



CITY COUNCIL WORK MEETING & COUNCIL MEETING MINUTES

April 7, 2026, 4:30 PM & 6:00 PM

Explorer Room & Council Chambers

80 South Main Street

Spanish Fork, UT 84660

Work Meeting in the Explorer Room - No formal actions are taken in a work session.

Mayor Mendenhall called the work session to order at 4:30 p.m.

Councilmembers Present for Work Meeting:

Mike Mendenhall, Mayor
Shane Marshall, Councilmember
Landon Tooke, Councilmember

Jesse Cardon, Councilmember
Kevin Oyler, Councilmember
Stacy Beck, Councilmember

Staff Members Present for Work Meeting:

Seth Perrins, City Manager
Matt Johnson, Police Chief
Shelley Hendrickson, Deputy Recorder
Jack Urquhart, Communications Manager
Dave Anderson, Comm Dev Director
Scott Aylett, Library Director

Jared Bartel, SFCN/IT Director
Eddie Hales, Fire & EMS Chief
Vaughn Pickell, City Attorney
Tyler Jacobson, Assistant City Manager
Jered Johnson, Asst. Public Works Director

Report on Research Trip

Seth Perrins, City Manager, reported on a research trip. Evaluation of Bloom's Fuel Cell Technology for 80-100 MW Islanded Power revealed that the proposed 250,000 square foot building would consume as much power as the entire city of Spanish Fork (approximately 90 megawatts) without connecting to the city's grid. The technology separates methane molecules into carbon dioxide and water without combustion, producing minimal noise and odor unlike traditional natural gas generators. Observations during the California site visit showed noise levels comparable to ambient city sounds (65-70 dB) and no noticeable smell, addressing common community concerns. The generators run quietly enough for employees to hold normal conversations and even rest nearby, indicating low sound pollution. The system uses a closed-loop water system requiring only minimal water at startup, dispelling misconceptions about large water consumption.

Discussion was held regarding the generators' physical footprint is large but could be visually softened with landscaping and clear fencing, avoiding graffiti and security issues. The equipment stacks modularly ("Legos") enabling scalable power output. The units emit minimal heat and no visible flames, noise ordinance compliance was confirmed, with the units operating within residential and commercial limits, further reducing potential community impact. The proposed model involves ownership by the user rather than the utility, a departure from typical power purchase agreements, which requires careful policy consideration. UMPA's interest in this technology suggests potential regional applications and partnerships but also highlights the importance of precise policy frameworks to guide investment and operational responsibility. Economic and Resource Considerations suggest property tax revenue and natural gas sales tax (6%) could offset the lack of power sales revenue, possibly benefiting the city's general fund. The site's mixed industrial and residential zoning could reduce truck traffic and associated conflicts if part of the site is dedicated to data center use. Natural gas suppliers like Enbridge and Summit Energy indicated no concern about gas supply constraints for this project, ensuring fuel availability.

Staff and Council noted the high capital cost of Bloom units (around \$500,000 per unit) and the need for further economic analysis before decisions and emphasized careful policy crafting and community considerations before committing to this new power generation model. The city needs clear policies to manage ownership, grid independence, and emergency response responsibilities linked to these new power systems.

Collaboration with UMPA and legal experts is planned to ensure the city adopts best practices and aligns policy with regional standards.

The council discussed the importance of demonstrating the technology's minimal noise and odor in public forums to build trust.

Potential future site visits to local installations in West Jordan were suggested to provide firsthand community experience and evidence.

Future Council Discussions are scheduled with the proposing company eager to present on April 21, 2026, to deepen council and public understanding. Initial meetings will focus on the data center component and its integration with the power system.

The council agreed to continue exploring the project's feasibility while balancing economic benefits and community quality of life.

Budget

Seth reported on the budget. General fund budget Improved to approximately \$1 Million positive after eliminating all new employee requests and identifying revenue growth opportunities. Initial projections showed a \$1.5 to \$2 million deficit, but refinements reduced this to a positive margin without new hires. Budget managers reviewed division revenues and expenses to identify capacity for increased operations spending by about \$500,000. The council will need to prioritize spending to allocate this additional capacity over the coming weeks. Employee salaries, benefits, and health insurance costs are fully accounted for with expected merit and market adjustments included. Health insurance renewal rates are projected to rise about 9% for the next two years, the highest since 2015. The budget covers these increases across the general fund and all utilities, ensuring no surprises in employee-related costs.

