



**ADOPTED MINUTES  
CITY COUNCIL MEETING  
March 24, 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

**Absent:**

Shane Marshall, Councilmember

**Staff Members Present:**

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

Lindsay Miller  
Jenae Miller  
Richard Miller  
Tammy Doty  
Ron Doty

**Name**

Russell Jackson  
Shauna Warnick  
Karl Warnick  
Claire Warnick  
Erica Demeester

**Name**

Chuck Burgess  
Bryan Hayward  
Shalon Biggs  
Mackyin Mortensen  
Braxton Biggs

Kaye B. Jones	Warwick Claire	Mark Hampton Savannah Thorpe
Dave Erickson	Shelliianne White	Pam Bradley
Kathleen Leavitt	Macy Noll	Dayana Alcala
Mary Blakesley	Brii Jensen	Jill Johnson
Chase Hathaway	Robbie Gard	Emily Hartyman
Janelle Payne	Jeremy Coe	Cathy Woolsey
LeAnn Powell	Kristin Coe	Scott Beckstrom
Ryan Rhees	Lynsie Katua	Susan Beckstrom
Lucille Rhees	Aimee Munstestein	
William Hoeveler	Kjell Pehrson	
Jolene Hoeveler	Kaylee Pehrson	

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#### **4:35 pm WORK SESSION - No formal actions are taken in a work session**

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, Jordan Hales, Eddie Hales, Bronco Hunter, Jackie Larson, Jonathan Ward, Lance Rudd

The Work Session of the Spanish Fork City Council was convened on March 24, 2026 with Mike Mendenhall started the work session at 4:37 pm

#### **A. Stockman Flats Public Infrastructure District (PID)**

The council discussed approving a Public Infrastructure District (PID) to finance public infrastructure for the Stockman Flats development through a bond backed by property assessments and a mill levy.

- PID vs. IFD distinctions clarified for financing Stockman Flats
  - PIDs can levy property taxes and assessments, unlike Infrastructure Financing Districts (IFDs).
  - Stockman Flats PID would cover about 295 acres, excluding the Clyde parcel and western hills.
  - Proposed bond funding is approximately \$31 million, supported by a 5-mill levy, about five times the current city mill rate.
  - PID issuance requires city consent; once created, PID operates independently without city involvement.
- Stockman Flats PID aligns with city policy and similar projects
  - The city has approved comparable PIDs for the Ritchie Group's GLH project west of the airport with similar 5-mill levies.
  - The developer's large public infrastructure investment complements existing city infrastructure efforts.
  - City staff expressed confidence in the developer as a strong partner for this financing approach.

Nick Porter came in at 4:50 pm

Erica DeMeester came in at 4:54 pm

- Financial advisor highlights significant cost savings with PID bonds
  - Commercial borrowing on the open market would carry 12-15% interest rates versus an expected 7.4% true interest cost via PID bonds.
  - Lower borrowing costs via PID bonds should reduce lease rate pressures on tenants.
  - Developers balance levy size to maximize reimbursement while remaining competitive in the leasing market.
- Governance and compliance risks require careful PID structuring
  - PIDs must comply with government regulations like open meeting laws, requiring the developer to adapt to public entity rules.
  - The state auditor is highly sensitive to PID compliance and the city must avoid creating a “component unit” where it assumes financial responsibility.
  - City policy limits maximum mill levy at 10 mills; governance docs will specify appointment and operational rules to maintain PID independence.
  - The city’s legal counsel and financial advisor are involved to ensure proper PID creation and to avoid liability risks.

#### Strategic Financial Governance and Risk Management

The city is focused on maintaining clear boundaries between itself and PIDs to avoid financial risk and ensure compliance.

- Maintaining PID independence is critical to avoid city liability
  - City must avoid “component unit” status where PID debt becomes city responsibility.
  - Governance structures will ensure the city does not control PID board majority or operations.
  - Legal counsel and financial advisors guide the city in drafting PID policies to mitigate risks.
- Strict compliance with state laws and auditing standards is mandatory
  - PIDs must follow open meeting laws and public entity regulations, which can be challenging for developers.
  - State auditor scrutiny is intense; noncompliance can lead to penalties and reputational risks.
  - The city has experienced minor compliance issues with a previous PID but resolved them promptly.
- Active procurement and professional oversight reduce costs and improve transparency
  - Developers engaged city advisors early, enabling competitive bidding for underwriters and trustees.
  - This approach lowers fees and aligns with best practices, according to financial advisor Jonathan.
  - Early involvement gives the city confidence in the developer’s financial and

operational plans.

- Policy limits on mill levies and bonding terms protect taxpayers and residents
  - Maximum mill levy capped at 10 mills by city policy, with typical PID bonds lasting 30 years.
  - Developers balance mill levy size to maximize infrastructure reimbursement while keeping lease rates competitive.
  - The city avoids residential PIDs to limit exposure and maintain clear policy boundaries.
  
- Next steps include drafting governing documents and scheduling public hearing
  - Staff will review the developer's draft governing documents with consultants.
  - Public hearing is tentatively planned for April 7 or April 21, 2026 to consider PID creation resolution.
  - Council members acknowledged risks but expressed willingness to move forward given policy alignment and financial benefits.

## **B. Senior Center and Fit60+ Program Challenges**

The senior center and Fit60+ programs are experiencing high demand, particularly for meals and passholder programming, requiring operational changes to address space and administrative challenges.

- Senior center meal programs have distinct funding and operational systems
  - Congregate meals are funded by MAG with a \$4 suggested contribution; about 70% of attendees pay this amount.
  - The Fit 60 Plus Pass offers 10 included meals per year plus additional classes and discounts, with a membership fee of \$35.
  - There is confusion among seniors about these two separate meal systems, complicating participation and management.
- Demand far exceeds capacity, with a growing waitlist of nearly 200 people
  - Current passholders number 398, with 193 on the waitlist as of the meeting date.
  - The facility lacks seating and space to serve all passholders during the monthly member meal.
  - Administrative challenges arise from inconsistent RSVP compliance, impacting food preparation and seating availability.
  
- Proposed changes aim to simplify and expand access while prioritizing residents
  - Move the first Friday passholder meal to a Thursday congregate meal, increasing MAG meals from 67 to 77 per month.
  - Eliminate the \$35 Fit60+ Pass, folding all programming into the FitCity membership with an option for day passes.

- Introduce a non-resident fee for paid programs to prioritize Spanish Fork residents due to limited space.
- Implement a reservation system prioritizing residents, then nearby communities without similar meal services, then others.
- Insurance memberships cover the majority of senior participants
  - About 64% of current passholders already have Fit City memberships through insurance programs like Silver Sneakers.
  - Staff plan to assist seniors in obtaining insurance memberships to maintain program access post-pass elimination.
  - The vast majority of seniors (estimated in the high 90% range) qualify for insurance coverage, minimizing financial barriers.
- Financial and operational impacts are manageable with proper communication and phased transition
  - Loss of passholder revenue will be offset by increased FitCity memberships.
  - Current passholders who prepaid will be allowed to complete their term through June 2026, with no refunds for unused past months.
  - Staff will launch membership drives and provide hands-on support to seniors navigating insurance membership processes.
  - The proposal aims to reduce confusion, eliminate waitlists, and maximize facility use without increasing overall meal volume.

#### Community Feedback and Implementation Considerations

The council acknowledged potential resident concerns about changes but emphasized clear communication and resident prioritization as critical.

- Senior advisory board supports proposed changes with resident priority focus
  - The advisory board understands the demand and supports prioritizing Spanish Fork residents for meals and programming.
  - Some existing non-resident participants will still have access initially, but space constraints may tighten over time.
  - Board members emphasized the importance of balancing fairness with resident investment in the facility.
- Council stressed the need for clear messaging and transition planning
  - Staff were encouraged to prepare a concise, one-page summary of changes for seniors and stakeholders.
  - Communication should start well before the August 2026 implementation to avoid surprises.
  - Senior board members should not bear the burden of explaining changes; city staff will manage outreach and support.
- Potential future expansions and meal service adjustments remain under

#### consideration

- Discussions are planned for adding additional meal times or days if demand continues to grow.
- Some council members suggested exploring increasing meal contributions or removing MAG restrictions to improve financial sustainability.
- Staff will monitor other cities' approaches, such as Orem's paid meal model, to inform future policy.
- Facility enhancements and ongoing feedback mechanisms are priorities
  - Staff are addressing operational issues like adding clocks in key activity areas and improving signage.
  - A QR code feedback system is in place for ongoing resident input, with staff regularly reviewing suggestions.
  - Council requested consolidated reporting on facility issues to prioritize fixes and keep leadership informed.

#### Action items

##### City Staff

- Review and finalize governing documents for Stockman Flats PID creation before public hearing
- Schedule and publicize a PID public hearing, targeting April 7 or April 21
- Prepare a clear, concise communication document summarizing Fit 60+ program changes for senior members and distribute promptly
- Conduct membership drive and assist seniors with insurance membership sign-up process post-August initiation of new Fit City membership model
- Implement reservation system prioritizing Spanish Fork residents for congregate meals; develop tiered access for surrounding communities and others
- Collect and review ongoing user feedback through QR code surveys at community desk, and distribute insights to relevant staff
- Address facility improvements such as installing clocks on gym walls

##### Jonathan

- Oversee financial advisory role for Stockman Flats PID, ensuring compliance with city policies and competitive procurement processes

##### City Council

- Prepare to consider PID creation resolution after public hearing and staff

recommendations

- Support communication efforts and oversee transition plan for senior center meal and programming changes

Lexie Lamb came in at 5:01 pm

Scott Aylett came in at 5:28 pm

Ian bunker came in 5:55 pm

The Work Session meeting ended at 5:55 pm.

## **CITY COUNCIL**

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

#### **Opening Remarks**

The Spanish Fork City Council meeting on March 24, 2026 at 6:03 pm, was called to order by Mayor Mike Mendenhall, who welcomed those in attendance and expressed appreciation for the large turnout, noting that it had been some time since the council last convened in this setting and remarking with light humor that he hoped he still remembered how to conduct the meeting.

During this opening, Councilman Seth Perrins briefly interjected, commenting that the break had been nice.

Mayor Mike Mendenhall acknowledged in a friendly tone, adding that while Councilman Seth Perrins may not have minded the pause, he was glad to be back together and pleased to see the community present.

Mayor Mike Mendenhall then outlined the customary structure of the meeting, explaining that it would begin, as is tradition in Spanish Fork, with a prayer and a motivational message, followed by the Pledge of Allegiance, specifying that Councilman Kevin Oyler would offer the prayer and that Councilwoman Stacy Beck would lead the pledge.

#### **Motivational Message and Prayer**

Councilman Oyler offered the invocation.

#### **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 expressed appreciation to Councilman Kevin Oyler and Councilwoman Stacy Beck for their participation in the opening exercises, thanking them for

the prayer and the pledge. He then informed those in attendance that Councilman Shane Marshall was absent due to business obligations and would be excused from the meeting.

Mayor Mike Mendenhall again conveyed gratitude to the audience for being present before transitioning the meeting to the recognition portion, which he described as one of the most enjoyable parts of council meetings. He noted that several recognitions were scheduled for the evening and outlined the order in which they would proceed, stating that Dale Robinson would present first, followed by Jordan, and then Corey, each representing their respective departments. He then invited Mr. Dale Robinson to begin.

## **Recognitions:**

### **A. Employee of the Quarter**

#### **a. Ryan Rhees presented by Dale Robinson**

Director Dale Robinson presented the Employee of the Quarter award and invited Ryan Rhees to come forward, asking that his wife, Lucilla, join shortly after. Dale Robinson explained that Ryan Rhees served as the golf professional at the Oaks Golf Course and stated that Ryan Rhees had consistently performed at an exceptional level, noting that his contributions had not been adequately recognized in the past. Dale Robinson highlighted that under Ryan Rhees' leadership, the golf course had generated over \$2.8 million in revenue in the previous 12 months and had seen steady financial growth over several years, attributing this success to the strong culture Ryan Rhees had developed both in the pro shop and on the course.

He further described the operation as both golfer-friendly and professionally managed, with a welcoming atmosphere and a high-quality playing facility, emphasizing that the course had transitioned from previously being subsidized by the general fund to now producing significant profit due to the efforts of Ryan Rhees and his team.

Dale Robinson continued by noting that Ryan Rhees had taken on the role during challenging circumstances and had gradually improved the culture and operations of the golf course over time through professionalism and strong leadership. He expressed personal appreciation, describing Ryan Rhees as a close friend and a pleasure to work with, and remarked on his long tenure of 15 years with the city, acknowledging that the recognition was well deserved even if it had come later than it should have.

Mayor Mike Mendenhall briefly interjected with light humor, indicating that Ryan Rhees would not be allowed to avoid responding after such remarks, while Dale Robinson also invited Lucilla to join them, recognizing the sacrifices made by family members and expressing gratitude for her support throughout Ryan Rhees' career.

