text Amendment staging areas as defined as a designated, clearly marked location where finished products or finished components are stored and organized while awaiting loading and shipment to an off site installation. In addition, direct staff to define somewhere in code that staging area is fenced by a chain link fence. Adding that the fence at a minimum, be a chain link fence with vinyl slats up to 8 feet in height.

Councilwoman Beck **Seconded** and the motion **Passed** with a roll call vote at 8:24 pm

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

Mayor Mike Mendenhall apologized for the length of the fence discussion and thanked Mr. Rainwater for his participation. Councilman Kevin Oyler and Councilman Shane Marshall also expressed appreciation to the applicant.

Councilwoman Stacy Beck asked Councilman Cardon if he had come up with a pun during the discussion. He confirmed that he had, prompting some lighthearted remarks. Mayor

Mendenhall thanked everyone for the good questions and discussion and said he appreciated getting the matter resolved.

Councilwoman Beck joked that the Mayor was getting tired, and Councilman Marshall quipped that he simply appreciated getting something done.

Mayor Mendenhall then moved on to new business, introducing the item regarding the golf parks maintenance shop contract, notice of award, and notice to proceed, and turned the time over to Mr. Dale Robinson.

NEW BUSINESS:

A. Golf/Parks Maintenance Shop - Contract/Notice of Award/Notice to Proceed

Dale Robinson said he was ready to move on from fence discussions and focus on building something. He presented the agreement with Hall Engineering and Construction for the renovation and addition to the golf maintenance building, including raising it out of the floodplain. The total contract amount is \$2,080,202.52, and all bonding is in place. Upon approval and signatures, the city is prepared to issue the notice to proceed.

Councilwoman Stacy Beck jokingly asked what kind of fence would be installed. Dale and others responded in good humor, referencing the tall net fencing already at the golf course.

At Councilman Marshall's request, Dale briefly reviewed the purpose of the project. The renovation will:

- Update and expand the existing golf maintenance shop.
- Provide a parks maintenance presence on the east side of town, since current facilities are located at the Sports Park and Swenson Park while parks have expanded across the east bench.
- Create additional storage space for Festival of Lights structures, as the city has outgrown the current facility.
- Add new office space and convert a former office into additional shop space.

The goal was to meet multiple operational needs with one combined project rather than constructing a separate standalone maintenance shop.

Councilman Oyler asked how the project would be funded. Dale explained it will be paid through the Capital Improvement Project fund, with half budgeted in the current fiscal year and the remaining half to be included in the upcoming fiscal year budget.

Councilman Landon Tooke asked about the timeline. Dale stated the anticipated completion

date is November, and the contractor was ready to proceed once approval was granted.

Dale Robinson acknowledged the timing challenge, noting that earlier they had anticipated waiting until winter to begin construction, but now they are entering the winter season just as they are ready to start the project.

Mayor Mike Mendenhall shared additional context for the public, explaining that while residents typically see the front desk and the 18 holes of the municipal golf course, they do not often see the behind the scenes operations that make it all possible. He emphasized that the maintenance facility is a critical component of keeping the golf course in excellent condition. He also pointed out that the facility will serve more than just the golf course. Because it is located next to Canyon View Park and supports parks across the east side of town, it will improve efficiency for maintaining those amenities as well. He described the project as a necessary investment, especially given the city's continued efforts to elevate the quality of its golf course and park system. He commended Dallon and his crew for their work and expressed confidence that they would continue performing at a high level.

Dale Robinson agreed and reiterated that transporting equipment from the west side of town to parks on the east bench has become increasingly difficult and inefficient. He explained that having a maintenance presence on the east side will save staff time and reduce wear and tear on city vehicles.

Mayor Mendenhall then asked if there were any further questions regarding the item. Seeing none, Mayor Mendenhall called for a motion.

Councilman Oyler ▾ **Moved to Approve** ▾ **the Golf/Parks Maintenance Shop - Contract/Notice of Award/Notice to Proceed**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote 8:30 pm.

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

Mayor Mike Mendenhall announced that Item A was approved and moved the meeting to Item B, a resolution amending the fee schedule. He invited Mr. Dale Robinson to present the item.

B. Resolution amending the Fee Schedule

Dale Robinson explained that two of the proposed fee changes apply to his department. He noted that Mr. Nielsen prepared the resolution and that one set of fees relates to the Easter egg hunt, which was returned to the Parks and Recreation Department. Dale clarified that the event had previously been managed by the city and was now coming back under their direction. The proposed fees are all sponsorship based and include field sponsors, egg sponsors, bike or basket sponsors, candy bar sponsors, and activity booth sponsors. He emphasized that these are not participation fees for children, but sponsorship opportunities intended to support a fun community event.

He then addressed the proposed golf course fee increases. The recommendation was a one dollar increase per nine holes for both green fees and cart fees. Dale explained that the increase would generate an estimated additional \$100,000 to \$150,000 in annual revenue. He noted that surrounding courses such as Gladstone, Hobble Creek, and Sleepy Ridge currently charge more than Spanish Fork, and the goal was to remain competitive while keeping up with market rates.