Retirement contributions reflect policy changes with tiered impact on employees and City costs. Tier 1 employees maintain current city contribution rates at 17.9%, with employee 401(k) contributions increasing from 1.93% to 2.93%. Tier 2 employees will see employee pension contributions rise from about 0.81% to 1.3% and 401(k) contributions increase to 4%, with no change to city contributions. Public safety Tier 2 employees will begin contributing 0.98% to pensions, losing prior 401(k) contributions, while city contributions remain at around 19%. These changes comply with state policy encouraging employees to share retirement costs and aim to stabilize city expenses.

Clear communication and simplification of retirement changes are planned to help council and employees understand financial impacts. Overall, Tier 2 employees will have slightly reduced take-home pay but improved long-term retirement benefits.

The council will pause on retirement discussions to focus on other budget priorities before returning to finalize plans.

City Council Meeting in the Council Chambers - Mayor Mendenhall called the meeting to order at 6:05 pm.

Councilmembers Present for Council Meeting:

Mike Mendenhall, Mayor
Shane Marshall, Councilmember
Landon Tooke, Councilmember

Jesse Cardon, Councilmember
Kevin Oyler, Councilmember
Stacy Beck, Councilmember

Staff Members Present for Worksession:

Seth Perrins, City Manager
Dave Anderson, Community Development Director
Matt Johnson, Police Chief
Shelley Hendrickson, Deputy Recorder
Jered Johnson, Asst. Public Works Director

Vaughn Pickell, City Attorney
Tyler Jacobson, Assistant City Manager
Jack Urquhart, Communications Manager
David Mann, Senior Planner

Visitors Present for Council Meeting:

Tyler Mendenhall
Amanda Mendenhall
Naleta Mellor
Darrin Mellor
Kurt Dunn

Trevor McGuire
Trudy McGuire
Callie McGuire
Tate Murphy

Ladd Timpson
Shauna Warnick
Maria Gaitan
Moises Fernandez

Councilman Cardon ▾ offered a prayer.

Councilman Tooke ▾ invited those in attendance to stand and recite the pledge of allegiance.

Ceremonial Oath of Office

Chief Matt Johnson presented three new police officers to be sworn in and provided background information on each:

Kurt Dunn

Formerly with the San Juan County Sheriff's Office with four years of law enforcement experience. Recently relocated from Monticello and currently participating in the field training officer program.

Trevor McGuire

Spanish Fork native with two years of experience at the county sheriff's office. Holds a bachelor's degree in forensic science, is Spanish-speaking, and has already demonstrated strong performance in patrol duties.

Moises Fernandez

Previously served with Mapleton City Police Department and began with Spanish Fork as a part-time officer approximately three months prior. Currently resides in Spanish Fork.

Chief Johnson noted all three officers came highly recommended with strong backgrounds, commendations, and positive performance reviews, reflecting the high caliber of individuals joining the department.

Mayor Mendenhall administered the Oath of Office to Officers Dunn, McGuire and Fernandez.

A photo was taken.

The Mayor expressed appreciation to the officers and their families, recognizing law enforcement service as a family commitment and thanking them for their support.

Council discussion acknowledged the police department currently had approximately 42 officers, ongoing turnover is largely due to retirements, appreciation for long-term service within the department and strong community support for law enforcement.

Councilmembers and staff expressed confidence in the new officers and welcomed them to the department.

Followup to previous council comments

Mayor Mendenhall asked if there were any followup comments from the previous city council meeting.

City Manager Seth Perrins noted a resident concern regarding swimming pool temperatures at the FitCity Center. Staff, led by Parks and Recreation Director Dale Robinson, are currently investigating potential operational issues, researching standard pool temperatures at comparable facilities and evaluating possible adjustments to improve user experience.

Council emphasized the importance of responsiveness to public feedback and encouraging community use of the pool.

Public Comments

Tyler Mendenhall, representing the Utah State Junior Livestock Show Booster Club, addressed the Council to express appreciation for the City's long-standing partnership and support.