Ryan Rhees responded by expressing gratitude to Dale Robinson, the Mayor, and the Council for their support, stating that the golf course was currently experiencing a strong period with high demand and emphasizing the efforts of Dallin and the entire staff in maintaining the course. He also thanked the residents of Spanish Fork and expressed appreciation for his wife, Lucilla, acknowledging the time commitment his role required away from his family.

Councilman Seth Perrins offered a brief word of thanks following his remarks.

Mayor Mike Mendenhall then took the opportunity to ask Ryan Rhees about water conservation efforts at the golf course, noting the severity of current drought conditions and the importance of responsible water use.

In response, Ryan Rhees explained that the recently installed irrigation system allowed for more precise watering by controlling individual sprinkler heads through a computerized system, enabling staff to focus water only on essential areas. He stated that Dallin and the maintenance staff would take all necessary measures to conserve water while maintaining the course.

Mayor Mike Mendenhall added a lighthearted comment about controlling the wind, to which Ryan Rhees responded humorously.

Mayor Mike Mendenhall concluded the recognition by praising Ryan Rhees not only as a golf professional but also as a skilled business operator, commending the success and popularity of the Oaks Golf Course and emphasizing its importance to both residents and visitors. He expressed appreciation for Ryan Rhees and his staff for maintaining a high-quality facility that contributed positively to the community, after which Ryan Rhees again thanked those present.

Congratulations were given and a photo was taken with the Mayor, City Council, and family.

#### **b. Jordan Hales introduced Shalon Biggs**

Jordan Hales remarked that it felt as though he was presenting an Employee of the Quarter award frequently due to the high quality of staff, noting that this recognition marked the fourth or fifth such award within the past year or two. He then introduced Shalon Biggs and invited her to come forward, adding humorously that she often teased him and that this was his opportunity to return the favor.

Jordan Hales commented that he had initially thought Shalon Biggs had not been with the city long enough to receive the award, joking that she needed to “pay her dues,” but emphasized that her performance had been outstanding and that the recognition was well deserved.

Jordan Hales proceeded to read from the nomination, describing Shalon Biggs as consistently kind and helpful to both customers and coworkers, noting that she took time to assist individuals thoroughly, whether answering questions or helping complete applications, and ensuring that each person felt valued and not rushed. He highlighted her positive relationships with coworkers, stating that she made everyone feel like her best friend and was enjoyable to work with, and pointed out that several of her coworkers were present at the meeting on their own time to support her, demonstrating the respect and admiration she had earned. He further added that despite her relatively short tenure, she had quickly become well liked by people of all ages.

Continuing, Jordan Hales shared lighthearted examples of her interactions with the public, explaining that she kept a treasure chest in the office to engage children who accompanied their parents, winning them over, while also forming strong connections with elderly residents, to the point that coworkers had jokingly given her the title of “senior companion,” complete with a certificate.

Mayor Mike Mendenhall interjected humorously to affirm her “official” status in that role.

Jordan Hales also noted that Shallon Biggs’ enthusiasm for rodeo culture made her a natural fit for Spanish Fork, suggesting she might speak about it, and added further humor by mentioning her patience in working alongside coworkers who frequently spoke Spanish, joking that they were likely talking about her.

Councilwoman Stacy Beck joined in the lighthearted discussion regarding expectations that she quickly learn Spanish.

Jordan Hales jokingly suggested she should become fluent within three months.

Jordan Hales concluded by emphasizing that Shallon Biggs had been an excellent addition to the utility office, expressing that the city was fortunate to have her and commending her for her work. He then invited her to share a few words.

Shallon Biggs responded after being invited to speak, expressing both gratitude and emotion as she began, noting with some humor that her voice tended to crack when she was nervous. She shared that although she had only been employed with Spanish Fork City for approximately a year and a half, she already felt as though her coworkers had become like family to her. Shallon Biggs described a recent experience when Employee of the Quarter recognitions were being prepared, explaining that she had noticed items such as bubble guns and a large check typically used in the celebration and had jokingly asked where her own bubble gun was, only to feel momentarily confused as her coworkers playfully ignored her. She recounted how Jordan Hales later revealed the check with her name on it, which came as a surprise and led to her feeling deeply grateful for the recognition.

Continuing her remarks, Shallon Biggs stated that her only regret was not obtaining a position with Spanish Fork City sooner, emphasizing how much she valued working with her colleagues and serving the community. She shared that although she currently lived in Payson with her husband, she considered herself a lifelong Spanish Fork resident and had always hoped to work for Spanish Fork City rather than elsewhere. She expressed appreciation for having been given that opportunity and conveyed that she could not be happier in her role, thanking the council and her coworkers for their support.

Jordan Hales briefly added a lighthearted comment about the camaraderie among coworkers, while Mayor Mike Mendenhall engaged with the moment, suggesting gathering those present for recognition.

A photo was taken with the Mayor and Councilmembers, family and coworkers.

Mayor Mike Mendenhall thanked Shallon Biggs for her remarks and, continuing in a lighthearted tone, asked if she would share a rodeo story. In response, Shallon Biggs explained that she had participated in rodeo activities when she was younger and that her children had since taken over that passion, noting that her sons were actively involved in roping. She shared that her family spent a significant amount of time at the fairgrounds and mentioned attending a recent event where she had seen Mayor Mike Mendenhall as well.

Shallon Biggs expressed her love for rodeo, agriculture, and stock shows, describing them as central to her upbringing and lifestyle, having grown up on a farm. She also briefly referenced concerns about water conditions affecting pastures and hay production but reiterated her appreciation for the lifestyle, acknowledging that it differed from many others while still being deeply meaningful to her.

Following her remarks, Seth Perrins offered a brief word of thanks, and Mayor Mike Mendenhall concluded the recognition by congratulating Shallon Biggs on receiving the Employee of the Quarter honor.

Photos with the Mayor and Council, family, and coworkers were taken.

Mayor Mike Mendenhall transitioned to the next recognition and invited Cory Pierce to proceed.

**c. Cory Pierce invited Russell Jackson to come forward and let us know Travis Warren would be introducing Russell.**

Cory Pierce responded by indicating that he had asked Travis Warren to present and also invited Russell Jackson to come forward.

Mayor Mike Mendenhall acknowledged the adjustment and encouraged them to proceed.

Travis Warren then addressed the council and audience, expressing his enthusiasm in introducing Russell Jackson, noting that many in attendance were already familiar with him due to his long tenure with the city. He read from the nomination, describing Russell Jackson as an unheralded and exceptionally hardworking employee who had contributed extensively to the GIS division, frequently taking on numerous responsibilities including blue stakes, as-built GIS work, surveying, and other technical tasks, and emphasizing his critical role in helping establish the GIS mapping server as well as his ability to resolve complex GIS issues that others found difficult to solve.

Travis Warren continued by highlighting Russell Jackson's lengthy service to Spanish Fork City, noting that he had worked for approximately 25 to 26 years, including 23 years full time, and had served in a wide variety of roles across multiple departments. He outlined Russell Jackson's experience working in the power department on the boring crew, in the fleet division, and in water and utility services when they were previously combined, as well as his time as the lead blue staker, where he managed demanding projects such as the I-15 corridor work that required long hours and careful attention to protect city infrastructure.

Travis Warren further emphasized Russell Jackson's deep institutional knowledge, explaining that he was often able to understand and locate utilities on job sites when others could not, whether through experience or specialized tools, and noted that his transition into a GIS-focused role had continued to demonstrate his value to the city. He concluded by expressing appreciation for Russell Jackson's contributions and his excitement in recognizing him.

Russell Jackson briefly responded, modestly stating that he was not one to give speeches but was willing to answer questions.

Mayor Mike Mendenhall then invited questions from the council, prompting Councilwoman Stacy Beck to ask which of the many roles Russell Jackson had held was his favorite.

Russell Jackson replied that each position had its own positive aspects and that he had enjoyed all of them.

Councilman Kevin Oyler and Councilwoman Stacy Beck both responded approvingly to his answer.

Mayor Mike Mendenhall then added a lighthearted comment, joking about a "Post Malone hat" before asking again about his years of service, which Councilman Kevin Oyler reiterated as approximately 25 to 26 years.

Russell Jackson clarified his years of service, explaining that he had worked just over 23 years full time with the city, in addition to approximately two and a half years in the motor pool as a mechanic, and about 17 years in public safety serving on the fire department and ambulance along with his other roles.

Councilman Kevin Oyler responded with appreciation, remarking that Russell Jackson had truly done it all.

Mayor Mike Mendenhall added that he had worked in nearly every department within the city.

Councilman Kevin Oyler continued to commend his wide range of experience.

Mayor Mike Mendenhall concluded the recognition by stating that the honor was well deserved and offering congratulations.

Following the recognition, there was a brief transition as participants prepared for photographs and wrapped up the presentation.

Mayor Mike Mendenhall then addressed those in attendance, expressing appreciation to the family members, friends, and coworkers who had come to support the recognized employees. He acknowledged that city service often required long days and nights and emphasized that the sacrifices made by families were recognized and valued by the council.

Mayor Mike Mendenhall described the honorees as exceptional individuals and noted that it was meaningful to publicly recognize their contributions, adding that it was also nice to provide them with a financial reward. He then informed the audience that those who wished to leave after the recognitions were welcome to do so, joking that the remainder of the agenda could extend late into the evening, before formally transitioning the meeting to the public comment portion of the agenda.

As the council prepared to proceed, Dale Robinson clarified that there was an additional item to address prior to Public Comments regarding the Utah Recreation and Parks Awards.

Seth Perrins indicated that he was viewing the digital agenda, where the item was included.

Mayor Mike Mendenhall to recognize the discrepancy and humorously note the advantage of using the digital version.

Upon locating the correct item, Mayor Mike Mendenhall confirmed that it pertained to the Utah Recreation and Parks Association awards and asked who would be presenting. After confirming that Dale Robinson would facilitate the item, he acknowledged the representatives present and commented about their attendance, noting they were “good folks.”

Dale Robinson then formally introduced the presenters, stating that he would turn the time over to the Utah Recreation and Parks Association representatives and inviting Leanne and her group to begin, while expressing appreciation for their attendance.

Mayor Mike Mendenhall affirmed the transition as the presentation began.

## **B. Utah Recreation & Parks Association Awards**

Leanne Powell addressed the Mayor & Council and expressed appreciation for the opportunity to attend and recognize outstanding individuals within the community. She introduced herself as the Executive Director of the Utah Recreation and Parks Association and introduced Janelle Payne as the President-Elect and Recreation Director for South Jordan. Leanne Powell explained that the association represented approximately 2,000 parks and recreation professionals across the state and that each year nominations were accepted for multiple award categories, noting that approximately 90 nominations had been received across 11 categories. She stated that they were to present two awards recognizing exceptional professionals within Spanish Fork City.

Leanne Powell took time to recognize the efforts of Dale Robinson, Bronco Hunter, and the entire parks and recreation team, praising the quality of their work and emphasizing the role of parks and recreation in connecting communities through shared spaces such as parks, trails, the golf course, rodeo grounds, and the new fitness center. She highlighted that these spaces foster community engagement and that successful programming required dedicated professionals. She also acknowledged the support of city leadership, including Mayor Mike Mendenhall and the city council, stating that their involvement and participation, including

attendance at statewide conferences, demonstrated a strong commitment to parks and recreation and contributed to the success seen within the community.

Leanne Powell then invited Janelle Payne to present the first award. Janelle Payne expressed appreciation for being invited and remarked on the value of recognizing innovation across the state. She announced that the 2026 URPA Innovation of the Year award was presented to RecOnline, explaining that the system had been developed and refined over more than 25 years by Spanish Fork City as an in-house registration platform. She noted that what began as a local solution had evolved into a highly capable system that rivaled commercial recreation software, largely due to the efforts of Susan Beckstrom and Jeremy Coe.

Janelle Payne explained that the system had recently been expanded to support operations at the new fitness center, including memberships, admissions, and reporting, and emphasized its impact on the community by facilitating program registration and engagement for families. She concluded by recognizing the long-term dedication, creativity, and innovation demonstrated by Susan Beckstrom and Jeremy Coe in developing RecOnline and formally presented the award.

Following the announcement, Mayor Mike Mendenhall and members of the council expressed their appreciation and support as the recipients were acknowledged and congratulated.

Leanne Powell continued the presentation by expanding on the significance of the Rec Online system, noting that similar efforts elsewhere had involved substantial financial investment and high-level expertise yet had not achieved comparable results. She emphasized that the system developed by Spanish Fork City was exceptional in its adaptability and effectiveness, particularly with its integration into the new recreation center operations.

Leanne Powell then introduced the second award, the 2026 URPA Facility of the Year, which was presented to the Spanish Fork FitCity Center. She explained that the facility embodied the core principles of parks and recreation, including conservation and sustainability, health and wellness, and providing recreation opportunities for all members of the community. She highlighted that the vision behind the facility focused on helping individuals become their best selves physically, mentally, and emotionally, and noted that the project represented years of planning, funding efforts, and dedication before finally coming to fruition. She also shared that she and Janelle Payne had toured the facility prior to the meeting and observed strong community use, reinforcing its success.

As the award was presented, members of the council and staff gathered for recognition. Mayor Mike Mendenhall and Dale Robinson expressed appreciation to those involved. The atmosphere remained celebratory as multiple councilmembers.

Following the conclusion of the awards, Seth Perrins addressed the council and audience, emphasizing the quality of city employees and describing them as among the best, noting that it was a privilege to work alongside them. He specifically highlighted the long-term development of the RecOnline system, explaining that it had evolved over more than 20 years

through continuous improvement driven by both programming expertise and practical application. He credited Jeremy Koe and Susan Beckstrom for their collaboration in building a system that effectively met the city's needs when commercial alternatives fell short.

Mayor Mike Mendenhall then reflected on the broader success of the city, stating that while Spanish Fork was known for its strong volunteer spirit among residents, the dedication of city employees was equally critical. He emphasized that employees demonstrated the same commitment and care in their work, contributing significantly to the community's success. He expressed pride in serving alongside them and gratitude for their efforts, noting that the recognition provided a strong and positive start to the meeting.

Mayor Mike Mendenhall then asked if there were any additional comments from the council before formally opening the public comment portion of the agenda, inviting members of the public to come forward, state their name, and address the council within the allotted time.

#### **PUBLIC COMMENTS:**

Shauna Warnick addressed the Mayor and Council, introducing herself as a longtime resident and active community member who described herself as a "Spanish Fork super fan" and a dedicated volunteer, but clarified that she was speaking that evening in her role as a grandmother. Shauna Warnick expressed appreciation to Mayor Mike Mendenhall, the Council, and city staff for their efforts in making Spanish Fork a great community, noting that she had not been aware of the evening's agenda but was pleased it aligned with her comments regarding parks and recreation. She shared her family's extensive use of city amenities, including the FitCity Center, parks, trails, and the RecOnline system over many years, and spoke positively about her experiences attending classes, using the track, pool, and other facilities, as well as her anticipation for the outdoor pool opening.

Shauna Warnick emphasized her appreciation for the FitCity Center staff and acknowledged that the facility was still a work in progress, commending the city for opening it as early as possible. She then offered a respectful request, explaining that she frequently took her young grandchildren swimming at the facility but had observed that the pool temperature was cooler compared to other recreation centers she visited in neighboring communities. She noted that while the temperature difference was only approximately five to eight degrees, it significantly impacted how long her grandchildren were comfortable in the water, often limiting their visits to about 30 minutes. Shauna Warnick expressed a desire to continue using and supporting the Spanish Fork facility rather than going elsewhere and requested that the city consider increasing the pool temperature by approximately five degrees.

Councilman Kevin Oyler thanked Shauna Warnick for her comments, and Mayor Mike Mendenhall acknowledged her request, assuring her that both he and the city manager had taken notes and would ensure the concern was directed to the appropriate staff.

Councilwoman Stacy Beck humorously remarked that many of the relevant staff had just left following the earlier recognitions.

Councilman Kevin Oyler added that they would make sure the information was passed along.

Mayor Mike Mendenhall then closed the public comment portion and transitioned the meeting to council comments.

**COUNCIL COMMENTS:**

**Councilman Shane Marshall**

Councilman Shane Marshall was absent

**Councilman Landon Tooke**

Councilman Landon Tooke expressed appreciation to be back after a short break and began by inviting Kathleen Leavitt, President of the Spanish Fork Chamber of Commerce, to address the Council. Kathleen Leavitt thanked the council and shared a brief anecdote about previously arriving at a city council meeting when it was not in session, before introducing a local business, Nothing Bundt Cakes, which had reached out to participate. She invited Mary, a representative of the business, to come forward.

Mary addressed the council and introduced the Spanish Fork Nothing Bundt Cakes location, noting that the business had recently celebrated its one-year anniversary and expressing enthusiasm for being part of the community. She shared that she had grown up in the area and valued the opportunity to be involved locally, particularly with upcoming community events. Mary explained that the business aimed to support celebrations of all kinds, from small personal occasions to larger community gatherings, and expressed appreciation for the city's growth and investment in the community. She also provided details about the store's location near Costco and shared updated business hours, noting extended evening availability.

Councilman Kevin Oyler asked Mary by asking about the location and hours.

Mary shared that the business had recently expanded its hours, now operating Monday through Saturday from 9:00 a.m. to 8:00 p.m., with Sunday hours from 10:30 a.m. to 6:00 p.m. She expressed excitement about being more accessible to the community. Councilman Landon Tooke responded positively, noting that he had heard feedback from residents wishing for extended hours and felt it was a good decision.

Councilwoman Stacy Beck shared her personal experience visiting the shop, describing how she purchased a small "cakelet" and jokingly recounted how her husband quickly ate his portion and wanted more.

Mary responded humorously, acknowledging how tempting the treats can be, even for employees. The conversation continued with lighthearted comments about favorite flavors, including chocolate chocolate chip, red velvet, and Biscoff, with several council members and staff expressing their enjoyment of the products.

Mayor Mike Mendenhall and others thanked Mary for attending, wrapping up the exchange on a positive and community-focused note.

Kathleen Leavitt then continued with Chamber of Commerce updates, outlining several upcoming events. She announced the Women in Business Connector scheduled for April 14 at HotWorx, a noon networking event on April 16 at Mountain Mike's Pizza sponsored by CC Bank, and a job fair hosted by the Advanced Learning Center in partnership with the Department of Workforce Services on April 28. She also highlighted recent business recognitions, naming Dependable Door Systems as February's Business of the Month and Sandstone Psychology as March's recipient. Additionally, she announced the Rotary Chamber Scholarship Golf Tournament scheduled for May 13 and expressed hope for favorable weather.

Mayor Mike Mendenhall thanked Kathleen Leavitt for her presentation and updates, concluding that portion of the council comments.

Councilman Landon Tooke continued his remarks by joking with Kathleen Leavitt that they would do a better job communicating meeting schedules in the future. Councilman Landon Tooke then thanked both Kathleen Leavitt and Mary for attending and participating.

He proceeded to share updates from his areas of responsibility, first noting that he had attended the Spanish Fork Fire and Emergency annual banquet, where he congratulated Chief Hales and expressed appreciation for the recognition of department personnel and their service. He also mentioned attending recent conferences and training, including a parks and recreation conference as well as a trip to Washington, D.C. with Councilman Jesse Cardon, describing the experience as meaningful and beneficial for the city, while leaving additional details to Councilman Jesse Cardon if he chose to elaborate.

Councilman Landon Tooke then highlighted several upcoming community events, emphasizing the Spanish Fork City Easter Egg Hunt scheduled for April 4 at the baseball park from 8:00 to 10:00 a.m., encouraging residents to arrive early and participate in the various activities planned. He also announced that later that same day, the Miss Spanish Fork Pageant would take place at Spanish Fork High School at 7:00 p.m., noting that eight contestants would be participating and encouraging community support for both events.

Finally, Councilman Landon Tooke raised a potential recognition opportunity, referencing a Maple Mountain High School student, Palmer Brandt, who had recently been featured in the news for being selected to perform in the Honor Band of America. He suggested that the council consider inviting the student to a future meeting for recognition.

Mayor Mike Mendenhall responded that he had also seen the news segment and agreed it would be appropriate to coordinate with the school to bring the student in for recognition.

Councilman Landon Tooke then concluded his remarks, and Mayor Mike Mendenhall thanked him before moving on to Councilmember Jesse Cardon.

### **Councilman Jesse Cardon**

Councilman Jesse Cardon began his remarks by adding clarification to the upcoming Easter Egg Hunt, noting that at 9:30 a.m. there would be an adaptive field available for individuals with special needs, allowing for a more inclusive experience. He explained that participants could provide information in advance so organizers could properly plan, and he also noted that while the event had previously been organized by the Chamber of Commerce, it was now returning to being managed by Spanish Fork City, which would result in some changes to how it was conducted.

He then highlighted additional upcoming community events, including a youth theater production of *Frozen* scheduled for March 30 through April 3, as well as a chorale Easter performance on March 29 in Provo, encouraging residents to attend and support these local programs.

Councilman Jesse Cardon also shared details from his recent trip to Washington, D.C., which he attended with Councilman Landon Tooke, noting that he had the opportunity to bring his son, Gavin, whose birthday coincided with the trip. He described several memorable experiences, including meetings with members of Utah's congressional delegation such as Congresswoman Malloy, Senator Curtis, and Congressman Owens. He recounted how Gavin was recognized during the visit, including being sung to for his birthday, receiving specialty socks from Senator Curtis, and touring the Library of Congress, as well as seeing a championship ring associated with Congressman Owens.

In addition to the personal highlights, Councilman Jesse Cardon emphasized the productive nature of the trip, explaining that discussions with federal representatives focused on key infrastructure needs in Spanish Fork, particularly related to the airport. He noted that topics such as Taxiway Bravo and the need for a control tower were addressed, and he expressed appreciation that Utah's delegation was aware of these needs and actively working to help secure funding and accelerate progress in response to the city's growth.

Mayor Mike Mendenhall thanked Councilman Jesse Cardon for his report and acknowledged the value of the work being done before inviting councilmember Kevin Oyler to speak.

### **Councilman Kevin Oyler**

Councilman Kevin Oyler began his remarks by referencing a photograph he had provided for display and explained that, through his service on the senior board at the Spanish Fork Senior Center, he had developed meaningful relationships with many senior residents over the past five years. He then introduced Gordon Warner, describing him as a longstanding and valued presence at the senior center who had recently passed away, with his funeral having taken place earlier that day. Councilman Kevin Oyler expressed condolences to the Warner family and noted that Gordon Warner had lived to nearly 103 years old, reflecting on the remarkable history and life experiences he had witnessed, including events such as World War II, and emphasizing the impact he had on the community.

Councilman Kevin Oyler used this moment to raise a broader idea, explaining that Spanish Fork was home to several centenarians and proposing that the community consider ways to formally recognize and honor these individuals. He invited residents and fellow council

members to share ideas and suggestions on how to appropriately celebrate those who had reached 100 years of age, noting that while some had been recognized in past parades, additional or more meaningful forms of recognition could be explored.

He then provided an update on recent conferences he had attended, including a water conference and a power conference, highlighting the connection between water supply and energy production. Councilman Kevin Oyler discussed concerns related to drought conditions, noting that while reservoir levels remained strong due to prior years, the most recent winter had produced record-low snowpack. He emphasized the importance of conservation and shared that city staff, including water experts, would be working to develop messaging and strategies to encourage responsible water use within the community in anticipation of a potentially challenging summer.

Finally, Councilman Kevin Oyler gave an update regarding the animal shelter board, stating that they were in the process of preparing the upcoming budget and that a future meeting would include a public hearing to allow community input. He indicated that additional details would be shared at the next council meeting. Mayor Mike Mendenhall thanked Councilman Kevin Oyler for his comments and invited Councilwoman Stacy Beck to proceed.

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

### **Councilwoman Stacy Beck**

Councilwoman Stacy Beck concluded the council comments by expressing appreciation for the significant time and effort contributed by both the Mayor and Council members, as well as city staff. She noted that many members of the Council had recently attended conferences, including trips to Washington, D.C. and St. George, and emphasized that these responsibilities required time away from their full-time jobs and families. Councilwoman Stacy Beck remarked that there is often a misconception that serving on the city council only involves attending meetings twice a month, when in reality it includes participation on multiple boards and ongoing commitments such as conferences and community involvement.

She extended her gratitude to fellow councilmembers, the Mayor, and city staff for their dedication and willingness to serve, reiterating the earlier sentiment shared by Mayor Mike Mendenhall that while the city's success is driven by its strong volunteer spirit, it is equally supported by the commitment and efforts of its employees. Councilwoman Stacy Beck then concluded her remarks.

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

### **Mayor Mike Mendenhall**

Mayor Mike Mendenhall thanked Councilwoman Stacy Beck for her remarks and echoed her appreciation for the time and effort contributed by Council members and staff in attending meetings, conferences, and reporting back to the Council. He then highlighted the upcoming Easter Egg Hunt, thanking Susan Romero for helping bring the event back under city

coordination and for involving local businesses, noting that it would be an enjoyable activity for families and reminding attendees that it begins promptly and moves quickly, encouraging early arrival.

Mayor Mike Mendenhall also shared that he had recently attended the Spanish Fork Stock Show legacy dinner at the fairgrounds, recognizing the long-standing tradition of the event, now in its 102nd year. He reported that the event had successfully raised over \$22,000 that evening and more than \$100,000 over the past three years to support scholarships for youth pursuing agriculture-related fields. He described the generosity of attendees and emphasized the importance of preserving agricultural heritage within the community, while also noting ongoing investments at the fairgrounds in partnership with Utah County to improve facilities and support future growth.

He further mentioned that the livestock show would take place from April 28 through May 2, concluding with the sale of animals, and encouraged the community to attend and support participating youth. Additionally, Mayor Mike Mendenhall spoke about his participation in the Miss Spanish Fork interviews, praising the contestants as impressive, service-oriented, and representative of the strong community values in Spanish Fork. He expressed confidence in their abilities and encouraged residents to attend the upcoming pageant, noting the quality of the participants and the leadership of the program's organizers.

Mayor Mike Mendenhall concluded the council comments by expressing appreciation for the individuals who organized these events and then transitioned the meeting to staff reports, asking City Manager Seth Perrins if there were any updates from staff to present.

#### **STAFF REPORTS:**

During the staff report portion of the meeting, City Manager Seth Perrins shared an important update regarding the upcoming Fiesta Days Rodeo ticket sales, noting that tickets would go on sale Tuesday, March 31 at 9:00 a.m. and emphasizing the increasing demand and rapid sellouts experienced in recent years. He explained that while the city website, [sfcitytix.com](http://sfcitytix.com), would remain the access point, the ticketing system itself had transitioned from an in-house platform to an external vendor in an effort to improve the purchasing experience.

Jack Urquhart then provided a detailed explanation of how the new system would function, describing that users would enter their email address on the website to join a virtual queue, which would determine their place in line. He explained that customers would immediately receive a message indicating their position and an estimated time when they would receive an email with a link to purchase tickets. Jack Urquhart further outlined that once customers accessed the purchasing window, they would have a limited amount of time to select seats and complete checkout, with the ability to purchase tickets for multiple nights within that session.

Seth Perrins added that this system was designed to reduce frustration by eliminating the need for users to continuously wait online, allowing them instead to return at their assigned time. He also highlighted ongoing efforts to limit ticket scalping, explaining that prior years had seen large numbers of tickets purchased and resold at inflated prices, and that new

restrictions would help ensure more residents could purchase tickets at standard pricing. He cautioned attendees to only use the official city website, noting that third-party sites often appeared in search results and resold tickets at significantly higher costs.

Mayor Mike Mendenhall reinforced the announcement with humor, comparing the rodeo's popularity to major concert events and noting how quickly tickets sell out each year. He credited the organizing team, including Nick Hanks, Dale Robinson, the Diamond Fork Riding Club, sponsors, and local businesses, for maintaining the rodeo's reputation as a top PRCA event. The council concluded the discussion with a final reminder of the ticket sale details before moving on to the next agenda item.

## **SPANISH FORK 101:**

### **1. Food for Fines**

Library Director Scott Aylett presented updates regarding library programs, beginning with a brief clarification that the city no longer pursued overdue fines in the past manner of police showing up to your door, making lighthearted references to earlier isolated practices before emphasizing the library's current, more community-focused approach.

Scott Aylett explained that the library's "Food for Fines" program, which had traditionally been offered once or twice a year, had now been expanded to operate year-round. He described the program as an opportunity for patrons to reduce or eliminate fines on their accounts by donating food and essential items, which are then provided to Tabitha's Way. He noted that the program includes a tiered credit system based on the needs of the food pantry, allowing higher-value credits for items in greater demand. Scott Aylett emphasized that the program not only helps patrons regain access to library services but also supports members of the community who are in need.

He then introduced a new initiative, announcing that the library had received partial grant funding from Meta to establish a 3D printing lab. Scott Aylett explained that this addition responded to consistent community interest in 3D printing services and would include equipment such as printers, computers, and materials, along with dedicated space for programming and instruction. He highlighted the library's reliance on volunteers for many of its educational programs and invited individuals with experience in 3D printing or modeling to volunteer their time to teach classes and assist community members.

Scott Aylett further noted that the lab would offer both structured classes and open-use opportunities where patrons could reserve printers, with fees likely limited to material costs to maintain accessibility.

Councilman Kevin Oyler expressed enthusiasm for the program, sharing that his child was excited about the opportunity.

Councilwoman Stacy Beck inquired about potential costs.

Scott Aylett responded that details were still being finalized but would prioritize affordability.

Mayor Mike Mendenhall thanked Scott Aylett for the update and the information provided. He then asked if there were any additional items before moving the meeting forward, and after confirming there were none, he transitioned to the consent agenda and invited a motion from the council.

**CONSENT ITEMS:**

- a. Minutes of Spanish Fork City 02-17-2026**
- b. Resolution Approving Interlocal Agreement with Utah County for Waterline Easement**
- c. Participation in National Opioid Settlement against Remnant Defendants**
- d. Energy Assistance with the State of Utah**
- e. Eighth Amendment to San Miguel Land Exchange Agreement**
- f. Gary Thomas Easement Agreement**
- g. Resolution Approving the MWPP Self Assessment Report**
- h. Agreement Forensic Nursing Employee Drug Testing**
- i. Empower Retirement - Amendment to Recordkeeping Services Agreement**

Councilwoman Beck ▾ made a **Motion** to Approve ▾ the Consent Item

Councilman Tooke ▾ **Seconded** and the motion **Passed** unanimously with a roll call vote at pm

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

Mayor Mike Mendenhall moved the meeting into the public hearing portion of the agenda after the consent items were approved, noting that there were five public hearing items scheduled for the evening, labeled A through E.

Councilman Jesse Cardon remarked humorously that the lengthy agenda was the result of canceling two prior meetings.

Mayor Mike Mendenhall agreed, acknowledging that the workload had effectively doubled.

City Manager Seth Perrins added that the timing had compounded the number of items, explaining that additional matters had progressed and been added to the agenda during the gap between meetings.

Mayor Mike Mendenhall then introduced the first public hearing item, identifying it as an ordinance to approve a zone change for the Villas at Annie's Acres, and invited staff to begin the presentation.

## **PUBLIC HEARING:**

### **A. Ordinance to Approve a Zone Change for the Villas at Annie's Acres**

Community Development Director Dave Anderson provided a more detailed explanation of both the scope and implications of the project. He explained that the proposal centered on incorporating an additional 2.14 acres into the existing development, which would serve two primary purposes: allowing for a modest expansion of residential units and, more importantly, enabling the completion of a key transportation connection. Specifically, the addition would facilitate the extension of Volunteer Drive, creating a continuous route from Main Street through to River Bottoms Road, which he emphasized as a significant infrastructure improvement for circulation in that area of the city.

Dave Anderson clarified that the land proposed for inclusion had only recently become available following a change in ownership, making it possible for the city to coordinate the road connection. He explained that a portion of the 2.14 acres would be used for the roadway, while the remaining land would be integrated into the existing residential development. The current zoning designation for that parcel was rural residential, indicated on the zoning map, and the proposal would rezone it to R16, consistent with the adjacent Villas at Annie's Acres development. He noted that a master plan development overlay would also be applied, ensuring that the additional area would follow the same design standards and layout approach as the rest of the project.

He further explained that the council was considering two related but distinct actions: first, the zoning map amendment for the 2.14-acre parcel, which required a public hearing, and second, an amendment to the preliminary plat for the broader development. The preliminary plat amendment would adjust the layout of the project to incorporate the additional land and infrastructure changes. Although no public hearing was required for the plat amendment, both items were presented together to provide a complete understanding of the proposal.

Dave Anderson pointed out that visually, the changes to the development would be minimal, noting that the housing product and layout would remain consistent with what had already been approved and was currently under construction. He described this as a positive outcome, as the integration of the additional land would appear seamless to residents while still delivering meaningful benefits in terms of land use efficiency and infrastructure connectivity.

He also emphasized that both the Development Review Committee and the Planning Commission had carefully reviewed the proposal, including both the zoning change and the amended preliminary plat, and had recommended approval to the city council.

Kevin Oyler raised concerns regarding Bradford Lane, describing it as a narrow and hazardous roadway, particularly due to a blind curve near South Lane.

Dave Anderson responded that the project would not significantly alter the alignment of Bradford Lane but would result in improvements along the frontage where the development extended northward, bringing that portion of the road up to city standards. He indicated that while the geometry of the road would largely remain unchanged, the improvements would enhance usability and safety through widening and standardization. He then invited Cory Pierce to provide additional clarification on those roadway improvements.

Public Works Director Cory Pierce added that while the overall alignment of the road would largely remain unchanged, the project would significantly improve its functionality and safety. He acknowledged that the existing condition, particularly along the tight curve, currently feels like a single-lane roadway and can be uncomfortable and unsafe for drivers. Cory Pierce stated that with the proposed development, that section of Bradford Lane would be widened to meet city standards, which would alleviate the constrained feeling and improve vehicle flow.

He further emphasized that one of the most important safety improvements associated with the project was not just the widening itself, but the broader connectivity created by extending Volunteer Drive and linking it to River Bottoms Road. Cory Pierce explained that the current intersection in that area exists at an awkward, skewed angle, which contributes to poor visibility and inefficient traffic movement. With the new connection and associated improvements, that intersection would be redesigned into a more standard, functional configuration, enhancing both safety and usability for drivers.

Mayor Mike Mendenhall acknowledged the value of those improvements, and after Councilman Kevin Oyler expressed appreciation for the clarification, Mayor Mike Mendenhall asked if there were any additional questions for staff. Hearing none, he thanked Dave Anderson for the presentation and prepared to move forward with the applicant presentation and the public hearing.

Following staff's presentation, Mayor Mike Mendenhall invited the applicant to speak.

Dave Erickson of Leisure Villas addressed the council, stating that staff had already provided a thorough explanation of the proposal and that he would be brief. He emphasized what he viewed as a key benefit of incorporating the additional parcel, explaining that bringing the Mills property into the existing development would internalize traffic circulation rather than creating additional access points onto the future Volunteer Drive corridor. He noted that this would reduce potential traffic conflicts and improve overall safety by keeping movement within the development rather than adding external connections. Dave Erickson also pointed out that the proposed use would result in lower density than might otherwise occur if the property were developed independently under a different zoning designation, such as townhomes, and described the proposal as a positive outcome for both the development and the surrounding area.

Mayor Mike Mendenhall then asked if there were any questions for the applicant. City Manager Seth Perrins added clarification in response to earlier concerns raised by Councilman Kevin Oyler, explaining that the proposed amendment primarily affected the northern portion of the project and that the sections of Bradford Lane further south had

already been approved in prior plans and were not being substantially changed by this proposal. He noted that the current discussion was focused on integrating the newly acquired parcel and improving how it connected to the broader road network.

Cory Pierce then added further detail, explaining that with the updated plans, there would be some refinement to the roadway geometry, including adjustments that would help straighten portions of Bradford Lane, particularly near the southern curve. He indicated that these changes would improve alignment and overall safety conditions compared to the existing layout.

Councilman Kevin Oyler responded positively to this clarification, expressing appreciation for the improvements.

After confirming there were no further questions, Mayor Mike Mendenhall proceeded to the next step in the process and entertained a motion to open the public hearing for item A.

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

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

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

### Public Comments

After Mayor Mike Mendenhall opened the public hearing for Item A and invited public comment, members of the public came forward to express concerns regarding the proposed zone change and development.

Diane Garcia spoke first, identifying herself as a property owner directly adjacent to the project area to the east. She explained that a significant portion of the intersection being discussed was within her legal property description and that she currently paid taxes on that land. Diane Garcia stated that she had not been approached or provided with detailed plans regarding how the proposed road alignment would function given her ownership, raising concerns about how the property could be used for a public roadway without addressing ownership or coordination with her. She also described the intersection as already dangerous, referencing a recent serious accident involving a vehicle striking a barrier and entering a canal, and emphasized the need for safety improvements. Additionally, Diane Garcia raised concerns about an existing drainage pipe and associated water rights that run through the property, cautioning that improper handling or alteration could lead to flooding in the area. She further noted that she owned the centerline of Bradford Lane, that her property was

within an agricultural protection area, and that it held historic designation, which she indicated could impose additional constraints on development and roadway dedication.

Jackie Larson then addressed the council, presenting a series of technical and legal concerns about the proposal. She questioned how the city could move forward with a defined road alignment and width when, only a few months earlier, those details had not yet been established during regional planning discussions. She asked whether the full right-of-way for the future road was being accommodated within the city-owned parcel and requested clarification on the assumed width and design.

Jackie Larson also raised concerns regarding a water conveyance system on the property, describing it as a court-decreed drainage and irrigation feature that must continue delivering water to the mill race and could not legally be altered or redirected. She asserted that this issue had not yet been formally reviewed or approved by the appropriate entities, including the irrigation company and the state engineer, and expressed concern that development was proceeding without resolving those obligations. Jackie Larson urged the council to delay approval until the roadway alignment and water rights issues were fully clarified, including ensuring proper design standards, formal approvals, and bonding requirements.

Following the public comments from Diane Garcia and Jackie Larson, Councilman Kevin Oyler and City Manager Seth Perrins each offered brief acknowledgments, thanking the speakers for their input.

Mayor Mike Mendenhall then asked if there were any additional members of the public who wished to speak regarding Item A. After a brief pause and no further individuals coming forward,

With no further public input, Mayor Mike Mendenhall closed the opportunity for comment and entertained a motion to exit the public hearing for Item A, moving the council toward deliberation and potential action on the proposal.

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

Councilman Cardon ▾ **Seconded** and the motion **Passed** with an all in favor vote at 7:32 pm

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

After closing the public hearing, Mayor Mike Mendenhall brought the discussion back to the council for deliberation on Item A.

Councilman Kevin Oyler initiated the discussion by asking Public Works Director Cory Pierce to address concerns raised during public comment, particularly regarding road width, alignment, and property ownership issues.

Cory Pierce responded by explaining that it is relatively common in Utah County for property tax descriptions to extend into existing roadway areas. He clarified that even though a property owner may technically hold title and pay taxes on land that includes part of a roadway, long-term public use can establish what are known as prescriptive rights, which allow the roadway to continue functioning as such. He noted that surveys often reflect actual use conditions, typically aligning with fence lines rather than strict legal descriptions, and that these circumstances are usually recognized through records of survey.

Councilman Jesse Cardon sought clarification on whether the road widening associated with the project would occur entirely on the west side of Bradford Lane, specifically asking if any expansion would impact property to the east. Cory Pierce confirmed that the widening for this project would occur to the west, with no planned expansion onto the eastern properties as part of this proposal.

Councilman Kevin Oyler then asked about the long-term plan for the roadway, questioning whether the city intended to fully widen the road in the future and how that would affect adjacent properties. Cory Pierce explained that city standards require developers to construct a “half road plus 10 feet,” which allows for functional two-way traffic. He stated that completion of the full roadway would occur in one of two ways: either when adjacent properties on the east side are developed and required to complete their portion, or if the city determines a need to complete the road, at which point it would work with property owners to acquire the necessary right-of-way.

Councilman Kevin Oyler clarified that, for the current project, no widening would occur onto Diane Garcia’s property.

Cory Pierce responded that while most improvements would be on the west side, there are existing conditions at the Bradford Lane and River Bottoms Road intersection where portions of the roadway already extend into taxed property areas. He indicated that these conditions have existed for many years and are typical of older roadway alignments.

Following the initial clarification from Cory Pierce, City Manager Seth Perrins helped summarize the roadway situation in more practical terms, explaining that regardless of property line complexities, the intent of the project was straightforward: the road would not be expanded further to the east. He emphasized that all roadway improvements associated with this development would occur on the west side, reinforcing that the project would not push additional infrastructure onto Diane Garcia’s property. Cory Pierce agreed with that characterization.

Councilman Kevin Oyler then asked whether any physical improvements, such as paving or alignment changes, would be made to Bradford Lane.

Cory Pierce responded that improvements would indeed occur, particularly in coordination

with River Bottoms Road and the new Volunteer Drive connection. He explained that while the plans involved multiple developments and could be difficult to visualize in a single layout, the intent was to realign traffic flow to create a safer, more standard intersection. This would include striping and shifting traffic patterns to better align vehicles into a near 90-degree, four-way intersection, replacing the current skewed configuration that contributes to safety issues and accidents.

Seth Perrins added further context, explaining that the realignment would effectively shift the primary roadway westward, which would reduce reliance on portions of the existing roadway. He noted that in the future, some segments of the current roadway, particularly those no longer needed for through traffic, could potentially be abandoned or repurposed. He suggested that these areas might remain accessible for limited uses, such as agricultural access, but would no longer function as primary public roadway connections. He indicated that these changes would involve future discussions with affected property owners.

Councilwoman Stacy Beck confirmed that the redesigned intersection would function as a standard four-way intersection, which Cory Pierce affirmed.

Councilman Jesse Cardon asked for clarification on how the existing drainage system and water conveyance would be handled. Cory Pierce explained that the city's engineering team, including the city engineer, had evaluated the drainage conditions on multiple occasions and that plans included installing a separate pipeline system to capture irrigation and drainage flows and convey them through the new infrastructure toward the river. He noted that the city had been in communication with the Westfield Irrigation Company, which held rights related to the water system, and that they had indicated acceptance of the proposed changes.

Councilman Jesse Cardon then asked whether formal written approval would be required given the legal complexities surrounding water rights. Cory Pierce acknowledged that it could be obtained.

City Attorney Vaughn Pickell clarified that state law requires coordination with the irrigation company when modifying irrigation facilities, indicating that proper coordination would be necessary as part of the process.

Councilman Jesse Cardon continued to clarify the legal considerations surrounding water rights. Councilman Jesse Cardon emphasized the importance of ensuring proper legal protection for the city, asking whether formal written approval would be required when dealing with irrigation or water rights.

City Attorney Vaughn Pickell responded that the city's ordinances already require coordination with irrigation companies and that those entities are formally notified as part of the process. He explained that if the issue involved only irrigation facilities, coordination with the irrigation company would typically suffice, but if actual water rights were impacted, then a more formal legal process, such as a change application through the state, would be required.

Councilman Jesse Cardon confirmed that the city would follow all necessary legal procedures before any diversion or modification occurred.

Vaughn Pickell affirmed that this was the goal.

City Manager Seth Perrins then invited the applicant to share any additional insight regarding the drainage concerns. Dave Erickson responded that while he was not the project engineer, he had followed up on the issue after the planning commission meeting and confirmed that drainage was being addressed in the design. He explained that the plans included capturing and piping drainage appropriately, noting that it was also in the developer's best interest to manage stormwater effectively. While he could not speak directly to specific legal water rights questions, he expressed confidence that the design accounted for proper drainage handling.

The discussion then shifted back to Diane Garcia's concern regarding notification and property ownership. Councilman Kevin Oyler asked staff to clarify the city's standard process for notifying affected property owners.

Cory Pierce responded that the purpose of the public hearing process is to provide formal notice to nearby property owners and an opportunity for them to participate and provide input. He stated that this project had gone through that process over time and that the city makes documents available for review, encouraging property owners to engage with staff if they have questions.

Councilman Kevin Oyler followed up by asking whether the plans being discussed were the same as those presented at the planning commission, seeking confirmation that there had not been significant changes since that earlier review.

City Manager Seth Perrins asked City Attorney Vaughn Pickell to provide clarification on the concept of prescriptive use as it relates to roadway ownership, recognizing that this was a central concern raised during public comment.

Vaughn Pickell explained that it is common for older property descriptions to technically include portions of land that are now used as public roads. He stated that when a roadway has been used by the public for an extended period, typically ten years or more, it can legally become a public thoroughfare through prescriptive rights, even if the underlying legal description still reflects private ownership. He noted that this is why property descriptions may extend to the centerline of a road while fences and actual use reflect a different, practical boundary.

Councilman Kevin Oyler then asked whether there was a process for a property owner to formally dedicate such land to the public in order to avoid continuing to pay taxes on it.

Vaughn Pickell responded that there are ways to formalize public dedication, though in many cases the public use itself already establishes that status.

Seth Perrins suggested that county experts could provide more specific guidance on that

process, adding that the county would be the appropriate resource for those types of questions.

Mayor Mike Mendenhall then provided additional context based on past council experience, noting that similar situations had occurred in nearby developments where agricultural land with irrigation systems and informal roadways had transitioned into residential areas. He explained that in those cases, coordination with irrigation companies and roadway improvements had been successfully worked out over time as development progressed. He emphasized that the current proposal followed a similar pattern, with the city working alongside entities such as the Westfield Irrigation Company to address both water and infrastructure considerations.

Mayor Mike Mendenhall also acknowledged the concerns raised about safety at the Bradford Lane and River Bottoms Road intersection, stating that it had been a known problem area for many years. He expressed optimism that the proposed improvements, including roadway realignment and widening, would significantly enhance safety and reduce accidents. He characterized the project as an opportunity to correct longstanding issues while accommodating responsible growth.

After confirming that there were no further questions or comments from the council, Mayor Mike Mendenhall closed the discussion and invited a motion to approve Item A, moving the council toward a decision on the proposed zone change and associated amendments.

Councilwoman Beck made a **Motion** to **Approve** **Ordinance to Approve the proposed Villas at Annie's Acres Zone Change be approved based on the following findings and subject to the following conditions:**

### Findings

- 1. That the proposal is consistent with the City's General Plan Designation of Medium Density Residential.**
- 2. That the proposal meets the intent of the Master Planned Development Overlay Zoning District.**

### Conditions

- 1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.**
- 2. That the Applicant addresses any staff review comments.**
- 3. That the City Council approves an amended development agreement.**

Councilman Tooke **Seconded** and the motion **Passed** with a roll call vote 7:46 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes

Landon Tooke	Yes
Shane Marshall	Absent

After approving Item A, Mayor Mike Mendenhall announced that the motion had passed and moved the meeting forward to Item B. There was brief clarification that, although Item B appeared under the public hearing section of the agenda, it did not actually require a public hearing.

### **B. Amended Preliminary Plat for the Villas at Annies Acres**

Dave Anderson then presented Item B, which involved the amended preliminary plat for the Villas at Annie's Acres. He explained that there was little additional information to add beyond what had already been discussed during Item A, since the plat amendment was closely tied to the same 2.14-acre addition and associated roadway improvements. He noted that both the Development Review Committee and the Planning Commission had reviewed the amended plat and recommended approval, based on two findings and a set of nine conditions of approval.

Councilwoman Stacy Beck confirmed that the conditions did not need to be read aloud individually.

Dave Anderson indicated that referencing them as part of the motion would be sufficient.

Mayor Mike Mendenhall added a lighthearted comment about the length of the conditions before asking if there were any questions from the Council.

Councilman Kevin Oyler commented that, after reviewing the changes, the amended layout made sense, particularly with the inclusion of the additional parcel to the north. He noted that it eliminated what would have otherwise been an awkward or underutilized "island" of land between the roadway and the development, resulting in a more efficient and cohesive use of the property.

Mayor Mike Mendenhall then shared his support for the project more broadly, noting that although the development had transitioned to a different developer over time, it continued to provide an important housing option within the community. He emphasized the value of 55-and-older housing, stating that it allows longtime residents to remain in Spanish Fork while transitioning to lower-maintenance living. He also highlighted the proximity of the development to the FitCity Center and expressed appreciation for providing opportunities for older residents to stay active and connected within the community.

Councilman Kevin Oyler added that he personally knew several residents of the development and spoke positively about them, reinforcing support for the project.

Mayor Mike Mendenhall then clarified again that no public hearing was required for Item B and invited a motion to approve the amended preliminary plat with the referenced findings and conditions.

Councilman Tooke ▾ made a **Motion** to Approve ▾ **Approve the proposed Villas at Annie's Acres Preliminary Plat Amended be approved based on the following findings and subject to the following conditions:**

**Findings**

- 1. That the proposal is consistent with the City's General Plan Designation of Medium Density Residential.**
- 2. That the proposal meets the intent of the Master Planned Development Overlay Zoning District.**

**Conditions**

- 1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.**
- 2. That the Applicant addresses any staff review comments.**
- 3. That the City Council approves of the associated Zone Change.**
- 4. That the City Council approves an amended development agreement.**
- 5. That the fencing along Volunteer Drive and Bradford Lane match the existing wrought iron fencing along South Lane.**
- 6. That the Applicant complies with the project's details and amenities as previously approved with the Final Plat and Preliminary Plat.**
- 7. That the applicant provides detailed building elevations, materials and designs for the single-family lots 103- 107, at the time of building permits, for review and approval regarding compliance with the quality and compatibility with the remaining residential units and compliance with the architectural standards of the Master Planned Development Overlay.**
- 8. That the building plans for lots 103-107, include enhanced elevations for the corner and high visibility building elevations.**
- 9. That the appropriate process be followed for the disposal of any property that is involved in the project.**

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:51 pm.

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

City Manager Seth Perrins briefly paused the process to ensure procedural clarity and accuracy before the vote. He asked for confirmation that the conditions of approval being referenced in the motion were consistent with those outlined in the staff

report, specifically the full list of nine conditions reviewed by the Development Review Committee and Planning Commission.

Mayor Mike Mendenhall confirmed that the conditions displayed matched those in the staff report.

Seth Perrins acknowledged that everything appeared to be in order.

Mayor Mike Mendenhall proceeded, noting that a motion had already been made and seconded, and called for a roll call vote from the councilmembers to formally approve the amended preliminary plat for the Villas at Annie's Acres

After completing the vote on Item B, Mayor Mike Mendenhall announced that the amended preliminary plat for the Villas at Annie's Acres had been approved. He then moved the meeting forward to the next item on the agenda, introducing Item C under the public hearing section, which involved the proposed disposition of city-owned property located at 1300 South Main Street in Spanish Fork.

### **C. Disposition of City Owned Property at ~1300 South Main**

Assistant City Manager Tyler Jacobson presented the proposal regarding the potential sale of city-owned property located at approximately 1300 South Main Street. He explained that under state requirements, whenever the city intends to dispose of property with an estimated value exceeding \$100,000, a public hearing must be held before proceeding.

Tyler Jacobson described the parcel as approximately 4.849 acres and provided general orientation, noting its location near Arrowhead Trail, adjacent to recent commercial development including a Quick Quack Car Wash and other nearby growth along Main Street. He indicated that the city currently had no future plans for the property, which is why it was being considered for sale.

He further explained the process moving forward, stating that the city would begin accepting bids from interested parties. After evaluating those proposals, any viable options would be brought back to the council in a closed meeting for further discussion and consideration of a potential land transaction. Tyler Jacobson also invited interested individuals to contact him directly for more information about the property and the bidding process.

Mayor Mike Mendenhall then asked if there were any questions from the council, and hearing none, opened the public hearing for Item C.

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** with an all in favor 7:53 pm

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

### Public Comments

After calling for public comment and receiving none, he asked to close the public hearing.

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

Councilman Tooke ▾ **Seconded** and the motion **Passed** with an all in favor vote at 7:54 pm

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

After closing the public hearing for Item C, Mayor Mike Mendenhall brought the discussion back to the council and asked if there were any further questions or comments regarding the proposed disposition of the city-owned property at 1300 South Main Street.

Councilman Kevin Oyler responded succinctly, expressing his support for selling the property, noting that since the city did not have a need for it, it made sense to move forward with its sale.

Mayor Mike Mendenhall agreed and reminded the public that Tyler Jacobson’s contact information had been provided for anyone interested in submitting a proposal.

Mayor Mike Mendenhall then asked if a motion was needed for the item, at which point it was clarified that no formal action was required at this stage, as the item was only for public hearing purposes.

City Manager Seth Perrins explained that the city would now proceed with accepting offers and would later bring those proposals back to the council in a future closed meeting for review and direction.

Councilman Jesse Cardon acknowledged the process.

With no further discussion, Mayor Mike Mendenhall moved the meeting forward to Item D, introducing the next public hearing item concerning proposed amendments to Title 15 related to setback requirements for substations and fence height regulations within the

public facilities zone.

#### **D. Ordinance for Title 15 Amendments to Change the Setback Requirement for Power Substations in the Public Facilities Zone and the Allowed Fence Height in the Public Facilities Zone**

Community Development Director Dave Anderson presented a proposed amendment to Title 15 related to public facility zoning, specifically addressing setback requirements and fence height regulations for power substations. He explained that the current ordinance required larger setbacks than were practical for certain substation sites, and that this amendment would allow masonry walls to be constructed closer to public streets, potentially as close as 10 feet from the sidewalk, instead of the existing 20-foot requirement, or reduced from 15 feet to 10 feet on corner lots.

Dave Anderson emphasized that this change was narrowly tailored and would apply only to properties zoned as public facilities and specifically to power substations, making it unlikely to have widespread impact across the city. He noted that the adjustment was necessary to allow essential infrastructure to be built on constrained sites, where current setback requirements could otherwise prevent construction altogether.

He further explained that the proposal included a second component related to fence height. Under existing code, fences and walls in non-industrial zones were generally limited to six feet unless special approval was granted. The amendment would extend existing allowances, previously granted for industrial zones, to public facility zones, enabling taller walls where necessary. Dave Anderson stated that this was important for substations, where enhanced security measures are required, often necessitating walls taller than six feet.

Councilman Kevin Oyler asked whether the existing setback requirements would still apply even if adjacent properties were owned by the city.

Dave Anderson confirmed that the current code would still require those setbacks regardless of ownership, which helped illustrate the need for the proposed amendment.

Mayor Mike Mendenhall then opened the public hearing for Item D, inviting public comment.

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

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with an all in favor 7:59 pm

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

## Public Comments

After no members of the public came forward, the hearing was closed.

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

Councilman Cardon ▾ **Seconded** and the motion **Passed** with an all in favor vote at 8:00 pm

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

Returning to council discussion, Mayor Mike Mendenhall asked if there were any further questions. Hearing none, he noted that the proposal made sense and invited a motion to approve Item D.

Councilman Oyler ▾ made a **Motion** to Approve ▾ **Ordinance for Title 15 Amendments to Change the Setback Requirement for Power Substations in the Public Facilities Zone and the Allowed Fence Height in the Public Facilities Zone**

Councilman Cardon ▾ **Seconded** and the motion **Passed** with a roll call vote at 8:00 pm

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

Mayor Mike Mendenhall announced that Item D had been approved, adopting the amendments to Title 15 regarding setback reductions and increased fence heights for public facility zones, particularly for power substations.

He then moved the meeting to the final public hearing item of the evening, Item E, which involved an ordinance updating provisions related to reimbursable projects and impact fee deadlines under Title 15. Mayor Mike Mendenhall invited Cory Pierce to present the item

### **E. Ordinance Title 15.4.12.070 Reimbursable Projects - Impact Fee Deadline Update**

Cory Pierce presented a proposed amendment to Title 15 related to reimbursable projects

and impact fee deadlines. He explained that the city's long-term infrastructure planning often requires developers to construct oversized improvements. This could include larger sewer lines or wider roadways, beyond what their specific project needs, in order to accommodate future growth. In those cases, developers were eligible to be reimbursed for the additional capacity through impact fees collected from future development, ensuring that growth pays for growth.

Cory Pierce noted that a recurring issue was delays in developers submitting reimbursement applications. In some cases, projects were completed and significant time passed before applications were submitted, making it more difficult for staff to accurately evaluate costs and incorporate them into the city's impact fee reimbursement plan.

To address this, the proposed amendment would establish a clear deadline requiring developers to submit reimbursement applications within six months after project completion and acceptance into the warranty phase. Cory Pierce explained that this would allow staff to review requests while details were still current and ensure a more efficient and accurate reimbursement process.

He also stated that the city planned to improve communication with developers about this requirement by including it in pre-construction meetings and closeout documentation, helping ensure awareness and compliance.

Councilman Kevin Oyler asked whether the proposed change conflicted with any state laws, to which Cory Pierce responded that he was not aware of any conflicts.

Councilman Jesse Cardon commented that the proposal seemed reasonable and timely.

Mayor Mike Mendenhall then asked if there were any additional questions, and hearing none, moved to open the public hearing for Item E.

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

Councilman Oyler ▾ **Seconded** and the motion **Passed** with an all in favor 8:03 pm

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

### Public Comments

There were none.

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

Councilman Tooke ▾ **Seconded** and the motion **Passed** with an all in favor vote at 8:03 pm  
pm

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

After closing the public hearing for Item E, Mayor Mike Mendenhall brought the discussion back to the council and asked if there were any additional comments or questions regarding the proposed amendment to reimbursable project timelines.

Councilman Kevin Oyler indicated that he had no further discussion.

With no additional input from the council, Mayor Mike Mendenhall proceeded to call for a motion to approve Item E, moving the council toward final action on the ordinance establishing a six-month deadline for reimbursement applications.

Councilman Cardon ▾ made a **Motion** to Approve ▾ **Ordinance for Title 15 Amendments to Change the Setback Requirement for Power Substations in the Public Facilities Zone and the Allowed Fence Height in the Public Facilities Zone**

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

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

After approving Item E and concluding the public hearing portion of the meeting, Mayor Mike Mendenhall transitioned to the new business section, noting that the council would now consider items A through E. He introduced the first item as the Station 61 GMP and construction agreement and invited Matt T. Romero to present.

As Matt Romero approached, there was a brief lighthearted exchange among councilmembers. Councilman Kevin Oyler joked about Matt Romero's middle initial, asking if it was actually "T," to which Matt Romero clarified that his middle initial was "R." Matt Romero then greeted the Mayor and Council and humorously remarked that the earlier crowd had not stayed for his presentation, prompting additional joking from Councilman Landon Tooke and Mayor Mike Mendenhall about building more anticipation for his item.

## **NEW BUSINESS:**

### **A. Station 61 GMP and Construction Agreement**

Matt Romero presented the proposed Guaranteed Maximum Price (GMP) agreement for Fire Station 61, explaining that the project had progressed through planning and design and was now ready for construction. He emphasized that the new station was a critical infrastructure investment needed to support the city's growth, improve emergency response times, and maintain appropriate fire and life safety service levels. Matt Romero noted that SIRQ Construction had been involved throughout the pre-construction phase, providing cost estimates, constructability reviews, and scheduling input, which helped refine the project scope, reduce risks, and identify cost efficiencies. He stated that staff was recommending approval of the GMP agreement in the amount of \$16,832,500.

During council discussion, Councilwoman Stacy Beck shared that she and Councilman Kevin Oyler had been closely involved in the process over several months, nearly a year, and praised the collaboration between city staff, AGC Architects, and SIRQ Construction. She highlighted the effort to balance cost control with maintaining a high-quality, functional facility and noted that outside partners had specifically complimented the professionalism and responsiveness of Spanish Fork City staff.

Councilman Kevin Oyler echoed those sentiments, commending Matt Romero and Chief Hales for their diligence in ensuring that only necessary components were included in the project while keeping costs in check, and described the process as thorough and well-managed.

Councilman Jesse Cardon then asked about how the project would be funded, prompting City Manager Seth Perrins to indicate he would address that shortly.

Seth Perrins asked Matt Romero to clarify the scope of the GMP, specifically whether it included only construction costs or also covered additional expenses such as soft costs, fees, and furnishings, fixtures, and equipment (FF&E). He further asked Matt Romero to provide an estimate of the total project cost beyond the GMP amount, setting up a more comprehensive discussion of the overall financial picture for Fire Station 61.

Matt Romero explained that in addition to the GMP of approximately \$16.8 million, there were soft costs and fees estimated at roughly \$1.9 to \$2 million. He noted that some of the fees remain variable until final utility details, such as meter sizes, are determined. Based on current estimates, he stated that the total project cost would be approximately \$18.5 to \$18.7 million.

Matt Romero then provided further detail on contingencies built into the project. He explained that due to the nature of Fire Station 61 as a life safety facility, enhanced structural requirements were necessary, including the installation of geotechnical piers (geo piers) beneath the entire building. He noted that these were required to ensure the building would remain functional during events such as earthquakes, particularly given the area's soil

conditions. The cost for these piers was estimated at approximately \$700,000, which included a built-in contingency to account for potential deeper installations depending on subsurface conditions discovered during construction.

He further explained that SIRQ Construction had included a contractor contingency of approximately \$400,000 within the GMP to cover unforeseen construction issues, helping avoid the need to return to the Council for minor change orders. In addition, the city had included an owner's contingency of approximately 6%, or about \$900,000, in accordance with procurement policy. Matt Romero emphasized that these contingencies function as a safeguard, allowing the project to proceed efficiently while minimizing financial risk, and noted that any unused funds would be returned to the city at the conclusion of the project.

He also shared examples from previous projects, such as the recreation center and other city buildings, where unused contingency funds had been returned, reinforcing confidence that the project was conservatively budgeted. Overall, Matt Romero indicated that while the project was near the anticipated budget, the structure of contingencies positioned the city well to manage risks and potentially realize savings.

Mayor Mike Mendenhall then made a lighthearted remark about the inclusion of fire sprinklers in a fire station, jokingly questioning why they were needed given the presence of fire trucks and personnel.

Following Mayor Mike Mendenhall's lighthearted remark about fire sprinklers, City Manager Seth Perrins joked with Fire Chief Eddie Hales about whether there had ever been a fire at a fire station.

Chief Hales replied that there had been one just a few months prior.

Seth Perrins continued the humor by asking who responds in that situation, prompting further laughter among the council.

Matt Romero then added an additional point regarding project cost comparisons, explaining that he had asked SIRQ Construction about recent fire station projects to benchmark pricing. He noted that a recent project in Farmington had come in at approximately \$630 per square foot, while the proposed Fire Station 61 project, even with contingencies included, was estimated at about \$569 per square foot. He credited the timing of the bid and the efforts of the project team for achieving a lower cost and emphasized that the team had worked diligently to reach that number.

Councilmembers and Mayor Mike Mendenhall both expressed appreciation for the effort and outcome.

Mayor Mike Mendenhall then invited City Manager Seth Perrins to discuss funding but first asked if there were any additional questions.

Seth Perrins instead turned to Chase Hathaway of SIRQ Construction, inviting him to provide insight into the construction timeline.

Chase Hathaway explained that once the contract was signed, they would begin executing subcontracts and preparing for construction. He indicated that some preliminary work, including coordination with the geotechnical pier subcontractor, was already underway and estimated that construction would likely begin around mid-April.

Councilman Kevin Oyler then asked about coordination between the fire station construction and the nearby substation work. Matt Romero explained that the project required careful sequencing, particularly because the existing Argyle substation must remain operational during construction. He noted that certain components, such as steel for the substation, had already been ordered but would not arrive until later in the year. He further explained that while work on the fire station could proceed independently in some areas, the substation would need to be constructed and transitioned at a specific time to avoid disrupting power service, particularly before peak seasonal demand.

Matt Romero clarified that the construction of Fire Station 61 would not be delayed by the substation footprint, explaining that the building itself does not overlap with the substation area. He noted that while coordination with the substation was necessary, the main structure could proceed independently, with final substation-related work and transitions expected to occur about a year later, allowing the remainder of the site work to be completed afterward.

City Manager Seth Perrins provided a detailed explanation of the project's funding strategy. He began by correcting a previous miscommunication, clarifying that while the city had consistently discussed a \$15 million bond, that figure referred only to the anticipated bond amount, not the total project cost, which is closer to \$18 million as outlined earlier.

Seth Perrins explained that the city was proposing a more strategic and flexible approach to financing the project. Rather than immediately issuing bonds, the city could initially use available reserves to fund early construction phases. This would allow time to better define actual costs, particularly contingencies like geotechnical work, before finalizing the bond amount. He noted that many uncertainties, such as subsurface conditions, would be resolved early in construction, making it possible to reduce the eventual borrowing amount.

He also discussed market conditions, explaining that while bond rates had recently fluctuated due to global factors, financial advisors anticipated that rates could stabilize or improve within the next year. By delaying bonding, the city could potentially secure more favorable interest rates while also refining the total amount needed, estimated at no more than \$15 million, and possibly closer to \$14 million depending on how contingencies are resolved.

Seth Perrins emphasized that approving the GMP that evening would represent a "moment of commitment," meaning the council would be authorizing the project to move forward with the understanding that bonding would ultimately be required. He recommended that the council formally express its intent to issue bonds through a parameters resolution in the near future, likely within the next month or two, which would set limits on the borrowing amount and interest rate while preserving flexibility on timing.

Councilman Jesse Cardon confirmed that his questions regarding the funding timeline had

been addressed.

Mayor Mike Mendenhall asked if there were any further questions for City Manager Seth Perrins.

Seth Perrins then provided additional context regarding future plans for the existing Fire Station 61 property on Main Street, explaining that the city would likely need to begin discussions soon about its long-term use. He noted that once the new station is completed, estimated at roughly a year and a half out, the city would no longer need the current facility and should evaluate options, including the potential sale of the property. He added that there had also been preliminary discussions about considering the nearby Memorial building in conjunction with that property, suggesting a more comprehensive approach to planning for that area.

Seth Perrins then elaborated on the proposed funding strategy, explaining that the project would likely be supported by a combination of sources, including a bond of approximately \$15 million over a ten-year period. He clarified that a portion of that bond could be repaid using public safety impact fees, though those funds could only be used for the portion of the project attributable to growth. The remainder would be covered through capital project funds that the city sets aside annually, as well as the potential use of some Power and Light funds, which had been previously discussed at a high level with the council.

Councilman Jesse Cardon then expressed appreciation for the extensive effort that had gone into the project, noting the importance of the public outreach conducted to demonstrate the need for the new station, including tours of the existing facility. He also commended staff and project partners for carefully working through both the design and financial aspects to ensure the project was done correctly. He emphasized the importance of being transparent that bonding would be part of the process, even if it was not executed immediately.

Mayor Mike Mendenhall agreed with the summary and, seeing no further discussion, called for a motion to approve Item A, the Station 61 GMP and construction agreement, moving the council toward final action on the project.

Councilwoman Beck ▾ **Moved to** Approve ▾ **Approve the Station 61 GMP and Construction Agreement**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote 8:28 pm.

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

After discussion and a motion, Mayor Mike Mendenhall announced that Item A, the Station 61 GMP and construction agreement, had been approved. He expressed appreciation for the detailed presentation and financial clarity and noted that the council looked forward to the project moving forward and being completed.

City Manager Seth Perrins added that staff would continue working with the city's financial advisor and would bring back a parameters resolution for the council's review no later than a meeting in May, formalizing the city's intent to bond for the project. Seth confirmed that additional discussion on that resolution would take place at that time.

Mayor Mike Mendenhall then moved the meeting forward to Item B under new business, which involved a sponsorship agreement with Utah County for the Spanish Fork competition pool. Before beginning the presentation, Dale Robinson paused to make a lighthearted but sincere comment about Matt Romero, complimenting his appearance and prompting agreement from Councilman Jesse Cardon and others. Mayor Mike Mendenhall joined in, joking that Matt Romero had always been a good-looking man, while Councilman Kevin Oyler added humor about his suntan.

Dale Robinson then shifted to a more serious tone, praising Matt Romero's contributions to the city, describing him as a valuable asset who had played a key role in construction projects and city operations. He shared personal remarks about working with Matt Romero's family over the years and highlighted his strong work ethic and community roots, concluding that he had been an excellent hire for Spanish Fork City.

### **B. Sponsorship Agreement with Utah County for the Spanish Fork Competition Pool**

Dale Robinson presented Item B, explaining that the agreement with Utah County was the result of efforts that began several years earlier when city leadership met with county officials to request funding support for the recreation center. He noted that this agreement specifically provided for reimbursement of up to \$1 million from the county toward the construction of the competition pool at the FitCity Center, which had been a key focus of that original request.

Dale Robinson summarized the main terms of the agreement, stating that it would run for a five-year period through December 31, 2030. As part of the agreement, the city would treat individuals living within the 84660 zip code as residents for purposes of purchasing FitCity Center memberships. He added that this benefit would also extend to residents in certain unincorporated areas within the 84653 zip code, with Utah County providing the necessary information to identify eligible individuals.

He explained that the reimbursement would be provided as the city submitted eligible expenses related to the competition pool construction.

Councilman Kevin Oyler about how the city would handle individuals who had already purchased memberships at non-resident rates.

Dale Robinson clarified that rather than issuing refunds, the city would extend those memberships to provide equivalent value, such as adding additional time.

Mayor Mike Mendenhall expressed appreciation for the county's partnership, noting that while the recreation center is a city asset, it serves a much broader population across southern Utah County. He added that the agreement would likely encourage greater use from residents in surrounding unincorporated areas. With no further questions from the council, Mayor Mike Mendenhall invited a motion to approve Item B.

Councilman Cardon ▾ **Moved to Approve** ▾ **Sponsorship Agreement with Utah County for the Spanish Fork Competition Pool**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 8:34 pm

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

After discussion, Mayor Mike Mendenhall announced that Item B had been approved. He acknowledged Dale Robinson's efforts in coordinating the agreement and noted that it represented another successful interlocal partnership with Utah County, reinforcing collaboration on regional recreational amenities.

### **C. Resolution for the Utah County Interlocal Agreement Addendum 4**

Dale Robinson presented the next item as an addendum to the original 2008 interlocal agreement with Utah County regarding operations at the fairgrounds. He explained that the county is a full partner in the facility, sharing in both operations and maintenance costs, and collaborating with the city on capital improvement projects. This amendment specifically addressed the next phase of the fairgrounds master plan, which includes construction of a new indoor arena to replace the aging "Willie barn," a new stall barn, and the removal of older, outdated facilities near the site.

Dale Robinson outlined the financial structure of the project, stating that both the city and the county would split the total estimated cost of approximately \$11.23 million. He detailed the county's contribution schedule, including an initial payment of \$350,000 before June 30 of the current year, with the remaining balance of approximately \$5.26 million to be paid between July 2026 and June 2027.

He emphasized that the improvements were driven not only by the need to replace outdated and unsafe facilities, but also by the economic impact potential. The new indoor arena and

additional stalls would allow the city to host larger, higher-quality events, such as horse shows and multi-day competitions, that are currently not feasible due to facility limitations. He noted that economic impact studies had demonstrated strong returns from such events, which is a key reason for the county's continued investment in the project.

Councilman Kevin Oyler asked about the plan for the existing Willie barn once the new facility was constructed.

Dale Robinson explained that while older facilities are sometimes repurposed or relocated, the timeline for this project is extremely tight. Construction cannot begin until after major scheduled events, and the new facility must be completed before the next cycle of livestock shows and rodeo events, leaving only a limited construction window. Because of this constraint, there is not enough time to coordinate relocation or reuse, and the Willie barn will need to be demolished.

Dale Robinson also described how construction would impact parking and event logistics, noting that portions of existing parking areas would be repurposed for the new stall barn and contestant parking. Adjustments would be made to shift public parking to other areas of the fairgrounds to accommodate these changes.

The discussion continued with some lighthearted humor among the Council and staff regarding the future of the old "Willie barn," with Councilman Jesse Cardon joking about offering it for free if someone could haul it away immediately, and others adding similar comments about the impracticality of relocating it given the tight construction timeline. Dale Robinson and Seth Perrins both reinforced that, due to safety concerns and scheduling constraints, demolition was the only realistic option.

Councilman Landon Tooke added a humorous remark about the barn's longevity compared to its namesake, Willie Nelson, prompting a brief exchange about preserving the name in some form for the new facility. Seth

Perrins suggested continuing the tradition by naming the replacement structure something like "Willie 2.0," which was met with further lighthearted comments from the council.

Mayor Mike Mendenhall then shifted the tone of the discussion to a more serious and reflective perspective. He expressed appreciation for the staff and leadership involved in bringing the project forward, specifically acknowledging Dale Robinson, Seth Perrins, Matt Romero, and others who contributed to the vision and coordination with Utah County. He emphasized that this project represented a significant investment, over \$11 million total, with the city contributing more than \$5 million, directly into preserving and expanding Spanish Fork's agricultural heritage.

Mayor Mike Mendenhall addressed a broader community narrative, noting that while some residents may feel the city was moving away from its agricultural roots, projects like this demonstrate the opposite. He stated that the fairgrounds continue to serve as a hub for agriculture, youth programs, and professional events, and that the city was intentionally investing in facilities that support livestock, rodeo, and agricultural education. He highlighted

that the new arena and supporting structures would host animals, youth participants, and professionals, reinforcing the city's commitment to maintaining and growing that legacy.

He concluded by drawing a distinction between private property decisions and public investments, emphasizing that while individual landowners may choose how to use their land, the city remains committed to preserving agricultural uses on city-owned property and ensuring that Spanish Fork continues to be a central place for those traditions in Utah County.

Dale Robinson continued by expressing appreciation for the Council and administration's commitment to preserving Spanish Fork's agricultural heritage. He reflected on the city's history as a central hub for livestock in Utah and shared personal experience working in that environment, emphasizing that the fairgrounds are not only part of the city's past but remain an important part of its identity today. He noted that many youth participate in agricultural activities rather than traditional sports, gaining valuable life skills through those experiences, and stated that the continued investment helps keep those opportunities alive.

City Manager Seth Perrins added to that perspective by highlighting how unique Spanish Fork's fairgrounds are, particularly due to their central location within the city. He pointed out that it is rare to find a fairgrounds situated so close to a city's core, just a few blocks from Main Street, which allows visitors attending events to also take advantage of other amenities such as restaurants, trails, the recreation center, and other local attractions. He explained that this accessibility enhances the economic impact of events, making the facility more attractive for regional and national gatherings.

Mayor Mike Mendenhall reinforced those points, emphasizing that the success of the fairgrounds was not just about community pride but about deliberate investment and planning. He noted that major events, including state and regional livestock shows, were hosted in Spanish Fork because of the quality of the facilities and the city's commitment to maintaining and improving them. He stressed that the city continues to invest taxpayer dollars into preserving and expanding agricultural uses, ensuring that Spanish Fork remains a leading center for these activities in Utah County and beyond.

Seth Perrins then shifted the discussion to a practical financial matter related to the project timeline. He reminded the council that, due to tight construction schedules and long lead times for materials, the city had previously authorized the early purchase of structural steel. He explained that approximately \$2 million worth of materials had already been procured at a favorable price before anticipated increases. While the contractor had offered to delay invoicing until the next fiscal year, Seth Perrins suggested that the city should consider paying the invoice sooner rather than relying on the contractor to carry that cost for several months, especially given that the funds were already planned within the upcoming budget.

City Manager Seth Perrins explained that the city could adjust the timing of its budget to accommodate the \$2 million steel purchase already made for the fairgrounds project. He clarified that this would not increase overall project costs but would simply shift funds forward from the next fiscal year into the current one through a planned budget amendment. This adjustment would allow the city to pay the contractor now rather than asking them to carry the expense for several months, which he noted was not the appropriate

approach even though the contractor had been willing.

He further explained that, under this approach, the total project budget would remain unchanged, but approximately \$2 million would be reallocated from next year's budget into the current year. The formal approval for this adjustment would come later as part of the standard budget revision process in June, but he asked the council for general agreement to proceed in that direction.

With informal support from the Council, Mayor Mike Mendenhall indicated that a formal motion would now be needed to move forward with Item C and invited a Councilmember to make that motion.

Councilman Tooke ▾ **Moved to Approve ▾ Resolution for the Utah County Interlocal Agreement Addendum 4**

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

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

After discussion and a motion, Mayor Mike Mendenhall announced that Item C had been approved and thanked staff for the presentation and discussion. He then moved the meeting forward to Item D under new business, which involved an ordinance approving the water use and preservation element of the general plan.

#### **D. Ordinance approving Water Use and Preservation Element of the General Plan**

Cory Pierce presented Item D, explaining that the water use and preservation element of the general plan had previously been discussed in December and brought back after incorporating public feedback and clarifying language. He noted that the updated version included revisions to address concerns, particularly around wording related to agriculture, and emphasized that the document is intended as a policy guide for how the city manages municipal water, not to regulate agricultural water use.

He clarified that references to agriculture in the document relate specifically to properties connected to the city's pressurized irrigation system, where the city delivers privately owned water through its infrastructure. Cory Pierce explained that this system offers flexibility for agricultural users, allowing them to irrigate more efficiently without relying on traditional ditch systems, but participation was entirely optional. He emphasized that these agricultural

connections were not included in the city's municipal water use totals, as the water belongs to the landowners, not the city.

Cory Pierce further explained that the purpose of the document was to guide future land use decisions by ensuring water conservation and management were considered alongside growth. He noted that most of the policies outlined were already reflected in existing city code and practices, and the document primarily formalizes those efforts within the general plan as required by state law.

Councilman Kevin Oyler asked whether the document could unintentionally influence agricultural practices, such as encouraging a shift from flood irrigation to more efficient methods, and whether that might impact groundwater recharge.

Cory Pierce acknowledged that such impacts could occur but clarified that the city was not directing or pushing those changes. Instead, the city provides options when developers and landowners choose to pursue alternative irrigation methods.

City Manager Seth Perrins reinforced that point, stressing that the policy applies only to water flowing through the city's municipal system and has no authority over traditional irrigation water, ditch systems, or private agricultural water rights. He emphasized that any mention of agriculture in the plan was simply to highlight the city's unique ability to support those users through optional services, not to impose requirements.

City Manager Seth Perrins continued the discussion by emphasizing that the pressurized irrigation (PI) system has increasingly been adopted by agricultural users in recent years because it can reduce costs and, in many cases, allow more efficient use of their water. He acknowledged that while there may be less groundwater recharge compared to traditional flood irrigation, that same outcome would occur when agricultural land was ultimately converted to residential development.

Councilman Kevin Oyler asked how widely the system had been implemented within the city.

Cory Pierce and Seth Perrins confirmed that there are currently about a dozen agricultural connections using the PI system.

Seth Perrins provided examples of areas that had used or currently use the system, noting that if sprinkler systems or wheel lines are visible on agricultural land within city limits, they are likely tied into this pressurized system.

Cory Pierce explained the technical and administrative process, stating that farmers must request a specific water quantity and coordinate with their irrigation company and the river commissioner to direct their water rights into the city's system. The city then conveys that water through its infrastructure. He noted that the city monitors usage to ensure farmers stay within their water rights, and if they exceed those allocations, they would be charged for additional city-supplied water.

He also pointed out that irrigation companies themselves have begun to see benefits in the

system, particularly in reducing the need to maintain long stretches of infrastructure for a small number of users. In some cases, irrigation companies have proactively approached farmers about converting to the pressurized system as a more efficient alternative.

Councilman Kevin Oyler asked whether farmers using the system were seeing improved productivity.

Cory Pierce had not specifically gathered that feedback, he confirmed that usage was closely monitored and managed within existing water rights.

Seth Perrins reiterated that the city does not alter or control those water rights, as they remain under the jurisdiction of the irrigation companies and water authorities.

Seth Perrins concluded by again reinforcing the central point: this general plan element is not about regulating agricultural water use. Instead, it is focused on municipal water, how water flowing through the city's system was managed, conserved, and incorporated into development decisions. Any agricultural benefit from the pressurized system was optional and secondary to the primary goal of guiding responsible water use within the city.

Councilman Kevin Oyler asked whether the city had an estimate of how many agricultural properties within city limits still rely on flood irrigation and could potentially convert to the pressurized irrigation system.

Cory Pierce responded that the city has not conducted that type of analysis, explaining that conversions typically occur on a case-by-case basis when development approaches those properties.

City Manager Seth Perrins added that he would not recommend proactively pursuing that analysis, reinforcing that the city does not push those conversions.

Cory Pierce then pointed to broader water usage trends, noting that despite significant population growth between 2019 and 2024, the city's culinary water use had remained relatively flat. He attributed this to ongoing conservation efforts and policies already in place, indicating that those measures are working effectively. He added that pressurized irrigation usage was more difficult to evaluate due to variability in weather conditions, but overall trends suggest stability and efficiency.

Mayor Mike Mendenhall followed with a strong endorsement of the city's long-standing approach to water management, describing it as something the community should take pride in. He noted that many of the practices now required by the state were implemented in Spanish Fork decades earlier, crediting past leadership and ongoing efforts for maintaining a forward-thinking approach. He emphasized the importance of continuing to refine and improve the plan while recognizing the city's success in managing a critical resource.

After confirming there were no further questions, Mayor Mike Mendenhall invited a motion to approve Item D, the ordinance adopting the updated water use and preservation element of the general plan.

Councilman Oyler ▾ Moved to Approve ▾ **Ordinance approving Water Use and Preservation Element of the General Plan**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 9:09 pm

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

After the council voted, Mayor Mike Mendenhall announced that Item D had been approved. He then moved the meeting to the final item under new business, Item E, which involved a federal consulting contract.

As he introduced the item, there was a brief exchange among councilmembers about the name “Barker Leavitt,” with Mayor Mike Mendenhall asking whether it referred to a person or a company. Councilmembers clarified that it was both, an individual as well as the name of the consulting firm, prompting a few lighthearted comments before transitioning into the discussion of the contract.

### **E. Federal Consulting Contract - Barker Leavitt**

Tyler Jacobson presented Item E, explaining that the proposed contract with Barker Leavitt was intended to strengthen the city’s efforts to secure federal funding for key infrastructure projects. He referenced recent discussions and meetings, including the council’s trip to the National League of Cities conference, where members had the opportunity to meet with the firm and better understand the services they provide. He noted that Spanish Fork has ongoing and future infrastructure needs, such as airport improvements and building renovations, and that federal funding opportunities, while valuable, are highly competitive and complex to navigate.

Tyler Jacobson explained that hiring a federal consulting firm would provide expertise in navigating those processes, improving the city’s chances of success, and ultimately delivering a strong return on investment if funding was secured.

Councilwoman Stacy Beck remarked that if the firm was successful in helping the city obtain funding, the value of their services would be significant, a sentiment echoed by other Council members.

Councilman Landon Tooke shared that he had been impressed with the firm during their interactions, highlighting not only their capabilities but also their willingness to engage with city staff to identify future projects and funding opportunities.

Tyler Jacobson added that the firm had expressed interest in working directly with

department directors to proactively plan for upcoming needs.

City Manager Seth Perrins emphasized that while the city had made strong efforts in recent years to pursue federal funding, success had often been difficult due to the complexity of the process and factors outside the city's control. He stated that bringing in a consultant with specialized expertise would help refine applications and improve the likelihood of successfully securing funds. He also noted that the city already has multiple projects in mind that could benefit from this partnership.

It was also clarified that the council's action was to ratify a contract that had already been signed in order to allow the city to move quickly and align with federal funding cycles. Mayor Mike Mendenhall expressed support for the agreement, describing it as a positive step forward for the city, and invited a motion to formally ratify the contract with Barker Leavitt.

Councilman Cardon ▾ **Moved** to Radified ▾ **Federal Consulting Contract - Barker Leavitt**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 9:14 pm

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

After a motion and vote, Mayor Mike Mendenhall announced that Item E had been approved. He then moved the meeting forward to the discussion portion of the agenda, noting that there was one discussion item remaining before a closed meeting.

He introduced the item as the Planning Commission's recommendation regarding a proposed land use element and growth boundary amendment and invited Dave Anderson to present.

## **DISSUSSION:**

### **A. Planning Commission's recommendation on the proposed Land Use Element and Growth Boundary Amendment**

Dave Anderson provided a detailed update on the status of the proposed land use element of the general plan and the associated growth boundary amendment, explaining that the process had reached a key transition point. He stated that the Planning Commission had already fulfilled its role under state law by holding a public hearing in February and subsequently recommending approval of both the land use element and the growth boundary amendment. With that step complete, he described his presentation as a symbolic handoff to the City Council, indicating that final authority and responsibility for the document now rests with the council.

He then walked through how the public can access the document on the city's website, noting that the most current version is dated March 24, 2026, and that several previous versions are also available for reference. He acknowledged that while only a handful of versions were posted, they represent just a portion of the many iterations created throughout the process. Dave Anderson emphasized that staff was still actively encouraging public engagement and invited residents to review the document and reach out directly to the Community Development office with questions, where staff are available to meet and provide clarification.

As part of the final outreach effort, Dave Anderson outlined a two-step engagement plan before adoption. He explained that an open house would be held on March 30 from 6:00 to 8:00 p.m. in the Heritage Room, providing a more informal setting for residents to ask questions and better understand the plan. He noted that this format was intended to make participation easier for those who may feel uncomfortable speaking in a formal council meeting. Following that, the city would notice a formal public hearing before the City Council on April 7, after which the council could choose to act or take additional time for deliberation. He stressed that given the size and importance of the document, it would be reasonable for the council to review comments, ask further questions, and carefully consider next steps before taking final action.

Councilman Jesse Cardon expressed appreciation for the staff's work over what he described as a roughly two-and-a-half-year process, emphasizing the importance of the additional open house as a way to improve public understanding and participation.

Dave Anderson then highlighted a specific issue that will likely require further discussion, noting that there is an inconsistency within the draft plan related to a proposed annexation west of I-15 near 400 North. He explained that current policy language in the draft could conflict with that development proposal and indicated that he has already had candid conversations with the applicant. He suggested that this topic would need to be addressed with the council, likely after the public hearing, as part of final deliberations before adoption.

In outlining the final process, Dave Anderson emphasized that the land use element and growth boundary amendment are intended to be treated as a "living document," meaning the city should move forward using the best information available today while recognizing that updates and refinements will continue over time. He explained that general plans are most effective when they remain flexible and adaptable, rather than trying to anticipate every future condition with perfect precision.

Mayor Mike Mendenhall reinforced this approach by cautioning the council not to let the pursuit of perfection delay progress. He acknowledged that the document represents significant effort, input, and collaboration across departments and the Planning Commission, and emphasized that property owners and residents will always retain the ability to request amendments in the future as conditions change. He supported moving forward after the upcoming public engagement opportunities, noting that one more meeting, particularly the open house format, would allow additional input from those who may not wish to speak in a formal setting.

The process, as discussed, involves completing the final round of public engagement, including the open house and formal public hearing, followed by council deliberation and eventual adoption.

Dave Anderson reiterated that staff remains available for further discussion both in public meetings and offline, ensuring that Council members and residents have opportunities to ask questions and review the most recent version of the document before final action is taken.

Councilman Kevin Oyler also noted that Councilman Marshall, though absent, had submitted written comments and suggestions for staff to review, further indicating that the process remains active and responsive even in its final stages. Overall, the council signaled readiness to move toward adoption while maintaining flexibility for future updates and refinements.

As the meeting transitioned toward adjournment, Mayor Mike Mendenhall asked if there was any additional business before moving into a closed Meeting.

Councilwoman Stacy Beck raised a final question regarding the recent warm weather and whether the city had considered opening the pressurized irrigation (PI) system earlier than the typical April 15 start date.

Cory Pierce responded that the system was already in the process of being filled, but explained that it takes time to reach full pressure and functionality. He cautioned that announcing availability too early can lead residents to turn on sprinklers prematurely, which slows the system's ability to fully pressurize.

Councilman Kevin Oyler added context from a homeowner's perspective, noting that some residents may already be using culinary water temporarily, particularly to activate early-season lawn treatments that require moisture. He advised against assuming misuse, as there can be legitimate reasons for limited early watering.

Seth Perrins and Cory Pierce both emphasized broader water conservation concerns, pointing out that starting irrigation too early was not ideal given current dry conditions and limited snowpack runoff.

Cory Pierce noted that river flows are expected to be significantly below normal, meaning the city will have less natural water supply to rely on this season.

Mayor Mike Mendenhall acknowledged the importance of the question and tied it back to the city's conservation efforts, including the Yard of the Week program, which promotes responsible landscaping practices.

Councilman Jesse Cardon indicated readiness to proceed.

Mayor Mike Mendenhall moved the meeting toward the closed meeting, concluding the public portion of the agenda.

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 9:30 pm

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

Attest: March 24, 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 March 24, 2026. This document constitutes the official minutes of the City Council meeting.*



TARA SILVER, CITY RECORDER