He also reminded the Council that the city recently entered into a new golf cart lease, and the lease costs nearly doubled compared to the previous agreement. The modest fee increase will help offset those higher cart lease expenses.

Councilman Shane Marshall asked about the golf course's financial performance. Dale reported that after debt service, the net profit for the previous year was approximately \$836,000.

Councilman Marshall commented that the course is often fully booked and noted that the city should treat it as a business. He stated that supply and demand support keeping fees competitive and emphasized the importance of reviewing rates annually. He acknowledged the value of the golf course as a community asset but pointed out that many users are non residents, reinforcing the need to operate it responsibly and competitively.

Dale added that even with the proposed increase, Spanish Fork's rates will remain slightly lower than neighboring courses.

Councilman Oyler confirmed that no increases were proposed for junior golfers or youth passes. Dale affirmed that junior and pass rates remain unchanged and that only green and cart fees were affected.

Mayor Mendenhall highlighted the city's investment in youth golf, particularly the practice area improvements that provide juniors a dedicated space for putting, chipping, and bunker work without interfering with regular play. He said it is encouraging to see the course full, financially strong, and continuing to improve while also serving as an accessible place for young golfers to learn and develop.

Councilman Marshall highlighted improvements at the golf course, including renovated sand traps and work on the pond at hole 12. There was some lighthearted banter about water

hazards and bunkers, with several acknowledging they might experience those improvements more than others.

Mayor Mendenhall then invited Dale to continue, transitioning the conversation toward staffing needs at the golf course.

Dale explained that after Jansen left, staff took the opportunity to evaluate the golf course organizational structure. Over the past four years, rounds played have increased significantly, by approximately 9,500 rounds per year. Four years ago, the course hosted about 70,000 rounds annually; last year it reached roughly 99,300 rounds. He clarified that a nine hole round counts as one round, so the increase reflects a substantial rise in overall usage and foot traffic.

With the course operating 17 hours a day, seven days a week during the season, staffing demands have intensified. Phones ring constantly, the clubhouse remains busy, and operations require consistent coverage. Dale noted that comparable courses have moved to a structure with both a first assistant pro and a second assistant pro. Spanish Fork recently hired a first assistant, Cooper Murray, and Dale was proposing to add a second assistant to help manage operations.

Financially, the net budget impact would be approximately \$21,375, including benefits. While the new position carries additional cost, about \$20,000 in part time wages would be returned to the budget, reducing the overall impact. Dale emphasized that the volume of activity makes it difficult to operate effectively with only two full time professionals, especially given reliance on part time college employees who often have limited availability. The goal was to have the new position in place by March 1.

Seth Perrins added a broader budget perspective. He noted that the projected \$100,000 to \$150,000 in additional revenue from the fee increase was likely conservative and may exceed that estimate. He expressed caution about growing long term dependence on golf course revenue to support unrelated general fund expenses. However, he stated he was comfortable using a portion of the increased revenue to fund the additional assistant position, since it directly supports golf course operations.

He also suggested directing additional revenue into the golf course Capital Projects fund to build reserves for future improvements, such as bunker renovations and other capital needs. He referenced approximately \$120,000 spent last year from Capital Project funds for improvements and indicated that future projects could similarly be funded without impacting the general fund if reserves continue to grow. From a budget standpoint, he indicated he was comfortable with the proposed approach.

Seth Perrins noted that implementing the fee changes immediately would be somewhat unorthodox since it would not align with the typical July 1 budget cycle. However, he explained that the golf course operates differently than most general fund departments because it has its own revenue stream and a distinct seasonal cycle. Given that structure, he said it was reasonable to consider adjusting fees outside the standard budget timeline.

Councilman Marshall asked when the new fees would take effect. Seth responded that the Council can determine the effective date, whether that is immediately, March 1, April 1, or another date. Dale indicated that his preference was for the changes to take effect as soon as possible.

Councilman Marshall then clarified whether the \$21,375 cost for the second assistant pro position was an annual figure. Seth confirmed that it was an annual amount, reflecting the net difference after converting some part time wages to a full time position with benefits.

Councilman Marshall asked whether funds were available for the remainder of the current fiscal year. Seth explained that while the revenue would be there to support the position, the specific expenditure may not yet be formally budgeted in the current line item. If needed, staff can address that in the final budget revision. In short, the funds exist, but an adjustment may be required to place them in the proper budget category.

Councilman Oyler asked about the Easter egg hunt sponsorships and whether there has already been interest. Dale confirmed that there has been sponsor interest and that staff was waiting for the fee schedule to be approved so they can move forward.

Dale emphasized that staff was ready to proceed and that, particularly for the Easter event, the fees needed to be implemented immediately so planning and sponsorship coordination could continue without delay. Seth added that while the Easter fees should move quickly, the golf course fee changes do not necessarily have to take effect the next day, though they could if the Council chooses.