Key points: The Livestock Show is in its 102nd year (established 1924), Spanish Fork City is a major contributor and partner, particularly with fairgrounds improvements. Continued growth in participation, animal entries, and sales. Booster Club efforts raise funds to support youth participants.

Mr. Mendenhall presented a commemorative plaque to the City in recognition of its support.

Event Information: Dates: April 29 – May 2, 2026. Public invited to attend; events run daily with peak activity during sale day. Over 300 animals were expected in the sale. Recent fundraiser generated approximately \$22,000 for student scholarships

Council expressed appreciation for the organization's impact on youth, local agriculture and community heritage.

Matt Durant introduced himself as a candidate for House District 64 and expressed interest in working with the City if elected.

End of public comment.

Staff Reports

Seth Perrins noted appreciation for the successful Easter Egg Hunt.

Council Comments

Councilmembers provided the following updates:

Councilman Marshall

Thanked staff and volunteers for the successful Easter event, attended Miss Spanish Fork pageant; recognized winner. Provided Veterans Council update: Memorial project progressing for Memorial Day, requested coordination regarding future fire station impacts and encouraged veteran participation on committee.

Councilwoman Beck

Recognized outgoing and incoming Miss Spanish Fork representatives, participated in rodeo royalty interviews, raised concerns regarding property maintenance issues (yards), suggested potential review of ordinances and voiced appreciation for constructive resident engagement.

Councilman Oyler

Reported visit to Senior Center, shared updates on Fit City 60+ Pass changes and offered assistance to residents with questions.

Councilman Cardon

Participated in legislative review meeting with staff and legislators, highlighted successful Easter event and strong community participation, noted sound system issue at event for future improvement, announced Youth City Council applications were open and encouraged community involvement in city boards and commissions.

Councilman Tooke

Praised Easter event and community traditions, attended Miss Spanish Fork pageant and reception, announced new Miss Spanish Fork (Callie McGuire), noted upcoming introductions of new royalty and highlighted service initiative focused on supporting community heroes.

Chamber of Commerce Update (Kathleen Leavitt)

Thanked City for taking over Easter event

Announced upcoming events:

- Business of the Month (Sandstone Psychology)
- Women in Business event
- Networking event (Mountain Mike's Pizza)
- Area Guide magazine release (April 20)
- Waffle Love ribbon cutting (tentative May 1)
- Scholarship Golf Tournament (May 13)

Mayor Mendenhall expressed appreciation to businesses, volunteers, and staff for community events. He highlighted the importance of community traditions in maintaining strong civic connection. He offered condolences to the family and congregation of a local religious leader who recently passed away in a tragic accident, recognizing his contributions to the community.

Consent Items

- a. Minutes of City Council for Spanish Fork City 03-24-2026
- b. Release of Sewer Easement in Whispering Pines Subdivision

Mayor Mendenhall asked for any questions or concerns on the consent items. Hearing none, he called for a motion.

Councilman Cardon ▾ made a **motion to approve** consent items a & b.

Councilwoman Beck ▾ **seconded** and the motion **passed** all in favor at 6:43 pm with a roll call vote.

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

The Council proceeded to the public hearing portion of the agenda.

Public Hearings

Mayor Mendenhall introduced the public hearings for:

- Ordinance to Adopt the Updated Land Use Element of the General Plan

- Ordinance to Adopt the Growth Management Boundary

Staff presentation was provided by Senior Planner David Mann and Community Development Director Dave Anderson outlining the purpose and process of the Land Use Element:

The Land Use Element is a state-required component of the General Plan. It serves as a long-range, forward-looking vision for growth and development. Designed to support sustainable growth while preserving community character and natural features. Functions as a guiding document, not zoning, and does not grant development entitlements.

The Land Use Element is considered a “living document” that may be updated over time and includes: Policy guidance, future land use map and long-term planning framework. It does not include a build-out schedule or development mandate.

There was a public engagement & process. It was a multi-year effort including: Focus groups and surveys, public open houses, Planning Commission review and public hearing.

The Planning Commission recommended approval of the Land Use Element (4-1 vote) and forwarded it to the City Council.

Dave Anderson noted that minor clerical updates were made following Planning Commission review, discussion at Planning Commission primarily focused on land use designations near 900 South and I-15 corridor, Growth Management Boundary and Land Use Element are closely related but separate items. He suggested that the Council may combine public hearing for both items for efficiency and consider additional time before final action due to the complexity of the document. He highlighted potential conflicts between proposed General Plan language and active annexation applications west of I-15 and asked them to consider timing of residential development west of I-15, the need for major transportation infrastructure (e.g., interchange or transit access) and agricultural protection areas and growth boundary policies suggesting possible solutions of refining or softening policy language and providing Council direction for handling current annexations vs. future applications.

Council discussed interpretation of state code regarding Agricultural Protection Areas (APA), balancing long-term planning with property owner rights, importance of infrastructure planning alongside future land use, recognition that the General Plan is advisory but influential, potential future FrontRunner station location, with considerations of the timing, feasibility, access and infrastructure constraints and the need for coordination with regional agencies.

Mayor Mendenhall emphasized that the General Plan reflects both past success and future vision. He said that Spanish Fork had a history of compatible land uses coexisting successfully. The plan is not final and may be amended as needed and encouraged focus on practical outcomes rather than hypothetical scenarios.

Councilman Oyler ▾ **Moved** to go into a Public Hearing for the Updated Land Use Element of the General Plan and the Growth Management Boundary. Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 7:39 pm by a roll call vote.

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

Mayor Mendenhall invited public comment

Ladd Timpson (Property Owner/Resident)

Lifelong resident speaking regarding land use map impacts on family-owned property in southwest Spanish Fork (West Meadows area). Shared background of inheriting land and decision to pursue development while continuing agricultural leasing. Described challenges navigating the development process, including infrastructure and planning constraints. Worked with developers to create a mixed-use plan (commercial with adjacent residential components) aligned with prior land use expectations. The new land use map designates the area as entirely commercial, creating feasibility concerns. Expressed concern that full commercial build-out is not practical at once. Requested flexibility during future approvals (DRC/Council) to allow a balanced, phased development. Emphasized opportunity to: provide commercial tax base and support housing needs (including moderate-income housing). Urged Council not to shift expectations in a way that would hinder the project moving forward.

Tate Murphy

Expressed appreciation and encouraged continued dialogue with the Council

Clayton Rackham (Clyde Capital Group)

Noted conflict between existing annexation efforts (1050 West) and draft policies limiting west-side residential development. Stated Spanish Fork has historically planned well and supports continued growth. Highlighted participation with UDOT, MAG, and UTA regarding long-term infrastructure planning. Emphasized need for a future Center Street interchange due to traffic impacts. Requested collaboration with regional agencies to accelerate infrastructure planning. Supported adoption of the General Plan.

Lisa Olsen (Resident)

Expressed concern about proposed densities near the Benjamin Exit area. Noted that zoning typically increases rather than decreases over time. Recommended starting with lower densities (estate zoning) rather than higher densities. Suggested maintaining lower-density character, especially near agricultural areas and city gateways.

Jackie Larson (Seven Bar Farming/Larson Cow Company)

Requested family property (east and west of I-15) be designated as agricultural. Raised concerns that the plan does not properly reflect or comply with agricultural protection area (APA) laws. Stated agriculture should be treated as a long-term land use, not future development land. Argued the plan effectively schedules agricultural land for future conversion. Expressed concern that infrastructure planning (roads/utilities) is being based on future development rather than preservation. Recommended stronger integration of agriculture into planning policies and revisions to related code sections. Ended by saying that she would submit her comments via email to the City Council.

Richard Mendenhall (Canyon Creek Commercial Center)

Spoke in support of expanded commercial development along Canyon Creek Parkway. Highlighted significant infrastructure investment and increasing traffic volumes. Noted strong market demand for retail, office, and mixed-use development. Supported gateway and mixed-use concepts in the General Plan. Requested Gateway designation for specific property (northwest corner of Marketplace & Expressway). Commercial designation along Canyon Creek Parkway corridor.

Jackie Smith (Property owner/Farmer)

Raised concerns about lack of outreach to affected landowners, particularly in river bottom areas. Noted disparities in land use designations between neighboring properties. Expressed concern about reduced density allowances impacting property value. Emphasized that land value is critical to sustaining farming operations. Stated plan could negatively impact financing and long-term viability of farms. Questioned why planning decisions are being made for land not yet annexed. Urged Council to delay or deny adoption until concerns are addressed.

Shauna Warnick (SFC Planning Commissioner)

Expressed support for the General Plan update and appreciation for staff efforts. Acknowledged the plan is not perfect but reflects extensive work and input. Noted Planning Commission intentionally deferred certain decisions (e.g., growth boundary conflicts, 900 South corridor density) to the City Council. Emphasized the General Plan as a living document with flexibility for future updates. Highlighted importance of policy goals and community values within the plan.

End of public comment

Councilman Cardon ▾ **Moved** to go out of Public Hearing. Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 8:10 pm by a roll call vote.

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

The Council emphasized that the update is not starting from scratch, but revising a plan that has been in place for over 20 years. They noted that overall changes between the existing plan and proposed plan are relatively limited and acknowledged importance of public input while recognizing the plan impacts the entire community.

Council discussed the need to review public comments and written feedback in more detail. Identify key areas of concern rather than attempting to revise the entire document at once and continue discussions in future meetings before adoption.

Staff encouraged Council to focus on specific issues or geographic areas, bring those items forward for structured discussion in upcoming meetings and to avoid attempting to resolve all items in a single meeting.

Staff and Council identified several primary areas needing additional review:

West Side / Leland Area

Conflicting interests between residential and commercial uses

1050 West / Growth Boundary Area

Timing of development and infrastructure considerations

Stevens Hill / Agricultural Protection Areas (APA)

Relationship between growth boundary, annexation, and APA status

Canyon Creek Corridor

Land use designation and commercial development requests

Policy considerations discussed.

Importance of balancing property owner rights, agricultural preservation and long-term community planning.

Recognition that the General Plan is a policy guide, not zoning. Future amendments and site-specific requests will continue after adoption. It is not possible to satisfy all stakeholders.

Discussion of Agricultural Protection Areas (APA) to clarify distinction between county APAs and city planning authority, noted landowners ultimately control whether land is developed or remains agricultural and emphasized the need for clear and consistent policy application.

General Council consensus to continue deliberation rather than take immediate action, allow ongoing development applications to proceed under current regulations, revisit the General Plan in upcoming meetings with focused discussion topics, the desire to avoid unnecessary delays and to move toward adoption in the near term while addressing key concerns.

No formal actions were taken. Items will return for further consideration in future meetings.

Mayor Mendenhall asked for staff to present on the public hearing for the disposition of surplus land.

- Disposition of surplus land located at 1172 S. Bradford Lane

City Attorney Vaughn Pickell presented that the property was originally acquired using MAG funding for the 300 East corridor project. Only a portion was needed for roadway improvements (Volunteer Drive and Bradford Lane intersection). Approximately 1.45 acres identified as surplus. Any proceeds from the sale will be returned to MAG.

There was no council discussion. Mayor Mendenhall called for a motion to move into a public hearing.

Councilman Marshall ▾ **Moved** to go into a Public Hearing. Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 8:48 pm by a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes

Landon Tooke	Yes
Shane Marshall	Yes

There was no public comment. Mayor Mendenhall called for a motion to go out of public hearing.

Councilman Oyler ▾ **Moved** to go out of Public Hearing. Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 8:48 pm by a roll call vote.

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

Mayor Mendenhall asked if there were any further matters to discuss. Hearing none, he called for a motion to adjourn.

Adjourn

Councilman Cardon ▾ made a motion to adjourn to a closed meeting for a strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, or project proposal in the Explorer Room provided by Utah Code [§52-4-205](#).

Councilman Oyler ▾ **Seconded** the motion and it **Passed** all in favor at 8:51 pm with a roll call vote.

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

Attest: April 7, 2026

I, Shelley Hendrickson, Deputy Recorder of Spanish Fork City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 7, 2026. This document constitutes the official minutes of the City Council work meeting and city council meeting.

Shelley Hendrickson
Shelley Hendrickson, Deputy Recorder