Dale emphasized that for the Easter egg hunt sponsorships in particular, timing was critical. Emily was already coordinating logistics and sponsors, and staff needed the updated fees in place immediately in order to move forward. He reiterated that, from his perspective, the changes were needed as soon as possible.

Seth responded that while the Easter fees likely need to take effect right away, the golf course fee increase does not necessarily have to begin immediately, especially given the season. He jokingly added that maybe they would get seven feet of snow and not need to worry about it.

That prompted some light banter about winter golf. Councilwoman Beck noted that golfers even use cart covers, and the Mayor added that some even install heaters in the carts. Dale laughed and said those golfers are committed, noting that the previous day had been very busy at the course because it felt like the last day of summer.

After the laughter settled, Mayor Mendenhall turned the discussion back to business and invited Cory to proceed with the airport item. Councilman Marshall thanked Dale, and Councilman Cardon remarked that he had already addressed his portion earlier. Councilman Marshall added that he had been at the golf course the day before and confirmed it was indeed busy.

Cory then formally transitioned back to the landing fee discussion. He reiterated that after six months of collecting landing fees, the airport board now had meaningful data to evaluate

how the original structure was functioning. A key concern raised by airport users has been fairness. Landing fees were designed as user fees so those using the runway contribute toward its upkeep. Initially, fees were based on comparisons with other airports because the city did not yet have its own operational data.

With six months of data, the board observed that larger aircraft account for about 40 percent of landing fee revenue but represent only about 9 percent of total airport operations. While heavier aircraft do cause more wear on pavement, the board felt the current structure placed a disproportionate burden on that small segment of users.

The revised proposal includes:

- A \$5 base fee for all aircraft.
- For aircraft over 2,000 pounds maximum takeoff weight (MTOW), an additional \$1 per 1,000 pounds.
MTOW is the FAA assigned maximum takeoff weight for each aircraft, so the city can reliably determine the applicable fee.

Based aircraft, meaning those that lease a hangar or tie down and call Spanish Fork home, would receive one complimentary landing per day regardless of weight. A landing was defined as a takeoff and return to the airport.

Transient aircraft under 5,000 pounds would receive one complimentary landing. Transient aircraft over 5,000 pounds would be billed for all landings.

For aircraft over 60,000 pounds, which exceeds the pavement design standard, the standard landing fee would apply up to 60,000 pounds (about \$63 at that weight). For every 1,000 pounds above 60,000, an additional \$5 would be charged. This higher incremental fee is intended to discourage very heavy aircraft from using the runway and accelerating pavement deterioration.

Cory emphasized that while the airport was pursuing grants, including potential FAA funding for a control tower and state and federal funding for projects like Taxiway Bravo, these landing fees primarily support daily operations such as snow removal, maintenance, and staffing.

Councilwoman Beck confirmed that the airport board unanimously supports the changes and has been working since November to refine the structure to improve fairness while increasing necessary revenue. Cory added that staff was requesting the new fees take effect March 1.

Councilman Oyler sought clarification regarding complimentary landings. Cory confirmed:

- Based aircraft receive one free landing per day at any weight.
- Transient aircraft under 5,000 pounds receive one free landing.

- Transient aircraft over 5,000 pounds are billed for all landings.

Cory acknowledged the confusion in the wording and agreed that the language could be clarified to better reflect the intent. He explained that the goal was to make it clear that all landings for transient aircraft over 5,000 pounds were billed. Councilman Oyler said the wording had simply thrown him off, and Cory confirmed staff would correct it.

Mayor Mendenhall then asked if there were any additional questions for Cory. Hearing none, he thanked the council members who serve on the airport board, along with Christian and staff, for working through the data and refining the structure. He noted that as the airport continues to grow, it was important to keep the fee schedule in a fair and sustainable position.

With no further discussion, he stated he would entertain a motion to amend the fee schedule.

Councilman Tooke ▾ **Moved to Approve ▾ the Resolution amending the Fee Schedule**

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 8:52 pm

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

Mayor Mendenhall confirmed that Item B was approved.

Councilman Oyler then asked whether the council needed to take any additional action regarding Dale’s staffing request for the second assistant golf professional, since that item was discussed but not formally included in the fee schedule resolution.

Seth Perrins clarified that the staffing request was separate from the fee schedule and does not require a formal motion at this time. He explained that if the council was comfortable with the proposal, staff can move forward. If any budget concerns arise, they can be addressed during a budget revision.

After some light discussion, Seth summarized that the general sense from the council was supportive, particularly given that the golf course generates its own revenue and the net cost was relatively modest.

Mayor Mendenhall added that given the seasonal nature of the golf course and the demand as soon as weather permits, it makes sense to have the position filled and trained before peak season begins.

With no further items for the open session, Mayor Mendenhall noted that a closed meeting was scheduled.

Councilman Cardon ▾ **Moved to** Go into ▾ **a Closed Meeting for the purchase, exchange, or lease of real property or water in the Explorer Room provided by Utah Code §52-4-205.**

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 8:54 pm

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

Attest: February 17, 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 17, 2026. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER