



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

Councilmembers Present

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

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

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Seth Perrins, City Manager
Bronco Hunter, Asst. Parks & Rec Director
Tyler Jacobson, Asst. City Manager
Dave Anderson, Community Development Director

Joshua Neilsen, Assistant City Attorney
Matt Johnson, Police Chief
Dale Robinson, Parks and Recreation Director
Cory Pierce, Public Works Director
Eddie Hales, Fire and EMS Director
Vaughn Pickell, City Attorney

Visitors Present:

Name

Susan Chapman
Shauna Warnick
Chad Argyle
Tara Parker

Name

Burk Austin
Ace Austin
Bryan Ridge
Bryan Hayward

Name

Ryan Mazelli
Jeff Chavez

WORK SESSION - No formal actions are taken in a work session 4:30 pm

Visitors:

Staff Present: Seth Perrins, Mayor Mike Mendenhall, Councilman Stacy Beck, Councilman Jesse Cardon, Bronco Hunter, Jordan Hales, Chief Matt Johnson, Cory Pierce, Councilman Kevin Oyler, Vaughn Pickell, Jack Urquhart, Emily Leger, Dave Anderson, Jered Johnson, Shalae Larsen, Tara Silver, Caleb Pollock, & Dillon Muirbrook

Mayor Mike Mendenhall started the meeting at 4:38 pm

1. Io Landarch Reconnaissance Level Survey Presentation

The City Council received a detailed presentation regarding the recently completed historic preservation reconnaissance survey of Spanish Fork's historic core. The project was completed with a combined budget of approximately \$30,000, consisting of a state grant and matching City funds. Approximately 605 properties were included in the survey area, generally extending from 300 East to 300 West and from 300 South to 400 North. The area was selected because it contains one of the highest concentrations of Spanish Fork's older residential and commercial properties.

Shalae Larsen of Io Landarch conducted the survey in cooperation with the Spanish Fork Historic Preservation Commission and the Utah State Historic Preservation Office. Each property was documented primarily from the public right-of-way, including exterior photographs and information about architectural characteristics, age, alterations, and historic eligibility. The information was incorporated into a GIS database that can be maintained and updated by the City over time.

The purpose of the reconnaissance survey was not to place restrictions on individual properties. Rather, it establishes a baseline inventory showing what historic resources currently exist within Spanish Fork and provides information that can be used when considering future preservation programs, historic districts, transportation projects, redevelopment, or other planning decisions.

The survey identified approximately 275 properties as eligible or contributing historic resources and approximately 263 properties as ineligible. Ineligible properties generally fell outside the historic period being evaluated or had experienced alterations that affected their historic integrity. In some cases, a property currently considered ineligible could potentially regain historic integrity if later modifications, such as non-historic exterior materials, were removed or appropriately rehabilitated.

The consultant categorized Spanish Fork's development into several historic periods, beginning with pioneer settlement from 1850 to 1874 and continuing through the brick era, bungalow and interwar development, post-war expansion, and the modern period. One significant finding was that these periods are intermixed throughout the survey area rather than occurring in clearly defined geographic rings or neighborhoods.

The survey also documented the architectural character of the community. Spanish Fork's historic housing stock is primarily made up of relatively modest, working-class homes rather than large concentrations of highly ornate architecture. Common forms include WWII-era cottages, bungalows, and crosswing homes. Approximately 55% of surveyed buildings were constructed with brick, reflecting the availability of local materials and historic masonry skills. Most buildings are one story, contributing to the traditional small-town residential character of the historic area.

A major portion of the discussion focused on what the City could do with the survey information and the differences between various forms of historic designation.

The consultant recommended considering Main Street as a priority for a National Register historic district nomination. A National Register designation would provide formal recognition of the historic significance of the area and could make qualifying rehabilitation projects eligible for financial incentives. Importantly, National Register designation by itself does not impose the same type of local development restrictions that could accompany a locally established historic district.

Because eligible and ineligible properties are intermixed throughout the residential portions of the survey area, creating one large geographically based historic district may be difficult. The consultant discussed the possibility of using thematic or multiple-property nominations that group historically significant properties according to architectural style, building type, or period rather than requiring them to be located within one continuous district.

The survey also identified 12 particularly significant properties that could warrant more detailed intensive-level surveys. Those properties could potentially be considered for individual listing on the National Register of Historic Places.

Council discussed the importance of creating incentives for preservation rather than relying primarily on regulation.

The presentation identified a potential 20% Utah state historic rehabilitation tax credit for qualifying residential projects and a 20% federal rehabilitation tax credit for qualifying income-producing properties. Depending on the property and project, available incentives could substantially reduce the financial burden associated with rehabilitating a historic structure.

The discussion emphasized that preservation programs are generally more successful when property owners understand the financial and community benefits of maintaining historic buildings. Potential tools could include rehabilitation tax credits, grants, facade improvement programs, technical assistance, and educational materials explaining appropriate rehabilitation methods.

A local historic district would be different from the National Register designation. A local district could include zoning overlays, architectural standards, or design review requirements intended to protect historic character. Because those requirements could affect what

property owners are allowed to do with their properties, the presentation emphasized that any local district would require substantial public outreach and community support.

Council and the consultant discussed the importance of avoiding an approach that becomes unnecessarily restrictive. The recommended strategy was to focus initially on education, incentives, voluntary participation, and community engagement while developing a broader preservation plan.

Examples from other Utah communities were discussed, including communities where historic preservation requirements have created tension with property owners. Spanish Fork has an opportunity to develop an approach that protects important community character without creating the same level of conflict.

Historic preservation was also discussed as an economic development and community identity issue rather than simply an architectural issue.

Maintaining historic buildings, particularly along Main Street, could help Spanish Fork retain a recognizable identity as surrounding communities continue to experience rapid growth and increasingly similar development patterns. Historic architecture can contribute to a unique sense of place and provide residents with a visible connection to the community's history.

The presentation also identified potential heritage tourism benefits. Communities such as Midway, Park City, and Springdale were discussed as examples where distinctive historic character contributes to tourism, local business activity, and community identity. Preserving Spanish Fork's Main Street architecture could similarly contribute to downtown vitality and help differentiate Spanish Fork from newer development elsewhere in Utah County.

The consultant recommended that the reconnaissance survey be viewed as the beginning of a longer preservation effort rather than the final product.

A comprehensive historic preservation plan could establish City policies for identifying, evaluating, maintaining, and protecting historic resources. Preservation policies could then be coordinated with the City's general plan, zoning ordinances, transportation planning, downtown planning, and economic development programs.

The GIS inventory should also be maintained as a living database. The recommendation was to update the survey approximately every 10 years so that changes to properties can be documented and the City continues to have accurate information regarding its historic resources.

2. Nebo Belt Study

The City Council also received a detailed update regarding regional transportation planning and the proposed long-term beltway system serving Spanish Fork, Salem, Payson, and surrounding areas.

The transportation study evaluated several possible north-south routes and connections with the goal of identifying corridors that could accommodate future regional growth while reducing pressure on existing city streets.

Based on traffic modeling and property considerations, 2300 East was identified as the preferred primary alignment. The traffic model showed substantially greater future demand on 2300 East than on alternatives such as 1150 East. The preferred alignment also presented lower anticipated property acquisition costs than some alternatives.

The overall concept includes a new freeway interchange in Payson, a roadway extending from the interchange to SR-198 between Salem and Payson, connections with 1150 East and 300 East/Woodland Hills Drive, and a future connection from 2300 East to US-6.

Another significant component of the regional concept involves the future relationship between SR-164, Arrowhead Trail, and the proposed arterial system.

The plan anticipates realigning SR-164 and connecting Arrowhead Trail into the future five-lane arterial. The objective is to provide a stronger regional transportation route that directs through-traffic away from Salem's Main Street and toward the freeway and SR-198 corridor.

The County has been communicating with affected property owners regarding the possibility of using the existing Rocky Mountain Power corridor for portions of the roadway easement. Rocky Mountain Power has indicated a willingness to cooperate, but agreements with individual property owners have not been finalized. This remains one of the significant uncertainties affecting the ultimate alignment.

Council spent considerable time discussing the proposed river bottoms portion of the transportation network.

The river bottoms area is particularly sensitive because of existing agricultural uses, open space, property ownership, and the rural character of the area. The proposed roadway generally follows an existing power corridor in an effort to minimize the need for entirely new easements and reduce impacts on existing properties.

There are competing interests among property owners. Some may view transportation improvements as an opportunity to facilitate future development, while others strongly favor preserving agricultural land and open space. The City and County will need to balance those interests as long-range planning continues.

The discussion made clear that the river bottoms road is not currently an imminent construction project. It is primarily being identified now so the corridor can be considered and potentially preserved before development makes a future transportation connection significantly more difficult or expensive.

Property acquisition and easement coordination are among the most important issues affecting the long-term project.

County representatives have been leading discussions with property owners regarding potential easements, particularly in areas where the proposed alignment overlaps with existing utility corridors. Those conversations have been ongoing, but final commitments have not been reached.

The discussion emphasized the need to avoid creating unnecessary concern among property owners when the road may still be decades away from construction. At the same time, waiting until development occurs could make preserving a viable transportation corridor considerably more expensive and disruptive.

The long-range strategy is therefore focused on maintaining options while avoiding a premature commitment to construction.

Traffic modeling was a major factor in determining the preferred alignment.

Models extending to approximately 2055 showed the strongest demand along the 2300 East corridor. Other potential routes, including Powerhouse Road and 1150 East, did not generate sufficient modeled traffic volumes to justify comparable major improvements.

Future residential growth is expected to increase transportation demand throughout the Spanish Fork and Salem areas. Development such as Viridian Farms was specifically identified as contributing to future traffic demand. The regional roadway network is intended to provide alternatives that can keep a portion of that future traffic from being forced onto existing Main Streets and local roads.

The modeling also indicated that the river bottoms roadway would have relatively limited immediate transportation benefit. Its importance increases primarily under future growth and development scenarios. This supports treating the corridor as a long-term planning issue rather than an immediate construction priority.

The study did not recommend a major expansion of Powerhouse Road.

Powerhouse Road is expected to remain a two-lane route serving local and canyon traffic. Traffic modeling did not demonstrate sufficient demand to justify a major widening project. The broader beltway system is intended to provide regional capacity without unnecessarily expanding Powerhouse Road.

Council reviewed which portions of the regional system are actually funded and which remain conceptual.

Phase One: Payson Interchange and SR-198 Connection

The initial phase involving the Payson interchange and roadway connection to SR-198 has funding in place and is moving forward.

The initial project includes approximately half of the planned interchange and one travel lane in each direction. Property acquisition is underway, including work associated with the JEX property. Funding is being coordinated through MAG.

This portion of the project addresses more immediate transportation needs while establishing the foundation for the larger regional network.

The 300 East connection, associated with Woodland Hills Drive, is also included in the regional transportation plan and has funding identified for nearer-term construction.

This connection is expected to occur before the river bottoms portion and would provide additional north-south capacity and another alternative to Main Street as development continues in Salem and Spanish Fork.

The planned 2300 East connection to US-6 is expected initially to remain a two-lane roadway. Although the long-range plan preserves the ability to eventually expand the corridor, a five-lane roadway would only be warranted if future traffic demand demonstrates the need for that additional capacity.

The remaining portions of the regional system, particularly the river bottoms road, are considered Phase 3 or Phase 4 projects.

Those segments currently have no construction funding or firm construction schedule. They are included in long-range planning so that corridors can be preserved and future transportation options are not lost as development occurs.

The river bottoms segment could be 10 to 15 years away or longer, depending on development, transportation demand, funding, property issues, and future policy decisions.

Council discussed how the proposed beltway should be represented in Spanish Fork's transportation master plan.

The study recommendations are being coordinated with City planning and the Mountainland Association of Governments regional transportation plan. The regional plan currently identifies portions of the corridor as long-term transportation improvements.

An important concern was making sure residents do not interpret a line on the master plan as meaning that the City has decided to immediately build a road.

The master plan should therefore clearly identify the phasing and conditional nature of the river bottoms alignment. Its inclusion is intended to preserve a potential corridor and provide future councils with options if growth eventually creates sufficient transportation demand.

Council discussed the importance of preserving transportation corridors before development eliminates reasonable alternatives.

Past transportation projects demonstrate that failing to preserve a corridor early can result in significantly higher acquisition costs, disruption to established neighborhoods, and lengthy

implementation timelines. The Loafer Mountain Parkway experience was referenced as an example of the difficulty associated with implementing major transportation connections over a long period of time.

The objective is not necessarily to build every road shown on the master plan. Rather, the objective is to avoid making decisions today that prevent future councils from responding to transportation problems that may emerge decades from now.

Council also discussed the relationship between road construction and development.

Building major roads can influence where and how development occurs. This is particularly important in the river bottoms and agricultural areas near Payson, where new transportation infrastructure could increase development pressure on land that currently serves agricultural or open-space purposes.

For that reason, the proposed phased approach ties future construction to demonstrated transportation needs and development patterns rather than establishing a fixed construction date.

The intent is to preserve the corridor now while allowing future elected officials to determine whether construction is actually necessary based on conditions at that time.

Council acknowledged that future decisions regarding the beltway will involve more than traffic engineering.

Property ownership, development pressure, agricultural preservation, funding, community priorities, and future City and County leadership will all influence whether and when various portions of the roadway are ultimately constructed.

Some property owners may support earlier road construction because of development opportunities, while others may oppose construction because of impacts on farmland, open space, or neighborhood character.

Because many of the long-range segments could be decades away, future councils will ultimately determine whether conditions justify proceeding.

Including the corridors in City and regional plans preserves those future options without requiring the current City Council to commit to construction.

CITY COUNCIL

6:00 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Mayor Mike Mendenhall opened the Spanish Fork City Council meeting on August 4, 2026, at 6:03 pm and welcomed those attending in person and online. He explained that the Council had been using a new agenda system that presented the same information in a different format, which had required members to become familiar with navigating the new system. He

noted that the change had been necessary because the previous system had been discontinued.

Councilwoman Stacy Beck commented that some Council members had felt lost while adjusting to the new agenda system.

Mayor Mike Mendenhall joked that Councilman Jesse Cardon had appeared to be the only Council member comfortable with the new system and asked for patience if members appeared uncertain while navigating it.

Seth Perrins referenced the organizational book “Who Moved My Cheese?” and joked that staff had moved the Council’s “cheese” by implementing the new system. He added humorously that staff could occasionally be mean and that the transition had been one of those occasions.

Mayor Mike Mendenhall clarified that he had not been criticizing the new system and reiterated that the transition had been necessary because the previous system had been going away.

Tara Silver confirmed the Mayor’s explanation regarding the necessity of the change.

Mayor Mike Mendenhall joked that the change had not been made simply to inconvenience Councilman Kevin Oyler and again stated that the City had been required to transition to the new system.

Councilman Kevin Oyler commented that he had not liked change.

Mayor Mike Mendenhall responded humorously that Councilman Oyler had not liked change. He then thanked everyone for attending the meeting both in person and online. He explained that although the agenda system had changed, the traditional opening of the City Council meeting had remained the same. He announced that Councilman Landon Tooke would provide the prayer or motivational message and Councilman Kevin Oyler would lead the Pledge of Allegiance.

Councilman Landon Tooke introduced Susan Chapman, whom he described as a dear friend and a champion of Spanish Fork City in many ways. He expressed appreciation to Chapman for accepting his invitation to provide the evening’s inspirational thought and prayer and invited her to address the Council.

Susan Chapman thanked Councilman Tooke for the invitation and expressed gratitude for the opportunity to return to the Council meeting. She began her remarks by sharing a story from her family’s history. She explained that she had grown up in Benjamin, west of Spanish Fork, as the youngest of seven children, and that her father had been the youngest of 11 children. When her father had been approximately 11 years old, her grandfather had developed cancer. Knowing that his life was nearing its end, her grandfather had left the hospital and returned home to be with his family.

Susan Chapman explained that harvest time had been approaching as her grandfather's health had declined. Because the family farm had provided the family's income and support, completing the harvest had been essential. While the family had gathered around her grandfather, they had heard a commotion outside and discovered members of the community arriving with tractors, horses, gloves, hats, and other equipment to help. The community had worked together to bring in the family's harvest. After the work had been completed, her grandfather had gathered his 11 children around his bed and instructed them to always remember what the community had done for their family. Chapman said the story had continued to be shared through the generations at family dinner tables and on front porches and had influenced not only her family but also the families of her own children.

Susan Chapman stated that her family's experience would have been remarkable on its own, but she believed what made it even more meaningful was that similar acts of service had continued to occur throughout communities such as Spanish Fork. When Councilman Tooke had invited her to provide an inspirational thought, she had considered the things she loved about Spanish Fork, including the FitCity Center, trails, library, community activities, businesses, and restaurants. However, she said the people of Spanish Fork had stood out to her as the most important part of the community.

Susan Chapman explained that she had posted a request on social media asking residents to share experiences that demonstrated the character of the community. She shared a story from Adam Goal, whose vehicle had broken down in Mesquite after he had attended a concert with his family. After Goal had contacted Jordan Hawks, Hawks had immediately driven to Mesquite with a large trailer, loaded the disabled vehicle along with the family's belongings, and helped bring the family home.

Susan Chapman also shared a story provided by Randy Shipman about a house fire in his neighborhood. She explained that the parents had been away while children had been asleep upstairs and no alarm had been sounding. Shipman had broken through the door, and Dennis McGraw had entered the home and safely removed the children. Chapman said the incident and the response that followed had brought the neighborhood closer together. Neighbors had provided donations and other assistance without waiting for a formal fundraising effort to be established, demonstrating how residents had responded quickly to support one another.

Susan Chapman shared a personal example from the period when she had been recovering from a back injury. She said a neighbor had cleared the snow from her driveway whenever it had snowed, often completing the work before she had even awakened. She also recalled reaching out for assistance when she had seen another family struggling. Many of the neighbors who had responded had held different opinions from her and had sometimes been on opposing sides of various issues. Despite those differences, they had still responded and provided assistance. She emphasized that there had been much more connecting members of the community than dividing them and said Spanish Fork had demonstrated that principle through the actions of its residents.

Susan Chapman stated that the stories she had shared, along with many others that had not been mentioned, would someday be told at dinner tables and on front porches in the same

way her grandfather's story had been passed down through her family. She reiterated that although Spanish Fork had offered outstanding trails, a library, the City Center, activities, and other amenities, the people had been what made the community remarkable.

Susan Chapman concluded her inspirational message by expressing gratitude for the community through prayer.

Mayor Mike Mendenhall thanked Susan Chapman for her message and prayer.

Councilman Kevin Oyler invited those present to stand and join him in reciting the Pledge of Allegiance.

Mayor Mike Mendenhall thanked Susan Chapman again for her inspirational remarks and expressed appreciation for the thoughts she had shared. As the Council moved into recognitions, he explained that several individuals would be recognized for their positive contributions and accomplishments. Since Chapman was already present, he took the opportunity to publicly recognize her as an important contributor to the Spanish Fork community.

Mayor Mike Mendenhall highlighted Susan Chapman's involvement with the FitCity Center and other community health initiatives. He explained that she had championed efforts to improve awareness of the community's overall health, including both physical and mental health. He credited Chapman with helping the City identify and obtain grant funding that City officials had not previously known was available. He also recognized her role in helping establish the FitCity Fair and her involvement with numerous other health-related efforts in Spanish Fork. He expressed appreciation that she had been present so the City could publicly thank and recognize her contributions.

Mayor Mike Mendenhall complimented Councilman Landon Tooke for inviting Susan Chapman to participate in the meeting and indicated that Tooke had made a good choice. He again thanked Chapman for her service and contributions to the community.

Mayor Mike Mendenhall transitioned to additional recognitions and noted that the Council's previous meeting had taken place shortly before Fiesta Days. With Fiesta Days having since concluded, he remarked that preparations for the next year's celebration had already been beginning. He asked Councilwoman Stacy Beck whether the Fiesta Days Committee would be meeting during the month.

Councilwoman Stacy Beck confirmed that the Fiesta Days Committee had been scheduled to meet in approximately two weeks for a debrief following the recently completed celebration.

Mayor Mike Mendenhall continued with the Fiesta Days and rodeo-related theme and invited Ace and Burk Austin to come forward. He introduced them as the Austin brothers and indicated that they had achieved significant success in high school rodeo. He asked the brothers to confirm the details of their accomplishments as high school rodeo champions and invited them to explain their achievements to the Council.

RECOGNITIONS:

Rodeo Recognitions

- 1. Ace Austin is the World Champion Steer Wrestler and All Around Champion.**
- 2. Burk Austin, a Senior at Spanish Fork High School, is the Reserve World Champion Steer Wrestler and Reserve All Around Cowboy.**

Mayor Mike Mendenhall invited Burk and Ace Austin to introduce themselves and explain what they had accomplished and when the competition had taken place.

Burk Austin introduced himself and stated that he had been 19 years old and had recently graduated from Spanish Fork High School.

Ace Austin introduced himself and stated that he had been 17 years old and had completed his junior year at Spanish Fork High School the previous May.

Burk and Ace Austin explained that they had competed at the National High School Finals Rodeo in Lincoln, Nebraska, from July 19 through July 26, 2026, where both had experienced significant success. One of the brothers had won the national title in steer wrestling as well as the national all-around title. The other had finished as the reserve world champion in steer wrestling and the reserve all-around cowboy.

Mayor Mike Mendenhall emphasized how impressive it had been for the brothers to finish first and second in the national competition. He remarked that Utah, and particularly Spanish Fork, had essentially taken the top positions in the events and congratulated them on their accomplishments.

Councilman Kevin Oyler commented that the achievement had been impressive.

Mayor Mike Mendenhall recognized that the Austin brothers' parents had also been present at the meeting. He joked that although he had known their parents, he had not realized they had produced such accomplished children. He then invited Council members to ask the young cowboys questions.

Councilman Kevin Oyler asked how old the brothers had been when their father first had them jump from a horse to wrestle a moving steer.

Ace Austin explained that he had been approximately 14 years old when he had first started steer wrestling from a horse. He said it had been about three weeks before the beginning of his freshman year of high school.

Councilman Shane Marshall surmised Ace had therefore only been participating in that form of steer wrestling for approximately three years.

Burk Austin explained that he had begun jumping from a horse during the summer before his sophomore year. He said his father had made him wait an additional year because he had not yet been big enough.

Councilman Shane Marshall jokingly confirmed that the brothers had actually wanted to jump from horses onto moving steers.

Burk Austin and Ace Austin explained that they had grown up participating in a junior form of steer wrestling known as ground throwing or chute dogging. They described it as the junior high level of bulldogging, where competitors had worked with the steer from the ground rather than jumping from a horse. They said they had progressed to competing from horseback once they had reached high school.

Mayor Mike Mendenhall commented that their progression and accomplishments had been impressive.

Councilwoman Stacy Beck offered her congratulations to the Austin brothers and described their achievements as very impressive.

Councilman Shane Marshall thanked the brothers for representing the Spanish Fork community through their accomplishments at the national level.

Mayor Mike Mendenhall asked the Austin brothers what was next.

Burk Austin indicated that his next step had been to serve a mission.

Burk Austin explained that he had been called to serve a mission in Albuquerque, New Mexico, beginning August 19, 2026. He stated that after completing his mission, he had planned to attend Utah Valley University on a rodeo scholarship.

Councilwoman Stacy Beck commented that Burk Austin's plans had been very exciting.

Mayor Mike Mendenhall jokingly asked whether Albuquerque had enough horses and steers for Burk Austin to continue developing his rodeo skills while serving there.

Burk Austin responded that there had been many people in New Mexico who participated in rodeo and roping and suggested that he might have opportunities to maintain some connection to the sport.

Councilman Shane Marshall commented that Albuquerque had excellent food and said Burk Austin would enjoy his time there.

Seth Perrins asked when Spanish Fork residents could expect to see the Austin brothers compete in the Fiesta Days Rodeo and whether participating in their hometown rodeo had been one of their goals.

Burk Austin explained that he had planned to enter the Fiesta Days Rodeo that year if the National High School Finals Rodeo had not conflicted with it.

Mayor Mike Mendenhall jokingly asked whether a mayoral exemption could be created to ensure the Austin brothers could compete in the Fiesta Days Rodeo.

Seth Perrins responded that he did not believe such an exemption could be made but encouraged the Mayor to try. He joked that the Mayor should be prepared to have the request denied.

Burk Austin explained that he had qualified for nationals in steer wrestling, calf roping, and team roping. He also indicated that he planned to continue participating in the PRCA rodeo.

Ace Austin explained that he had qualified in steer wrestling and that he and Burk had also competed together in team roping.

Seth Perrins asked the brothers about their roles in team roping, including which brother had served as the header and which had served as the heeler. The discussion continued with some good-natured joking about which brother had been the better competitor and which one had been more likely to miss during a run.

Councilwoman Stacy Beck observed that the brothers had appeared very close and had even finished each other's sentences during the discussion. She commented that their close relationship likely helped them work effectively together while competing.

Burk Austin described Ace Austin as his "bigger little brother" because Ace had generally been physically larger despite being younger. Burk then explained the historical significance of their results at the National High School Finals Rodeo. He stated that what they had accomplished had never previously been done, as no related competitors had ever finished first and second in those events, much less two brothers.

Mayor Mike Mendenhall reiterated that the Austin brothers had finished first and second, emphasizing the significance of their accomplishment.

Councilman Kevin Oyler commented that the brothers' historic first-and-second-place finishes had been an impressive achievement.

Councilman Shane Marshall jokingly suggested that despite how well the brothers had gotten along during the meeting, there must also have been occasions when they had wrestled with each other in the dirt and had not always been so agreeable.

Councilman Landon Tooke asked whether the brothers had missed the entire Fiesta Days celebration because they had been competing at the national rodeo.

Burk Austin and Ace Austin confirmed that they had been away for the entire Fiesta Days celebration. They explained that they had left Spanish Fork on the Friday before Fiesta Days had begun and had returned home on the Sunday after the celebration had ended.

Councilwoman Stacy Beck expressed disappointment that the brothers had missed Fiesta Days but wished them continued success. She said she hoped they would eventually compete in the Spanish Fork Fiesta Days Rodeo and bring home a title from their hometown arena.

Councilman Landon Tooke agreed that he hoped the brothers would have that opportunity

in the future.

Burk Austin and Ace Austin thanked the Mayor and Council for recognizing them.

Mayor Mike Mendenhall thanked the Austin brothers for representing Spanish Fork and invited them forward for a photograph. Before the photograph was taken, he asked those present to recognize the brothers with a round of applause for their accomplishments.

Mayor Mike Mendenhall congratulated Ace and Burk Austin once again and thanked them for attending the meeting and allowing the City to recognize their accomplishments. He commented that their achievements had been very impressive and joked that he planned to have them sign the photograph taken during the recognition before it was displayed in the Mayor's office.

Mayor Mike Mendenhall transitioned to the next recognition and announced that the City would recognize its Employee of the Quarter. He stated that Spanish Fork had many outstanding men and women in its workforce and that it had always been enjoyable to recognize employees for their contributions and service to the City. He then recognized Bryan Hayward as the individual who would present the Employee of the Quarter recognition.

Employee of the Quarter - Bryan Ridge

1. Bryan Ridge

Bryan Hayward announced that Bryan Ridge had been selected as the City's Employee of the Quarter, with much of the recognition having come from employees at the Spanish Fork Library. Hayward read several comments submitted by library staff describing Ridge's service and contributions. Library employees stated that Ridge had regularly assisted them with technical problems involving staff computers, public access computers, printers, and other technology. They noted that he had worked with the library so frequently that he had learned the names of many staff members and had consistently arrived with a smile and a willingness to help. They also recognized that Ridge had been in high demand throughout the City and expressed appreciation for the time and expertise he had provided to the library.

Bryan Hayward continued reading comments recognizing Bryan Ridge for the exceptional service, professionalism, and dedication he had consistently demonstrated in supporting library staff. The comments stated that Ridge had distinguished himself not only through his technical expertise but also through his patience, responsiveness, and genuine concern for employees. Whenever technical problems had occurred, whether large or small, Ridge had responded quickly and worked efficiently to resolve them while minimizing disruption to library operations. Library staff particularly appreciated his ability to troubleshoot problems under pressure while maintaining a calm and approachable demeanor during stressful situations when technology had been essential to serving the public.

Bryan Hayward added his own comments based on approximately five or six years of working with Bryan Ridge. He stated that it had been a pleasure to work with Ridge and described him as consistently cheerful and responsive, even when employees had become frustrated

with technology-related issues. Hayward explained that Ridge had provided day-to-day technical support for the City's full-time employees as well as members of the City Council and had handled approximately 95 percent of that work. He expressed personal appreciation for Ridge's efforts and noted humorously that Ridge's work had meant Hayward had not needed to handle many of those issues himself. Hayward invited Ridge forward and thanked him for being a tremendous resource to the City.

Councilman Shane Marshall jokingly introduced Bryan Ridge to Councilwoman Stacy Beck and suggested that she could occasionally use Ridge's technical assistance.

Mayor Mike Mendenhall acknowledged that he had probably made extensive use of Bryan Ridge's assistance over the years. He joked that when he had first begun using City technology, his questions had sometimes been as basic as asking how to turn on a computer. He humorously imagined Ridge questioning how someone with such limited technical knowledge had become Mayor and acknowledged that he had frequently contacted Ridge for assistance.

Councilman Kevin Oyler noted that Council members had also become familiar with Bryan Ridge's mother, Lisa Ridge, because she had frequently brought Scout groups to attend City Council meetings. He stated that when a group of Scouts had been present at a Council meeting, Ridge's mother had often been responsible for bringing them.

Bryan Ridge confirmed that his mother had attended City Council meetings frequently.

Mayor Mike Mendenhall joked that they had apparently been unable to convince Lisa Ridge to attend that particular meeting for her son's recognition and suggested she might have been attending a Scout meeting instead.

Mayor Mike Mendenhall congratulated Bryan Ridge and described him as a great City employee. He said the positive comments from other departments had represented a significant honor because they demonstrated the impact Ridge had made throughout the organization. He compared Spanish Fork employees to Swiss Army knives because they had regularly stepped outside of narrow job responsibilities, used their skills wherever they had been needed, and worked together to keep the City operating effectively. He stated that Ridge had exemplified that type of employee and thanked him on behalf of the City for his service.

Bryan Ridge thanked the Mayor and Council for the recognition. He stated that he had enjoyed working with all of the City's departments because his position had allowed him to see the many different components involved in City operations. He said he had appreciated the opportunity to interact and work with employees throughout departments such as Police, Finance, and the Library.

Councilwoman Stacy Beck congratulated Bryan Ridge on being selected as Employee of the Quarter.

Seth Perrins asked Bryan Ridge whether he had been working toward a master's degree in

cybersecurity.

Bryan Ridge confirmed that he had been pursuing a master's degree in cybersecurity and stated that he had been approximately halfway through the program.

Seth Perrins jokingly commented that Bryan Ridge's hairstyle had been different from how it had appeared several years earlier.

Bryan Ridge responded that his hairstyle had changed frequently. He explained that he had typically grown his hair to approximately shoulder length before cutting it very short and beginning the process again.

Mayor Mike Mendenhall concluded the recognition by again thanking Bryan Ridge for his work and congratulating him on being named Employee of the Quarter. Ridge was then invited to stand in the middle of the group for a recognition photograph with City officials.

Bryan Ridge thanked the Council and participated in the recognition photograph as the presentation concluded.

3. Transfer Station Fire

Mayor Mike Mendenhall announced one final recognition before moving to public comments and asked City Manager Seth Perrins to introduce it. He recalled the incident that had prompted the recognition and remembered calling Perrins that day about an unrelated matter. When Perrins answered the phone, the Mayor immediately realized from his voice that a significant emergency had been occurring in the City and that their original conversation would have to wait. He stated that the situation could have developed into a much more serious disaster and said the individual being recognized had deserved recognition for the way the emergency had been handled.

Seth Perrins invited Terry Ficklin forward and explained that Ficklin operated the transfer station for the South Utah Valley Solid Waste District. Perrins emphasized that although Ficklin was being recognized individually, the recognition had also represented the efforts of the entire department and its employees.

Seth Perrins explained that a fire had occurred at the transfer station on July 11, 2026. He noted that fires had not been uncommon at transfer stations because customers could unknowingly bring in what the industry referred to as a "hot load," meaning material that had already been burning or had been close to igniting before becoming mixed with other waste. He jokingly said that Jack Urquhart had happened to be at the facility when the fire occurred and said they had asked Ficklin to review the security footage to determine what Urquhart had been driving and make sure he had an alibi. Perrins stated that what had impressed him most was that despite the severity of the fire, the transfer station had resumed accepting garbage by Monday morning. He invited Ficklin to explain what had happened and what had been required to restore operations so quickly.

Terry Ficklin explained that the fire alarm had occurred shortly after noon. After reviewing

video footage from the facility's numerous cameras, staff had determined that the fire appeared to have originated from a flammable liquid that someone had brought to the transfer station and placed on the floor rather than in the appropriate location. He indicated that if the material had been properly placed and handled, the incident likely would not have occurred.

Terry Ficklin explained that staff had been able to identify the involvement of a flammable liquid based on the way the fire had behaved. As material had been pushed upward, it had ignited and the flames had moved downward in what he described as resembling a volcano. He said employees had followed their established procedures. Because small fires had occurred periodically at transfer stations, employees had been trained to pull burning material down, circle and isolate it, and then safely approach it to extinguish the fire. Most incidents had involved primarily smoke rather than significant flames, but this particular fire had spread rapidly and had been substantially more serious.

Terry Ficklin thanked Spanish Fork City for providing equipment and assistance and expressed gratitude to the numerous surrounding communities that had responded. He said he had been proud that the transfer station building had performed as it had been designed to perform. The push wall had protected equipment, and despite the fire burning inside the building for more than four hours, the facility had sustained relatively minimal damage. The sprinkler system had activated as designed, although approximately 620 sprinkler components had subsequently needed to be replaced. He reported that those repairs had been completed and that the building had returned to full certification and operation.

Terry Ficklin explained that the size of the transfer station had allowed operations to continue in another portion of the building while repairs had been completed. The facility had operated from the unaffected side until approximately two days before the Council meeting, when the Fire Marshal had cleared the entire building to reopen. He stated that only six replacement light fixtures had remained outstanding and believed their damage had resulted primarily from water rather than heat. He estimated that temperatures near the building's high ceiling had reached into the 400-degree range, although the heat had caused surprisingly little structural damage.

Terry Ficklin recalled seeing Seth Perrins after the fire had been brought under control, when water had still been dripping throughout the facility. He had recognized that employees faced considerable cleanup work over the weekend. Staff had worked throughout Saturday night and all day Sunday so the transfer station could reopen for business Monday morning.

Mayor Mike Mendenhall commented humorously about how unpleasant the smell of hot, wet, burned garbage must have been during the cleanup.

Terry Ficklin confirmed that the smell had been an experience in itself.

Seth Perrins recalled looking into the facility with Ficklin following the fire and initially believing that some of the large identifying letters in the building had been among the only obvious casualties. He said he had been extremely impressed by how well the facility had survived the incident. Perrins recalled Ficklin telling him that the facility had been built to be

“bulletproof,” and Perrins joked that although it might have been bulletproof, the incident had demonstrated that it had effectively been built to withstand fire as well. He praised the planning and construction of the facility and expressed particular gratitude to employees who had worked difficult shifts Saturday night and throughout Sunday to restore operations.

Terry Ficklin acknowledged that the cleanup had been difficult. He explained that employees had needed to remove and redirect a significant amount of water and complete extensive sweeping and cleanup work. He characterized those responsibilities as simply part of the work performed by the department and thanked the City for the recognition.

Seth Perrins provided additional information about the emergency response for the Mayor and Council. He reported that crews had responded from Provo, Lehi, American Fork, Springville, Mapleton, Woodland Hills, Elk Ridge, Payson, Utah County, Santaquin, and Orem in addition to Spanish Fork, resulting in participation from 12 jurisdictions. Because the firefighting operation had continued for an extended period under intense conditions, crews had needed to rotate personnel. Firefighters had worked for limited periods before being relieved and replaced by additional teams.

Seth Perrins stated that a few individuals had been sent for medical observation and that one responder from a participating jurisdiction had spent approximately an hour at the hospital before being released. He noted that heat exhaustion had been a concern because the outside temperature had been close to 100 degrees.

Terry Ficklin clarified that the outside temperature had actually exceeded 100 degrees during the incident.

Seth Perrins noted that conditions inside the facility had been substantially hotter and again described the response as an incredible effort by all involved, particularly Ficklin's employees. He thanked them for their service and emphasized the importance of the transfer station to Spanish Fork and surrounding communities. He also joked again about Jack Urquhart's presence at the facility during the fire. Perrins stated that the current transfer station had represented a significant improvement over the previous facility.

Mayor Mike Mendenhall thanked Terry Ficklin for his leadership and support. He observed that few cities actively sought to have a transfer station located within their boundaries, but said Ficklin and his staff had helped make the facility a positive decision for both Spanish Fork City and the solid waste district. He expressed appreciation for Ficklin's leadership and for the quality of the facility's operations.

Terry Ficklin thanked the Mayor for his comments.

Councilman Kevin Oyler noted that Ficklin had worked in the solid waste industry for many years and asked what a fire of the same magnitude would have looked like if it had occurred at the old transfer station.

Terry Ficklin responded that the same fire at the former facility would have resulted in a total disaster. He recalled a previous fire at the Springville location where large quantities of

garbage had been stored outside before being moved inside for compaction. That incident had produced a much larger blaze near the truck stop. He explained that one of the primary challenges during the recent Spanish Fork fire had been visibility because heavy smoke had made it difficult for firefighters to determine exactly where the fire remained active. Once the smoke had been removed and crews could see the affected area, the remaining fire had been extinguished within approximately 30 minutes.

Terry Ficklin stated that staff had learned important lessons from the incident. Some systems and procedures had worked exactly as intended, while others had not performed as expected. He explained that staff had already discussed potential changes and that all employees had received additional training following the fire so the department could continue improving its response procedures.

Councilman Kevin Oyler commended Terry Ficklin and his employees for their work.

Mayor Mike Mendenhall emphasized that the transfer station had maintained an extremely important public service without interruption despite the severity of the fire. He stated that Ficklin and his employees had deserved a round of applause and invited those present to recognize their efforts. He also joked that Ficklin would not be allowed to leave before participating in a recognition photograph.

Councilman Shane Marshall joked that Ficklin had appeared close to escaping before the photograph and said he had thought Ficklin might make a run for it.

Seth Perrins added that Terry Ficklin had also been a well-known and appreciated resident of Salem and had been participating in the Salem Days celebration. He noted that Ficklin had contributed significantly to that community as well, including through activities such as the boat regatta.

Seth Perrins added one final humorous comment regarding Jack Urquhart and reported that another small fire had occurred earlier that day outside the library. He explained that someone had apparently discarded a cigarette into a garbage can, causing the contents to catch fire. He said security footage had been reviewed and jokingly confirmed that Urquhart had not been responsible for that fire.

Councilman Kevin Oyler asked whether Perrins had been serious about a fire actually occurring outside the library that day.

Seth Perrins confirmed that the incident had occurred and explained that Scott, a librarian, had called 911 after discovering the burning garbage can near the library parking lot at 80 South Main Street. While speaking with emergency dispatch, Scott had located a cookie tin, filled it with water, carried it outside, and poured the water into the garbage can to extinguish the fire. Perrins joked that the responding firefighters had been disappointed when they arrived because Scott had already put out the fire and they had wanted the opportunity to extinguish it themselves. He humorously stated that Scott the librarian had subsequently become Scott the firefighter.

Mayor Mike Mendenhall joked that the City should provide Scott with an identifying firefighter tag.

Seth Perrins joked that Scott would probably request some type of recognition or benefit during their meeting the following day. He again emphasized that Jack Urquhart had not been responsible for the library fire.

Councilman Kevin Oyler jokingly suggested that Urquhart had instead been at the transfer station.

Mayor Mike Mendenhall and Seth Perrins continued the lighthearted discussion regarding Urquhart's whereabouts before concluding the recognition portion of the meeting.

Mayor Mike Mendenhall thanked everyone who had participated in the recognitions and expressed appreciation for the opportunity to highlight the accomplishments and service of the individuals who had been recognized. He then moved the meeting to Item 4, the public comment portion of the agenda. He explained that any member of the public had been permitted to address the Mayor and City Council and asked speakers to limit their remarks to three minutes. He noted that Jack Urquhart was present at the meeting and would assist with keeping speakers within the allotted time. He then invited members of the public to come forward and identify themselves before providing their comments.

PUBLIC COMMENTS:

Chad Argyle introduced himself as a Spanish Fork resident and joked that he did not have a serial number to provide, referencing the Mayor's earlier request for speakers to provide their name, rank, and serial number.

Mayor Mike Mendenhall and Seth Perrins continued the joke by suggesting that Argyle could instead provide information such as his Social Security number, bank account information, or card number.

Chad Argyle began his public comment by expressing appreciation to the City for the Fiesta Days celebration. He emphasized that his thanks had extended beyond the Mayor and Council because he understood that putting on the celebration had required the efforts of employees and volunteers throughout the City. He discussed his appreciation for the July 24 celebration and said he had participated in the parade with several former classmates. Many of those classmates had previously lived in Spanish Fork and had been surprised by the large number of people who attended the parade. Argyle told them that large community participation had simply been what Spanish Fork did. He thanked everyone involved for the work required to make the celebration successful and specifically expressed appreciation to Councilwoman Stacy Beck for her involvement.

Chad Argyle then discussed the upcoming 250th anniversary of the United States. He recalled graduating from high school in 1976 during the nation's bicentennial celebration and remembered that patriotic decorations had been everywhere for approximately a year and a half. He joked that by the conclusion of the bicentennial he had become tired of seeing red,

white, and blue on everything, including items such as cups from Dairy Queen. He expressed gratitude that he had also lived to experience the nation's 250th anniversary in 2026 and reflected on how proud he had been to be an American.

Chad Argyle reflected on the Declaration of Independence and the events surrounding the founding of the United States. He discussed King George III's response to the colonies and wondered whether events might have unfolded differently if the King had more fully considered the grievances expressed by the colonists. He noted that the conflict had ultimately resulted in the establishment of the United States of America.

Chad Argyle announced that he had brought a commemorative gift for each member of the City Council in recognition of their public service during the nation's 250th anniversary. He presented United States Mint sets and explained that they had come from the Philadelphia Mint. He highlighted the inclusion of a 2026 penny and stated that although regular production of the penny had ended in 2025, pennies had been included in the 2026 mint and proof sets. He noted that the commemorative penny had been selling for a significant amount and joked that the Mayor would probably consider the sets a good investment.

Chad Argyle explained that he had been looking forward to presenting the commemorative sets for some time but had previously been unable to attend Council meetings because of scheduling conflicts. He asked for permission to approach the Council and distribute the gifts.

Mayor Mike Mendenhall invited Argyle forward, and members of the Council joked about accepting the gifts.

Chad Argyle explained that he did not expect to be present for the nation's next major 50-year anniversary and wanted the Council members to have something that would remind them that they had served the community during the United States' 250th anniversary.

Council members thanked Chad Argyle and expressed appreciation for the commemorative gifts. Councilwoman Stacy Beck opened her set so those present could see its contents.

Chad Argyle described the coins contained in the commemorative set, including the penny, Sacagawea dollar, dime, and five quarters created for the anniversary celebration. He explained that the coins incorporated markings recognizing the nation's 250th anniversary.

Councilwoman Stacy Beck jokingly asked whether she should save the coins rather than spend them.

Mayor Mike Mendenhall, Councilman Shane Marshall, Councilman Kevin Oyler, and other City officials again thanked Chad Argyle for the thoughtful gifts and described the commemorative sets as very special.

Mayor Mike Mendenhall invited additional members of the public to address the Council and joked that speakers had not been required to bring gifts.

Councilwoman Stacy Beck added humorously that although gifts had not been required for

public comment, they had been appreciated.

Alan Wessman introduced himself as a private citizen and stated that he had three positive acknowledgments to share before commenting on an upcoming agenda item. His first recognition concerned the Poplar Lane Trailhead. As a regular user of the trailhead, he expressed appreciation for the employees responsible for maintaining its restrooms. He said the facilities had almost always been clean, well maintained, and in good condition and believed the Parks and Recreation Department deserved recognition for that work.

Alan Wessman next discussed the Fiesta Days Rodeo. Although he had been a longtime Spanish Fork resident, he said that year had been his first time attending the rodeo. He acknowledged that his admission might have surprised some people but said he had thoroughly enjoyed the experience. He complimented and thanked everyone who had participated in organizing and presenting the rodeo.

Alan Wessman also discussed recently attending a Spanish Fork-Salem Area Chamber of Commerce business networking event for the first time. He said the event had been well organized and recognized the Chamber for its work.

Alan Wessman then addressed the data center discussion scheduled for later in the meeting. He acknowledged that data centers had become a politically charged topic and explained that, as a professional software engineer, he understood the importance of distributed computing performed through data centers. Rather than opposing data centers categorically, he identified several questions he believed should be carefully considered when evaluating companies proposing such developments.

Alan Wessman stated that one of his primary considerations had been the credibility of the company proposing a data center. He believed officials should determine whether the company had been transparent and thorough in providing information and whether it had established a successful record of building and operating data centers in other communities. He also believed the technical claims should be evaluated to determine whether the proposed energy use and resulting thermal output made physical sense. He noted that data centers converted electrical energy into useful computing activity while also producing substantial waste heat and said officials should understand how that heat would be managed.

Alan Wessman identified potential community impacts as another important consideration, including resource consumption, noise, and traffic. He acknowledged that data centers could serve an important purpose but emphasized that the City should proceed cautiously, ask detailed questions, and ensure that satisfactory answers had been provided before making decisions.

Councilman Shane Marshall thanked Alan Wessman for his comments and jokingly characterized some of his concerns as thermodynamic questions.

Mayor Mike Mendenhall thanked Wessman and invited additional public comments.

Tara Parker introduced herself as a Spanish Fork resident and explained that she had been speaking in two capacities. She had served as a board member for Spanish Fork Community Theater and had also worked as an advocate and community liaison for The Ruth, formerly known as Hale Center Theater Orem.

Tara Parker first thanked Spanish Fork City, the Parks and Recreation Department, and Spanish Fork residents for helping make the Spanish Fork Community Theater's Fiesta Days production of "The Prince of Egypt" successful. She reported that the production had involved more than 150 cast and crew members, making it the organization's largest production to that point, and had achieved record-breaking ticket sales. She said those accomplishments had demonstrated that the arts had continued to thrive within Spanish Fork.

Tara Parker then spoke on behalf of The Ruth and explained that the theater had recently opened in Pleasant Grove. In her role as a community advocate, she had worked to strengthen connections between The Ruth and communities throughout Utah County while expanding opportunities for residents to participate in the arts. Since opening, The Ruth had distributed thousands of complimentary ticket vouchers throughout Utah County, including in Spanish Fork. She highlighted partnerships with Spanish Fork City's Easter egg hunt, the Arts Council, local schools, businesses, and dance studios.

Tara Parker explained that The Ruth had offered professional theatrical productions as well as performing arts classes and community programs. As part of its new City Spotlight initiative, she invited the Mayor and City Council to attend either "The Scarlet Pimpernel" or "Pride and Prejudice" and experience the new theater. She said she would send ticketing information and additional details to the Council by email.

Tara Parker announced that Spanish Fork's City Spotlight Week had been scheduled for August 17 through August 22. She had provided the City with a promotional graphic and ticket code that could be shared with Spanish Fork residents. She also noted that there had been crossover between the local arts organizations, with some Spanish Fork Community Theater performers later participating in productions at The Ruth. She concluded by thanking the City for its support of the arts and said that after hearing the positive stories shared throughout the evening, she had felt especially happy to be a Spanish Fork resident.

Mayor Mike Mendenhall thanked Tara Parker for her comments.

Councilwoman Stacy Beck stated that she had recently attended "The Scarlet Pimpernel" at The Ruth and described the production as phenomenal. She recalled speaking with a Pleasant Grove resident who had not yet been familiar with the theater despite living nearby. Beck said the experience had demonstrated why Parker's community outreach had been valuable. She described the theater as beautiful and said Spanish Fork residents had been fortunate to have such a high-quality performing arts venue located nearby. She encouraged residents who had not visited The Ruth to take advantage of the available discount and experience a production, praising the quality of the acting.

Tara Parker thanked Councilwoman Beck for the positive comments.

Mayor Mike Mendenhall and other City officials agreed that The Ruth had been an impressive theater.

Seth Perrins shared that he and his wife had attended “Fiddler on the Roof” at The Ruth after previously seeing the production at another venue. Although he had enjoyed the earlier production, he said The Ruth’s version had been incredible and had incorporated a creative interpretation that they had not previously seen. He stated that they had attended multiple productions at the theater and had planned to see “Pride and Prejudice.” He jokingly wondered whether Mr. Darcy would finally get married in that production.

Tara Parker jokingly responded that the outcome had remained a cliffhanger and thanked Perrins for his support. Tara Parker said she would pass the Council’s positive comments along to the theater.

Mayor Mike Mendenhall thanked Tara Parker for attending and invited any remaining members of the public to address the Council. After no additional speakers came forward, he closed the public comment portion of the meeting and moved to Council comments. He noted that it had been some time since the Council had gone through that portion of the agenda and discussed which direction they should proceed around the Council dais.

Councilman Shane Marshall recalled that at the previous meeting, Council members had simply been called on randomly.

Mayor Mike Mendenhall decided to begin with Councilman Landon Tooke and proceed down the Council table from that end.

COUNCIL COMMENTS:

Councilman Landon Tooke

Councilman Landon Tooke thanked the Mayor and stated that he had several updates to share. He welcomed Spanish Fork residents and noted that it had been some time since the Council had last provided comments.

Councilman Landon Tooke reported that the Public Works Building Design Committee, on which he had served, had continued moving forward with plans for a new facility. He stated that it had been exciting to see the project come together and emphasized that the Public Works Division had been in significant need of a facility that could bring its operations together in one location and allow employees to better serve the community. He said the design process had been progressing well and that additional information would be provided as the project continued.

Councilman Landon Tooke provided updates regarding recent Spanish Fork-Salem Area Chamber of Commerce activities and highlighted several ribbon cuttings and grand openings. He specifically mentioned Blue Unicorn, a new business located near Coin Craze in the area behind Target. He described Blue Unicorn as a protein puff bar and said its grand opening had included a unicorn, llamas, and other activities. He stated that it had been

exciting to see new businesses choose Spanish Fork because they wanted to become part of the community.

Councilman Landon Tooke provided an update regarding Spanish Fork's representation at the Miss Utah competition. He noted that several former Miss Spanish Fork titleholders had competed at the state level, including Callie Maguire and Hope King. He reported that Hope King had finished as first runner-up at Miss Utah, which he described as an exceptional accomplishment. He added that King had recently won another title that would allow her to return and compete at Miss Utah again the following year. Tooke explained that he had maintained a personal interest in the program because his sister had participated many years earlier.

Councilman Landon Tooke further reported that Hope King would represent Utah at the national Sweetheart Pageant, which included first runners-up from state competitions. He expressed excitement that King would represent both Utah and, in a broader sense, Spanish Fork on the national stage. He stated that many positive things had continued to happen through the Miss Spanish Fork organization.

Councilman Landon Tooke mentioned attending another significant business opening with Councilman Kevin Oyler for Wheeler Machinery. He described the new Wheeler Machinery facility as one of the most impressive businesses that had been added to Spanish Fork during his time on the City Council. He deferred additional comments to Councilman Oyler, who had also attended the event.

Councilman Landon Tooke reflected briefly on Fiesta Days and identified several personal highlights. He stated that he had especially enjoyed the Hall of Fame event that had kicked off Fiesta Days. He also described the car show as phenomenal and noted that it had included many new entries and had grown into a substantially larger production than in previous years.

Councilman Landon Tooke identified the Mr. and Miss Extraordinaire Pageant as his favorite event on the final day of Fiesta Days. He had served as a judge and said the event had touched his heart more each year. He expressed appreciation for how much the pageant had grown and how important it had become as part of Fiesta Days. He also mentioned that he and Councilman Kevin Oyler had participated in a class reunion near the conclusion of Fiesta Days. Although they had been exhausted from the festivities, he said they had managed to organize and enjoy the reunion.

Councilman Shane Marshall jokingly asked whether Councilman Tooke's class reunion had been for the same graduating class as Chad Argyle's.

Councilman Landon Tooke jokingly responded to the discussion regarding the graduation years, while Council members exchanged lighthearted comments about the age differences between them.

Councilman Landon Tooke highlighted another Chamber of Commerce ribbon cutting for Bank of Utah, located near Popeyes. He described the bank as another positive addition to the Spanish Fork business community.

Councilman Landon Tooke addressed the retirement of Parks and Recreation Director Dale Robinson. He described Robinson's retirement as both happy and sad, noting that he had greatly enjoyed working with Robinson and wished him the best in retirement. Tooke also welcomed Bronco Hunter into the leadership role and expressed excitement about watching him grow and succeed in the position.

Councilman Landon Tooke shared several announcements on behalf of the president of the Spanish Fork-Salem Area Chamber of Commerce, who had been unable to attend the Council meeting. He first announced that the Chamber would celebrate Hillcrest Bank's rebranding as Vista Bank on August 5, 2026. He said he had attended a meeting earlier that day regarding the transition and noted that refreshments and activities had been planned as part of the celebration.

Councilman Landon Tooke announced that the Spanish Fork Farmers Market had begun the previous Saturday in the parking lot west of the City facilities. He encouraged residents who had not previously attended the Farmers Market to visit and support the participating farmers and vendors. He praised the variety and quality of locally produced items available for purchase.

Councilman Landon Tooke reported that the Farmers Market had been scheduled to operate every Saturday from 8:00 am to 1:00 p.m. through the end of October. He encouraged residents to attend and said he believed they would be impressed by the wide variety of products offered.

Councilman Landon Tooke relayed a message of appreciation from the Chamber of Commerce to Spanish Fork City, the City Council, and City staff for allowing the Farmers Market to use the City property. He stated that the Chamber had been grateful for the opportunity to provide a location where local farmers, producers, and vendors could showcase the results of their work to the community.

Mayor Mike Mendenhall asked for clarification regarding whether the Farmers Market had already begun in August.

Councilman Landon Tooke confirmed that the first Farmers Market had taken place the previous Saturday and that it would continue every Saturday through the end of October.

Mayor Mike Mendenhall observed that the Fiesta Days carnival had been removed and the Farmers Market had quickly taken its place in the area.

Councilman Landon Tooke agreed and commented that one community activity had followed immediately after another.

Councilwoman Stacy Beck asked Councilman Tooke to confirm the starting time for the Vista Bank event because she had recorded 11:00 am rather than noon.

Councilman Landon Tooke stated that he believed the event had been scheduled for noon but acknowledged that he needed to confirm the time. He said he would double-check the information.

Councilwoman Stacy Beck stated that she would also confirm the event time.

Mayor Mike Mendenhall joked that attendees could arrive at 11:00 am and begin enjoying the refreshments while waiting for the event.

Councilwoman Stacy Beck joined in the joke and suggested they could get a Swig drink while they waited.

Bronco Hunter clarified that the Vista Bank event had been scheduled to begin at noon.

Mayor Mike Mendenhall thanked Councilman Landon Tooke for his updates and then invited Councilman Jesse Cardon to provide his Council comments.

Councilman Jesse Cardon

Councilman Jesse Cardon thanked the Mayor and stated that he would highlight only a few items from Fiesta Days. He first discussed the Pyromusical and described it as an impressive community event that had originally grown out of efforts by residents who had come together to organize it. He specifically praised the beginning of the fireworks show and the music selection, which he described as phenomenal.

Seth Perrins agreed that the Pyromusical and its music had been incredible.

Councilman Jesse Cardon next discussed the Spanish Fork Community Theater production of "The Prince of Egypt." He described the production as phenomenal and said those who had not attended had missed an outstanding performance. He complimented the cast and noted that, through his service on the Arts Council, he had heard considerable excitement about the production before seeing it. Although he had initially questioned whether it could live up to the expectations that had been created, he said the production had not only met those expectations but had surpassed them.

Councilman Jesse Cardon announced that the following year's production had been planned as "Finding Nemo." He explained that it would be a shorter production with more of a focus on children and said he looked forward to seeing it presented.

Councilman Jesse Cardon thanked the numerous volunteers who had contributed to Fiesta Days and specifically recognized City employees for the extensive work required to make the celebration successful. He observed that members of the Police Department had appeared beyond exhausted by the conclusion of the festivities. He emphasized that Fiesta Days had

required contributions from throughout the City organization, including Police, Finance, Parks and Recreation, Public Works, and other departments. He thanked everyone who had worked behind the scenes to make the events possible.

Councilman Jesse Cardon reported that Council members had recently received several emails, text messages, and other communications praising City employees and services. He said he wanted to share several examples so those positive comments could be publicly recognized.

Councilman Jesse Cardon stated that a local landscaper had sent him a photograph of Sierra Park and complimented the condition of the landscaping. The individual had specifically noted that it had been uncommon to see municipal fields maintained with such crisp lines and so few weeds. Cardon said the compliment had reflected positively on the employees responsible for maintaining the park.

Councilman Jesse Cardon shared another message from an individual who had recently needed to plan a funeral. The individual had praised the City's cemetery staff for the way they had assisted during a difficult time and had specifically expressed appreciation for employees making the family feel heard and seen throughout the process.

Councilman Jesse Cardon reported receiving additional positive feedback regarding the FitCity Center. A resident had expressed appreciation for the decision to move treadmills into the hallway, which had opened additional space and made the individual feel more comfortable while exercising.

Councilman Jesse Cardon also shared a compliment directed toward the City's planning efforts. A resident had thanked the City Planner for helping plan what the individual considered to be a well-designed city. Cardon acknowledged that some of Spanish Fork's planning had occurred before the current City Planner's tenure but said the compliment had still been worth publicly recognizing.

Councilman Shane Marshall jokingly questioned Councilman Cardon's suggestion that much of the planning had occurred before the current City Planner, noting that the planner had already worked for the City for approximately 20 years.

Mayor Mike Mendenhall jokingly exaggerated the length of the City Planner's tenure, while Councilman Cardon clarified that his earlier comment had not been intended literally.

Councilman Jesse Cardon concluded by stating that Spanish Fork had the best City staff in the state. He expressed appreciation to City Manager Seth Perrins and employees throughout the organization for their work and emphasized that their efforts had not gone unnoticed. He thanked City employees for everything they had done for the community.

Mayor Mike Mendenhall thanked Councilman Jesse Cardon for his comments and invited Councilman Kevin Oyler to provide his Council report.

Councilman Kevin Oyler

Councilman Kevin Oyler thanked the Mayor and reported that he had several board meetings scheduled for that week and the following week. He stated that he would provide updates from those meetings at the next City Council meeting.

Councilman Kevin Oyler referred to Councilman Landon Tooke's earlier comments regarding the Wheeler Machinery ribbon cutting. He noted that the event had actually taken place in June and that he had reported on it during the previous City Council meeting, which Councilman Tooke had missed while out of town. He reiterated that the ribbon cutting had been an excellent event and described Wheeler Machinery as a great business addition to Spanish Fork.

Councilman Kevin Oyler echoed the appreciation expressed by other Council members for everyone who had contributed to Fiesta Days. He thanked the many employees and volunteers who had worked to make the numerous events possible. He specifically complimented Councilwoman Stacy Beck for the work she had performed each year as part of the Fiesta Days Committee and credited her with helping organize the volunteers and other individuals necessary to successfully conduct the celebration.

Councilman Kevin Oyler expressed particular gratitude to the Spanish Fork Police Department for the work officers had performed throughout Fiesta Days. He described several examples he had personally observed while participating in events with his family. While walking with his family to the Pyromusical, he had seen an officer working to prevent people from entering restricted areas. While preparing for the parade, he had seen officers placing barriers in the roadway to keep vehicles out of areas where they were not permitted. When attending the rodeo, he had observed officers working in the street to help pedestrians travel safely to and from the event.

Councilman Kevin Oyler stated that those experiences had reminded him that while residents and their families had been enjoying Fiesta Days activities, police officers had been working throughout the celebration to keep those events safe. He recognized the sacrifices officers had made during the week and noted that, as Councilman Cardon had previously mentioned, officers had worked a significant number of hours. He thanked the Police Chief and asked him to extend the Council's appreciation to the entire department.

Councilman Kevin Oyler raised two additional issues that had been the subject of resident emails, questions, and concerns. He clarified that he had not expected City staff to provide answers during that evening's meeting but wanted the topics identified for possible future discussion.

Councilman Kevin Oyler first addressed operating hours at the outdoor swimming pool. He stated that families and other residents had requested that additional evening hours be made available. He emphasized that the Council and Parks and Recreation Department had already discussed the concern and wanted residents to know that it had not been ignored. He said employees at the FitCity Center and throughout the Parks and Recreation Department had been aware of the requests and had been considering ideas and potential changes that could improve access to the outdoor pool for the community.

Councilman Kevin Oyler next requested a future update regarding concerns about noise in the rear parking lot of the City Center, particularly during the summer months. He noted that the City had received questions and concerns from nearby residents and had previously implemented measures intended to address the problem, including cameras and other changes. He said he would like to receive information regarding the results of those measures and whether conditions had improved over the previous several months.

Councilman Kevin Oyler concluded that the outdoor pool hours and City Center parking lot concerns had been the two primary issues he wanted to revisit in future discussions. He stated that he had no additional items to report that evening.

Mayor Mike Mendenhall thanked Councilman Kevin Oyler for his comments and invited Councilwoman Stacy Beck to provide her Council report.

Councilwoman Stacy Beck

Councilwoman Stacy Beck stated that she had enjoyed hearing the different perspectives Council members had shared regarding Fiesta Days and did not want to monopolize the discussion. She appreciated hearing the different events and experiences that had stood out to each person.

Councilwoman Stacy Beck reported that the 2026 celebration had been her 11th Fiesta Days overseeing the event as a Council member. She believed the celebration had continued to improve each year as organizers had worked through challenges and found ways to make the events operate more seamlessly for residents. She stated that she had noticed very few problems during that year's celebration.

Councilwoman Stacy Beck praised the Fiesta Days Executive Committee and explained that she and Bronco Hunter had participated in a group text with committee members throughout the celebration. She described the Executive Committee as exceptional and noted that its members had volunteered at every event. She stated that the committee had developed a clear vision for the celebration and had executed that vision extremely well.

Councilwoman Stacy Beck expressed pride and appreciation for everyone who had contributed to Fiesta Days. She recognized City employees, particularly the Parks and Recreation Department and Police Department, as well as the many volunteers who had helped throughout the celebration. She also recognized the Youth City Council, Miss Spanish Fork representatives, and the many other individuals and organizations that had contributed their time.

Councilwoman Stacy Beck discussed attending the Spanish Fork Community Theater production of "The Prince of Egypt." Because Fiesta Days had kept her extremely busy each year, she said she had rarely been able to attend the Community Theater production. After repeatedly hearing recommendations that she needed to see "The Prince of Egypt," she had finally attended the production on Saturday. She described the performance as phenomenal and identified it as one of the highlights of Fiesta Days for her.

Councilwoman Stacy Beck also highlighted the Fiesta Days Car Show, which had been the largest to date with 224 registered vehicles. She described the show as a great event with an impressive selection of cars. She had also appreciated that the event had taken place on July 25, which had provided more flexibility in her schedule. She had been able to attend around 9:00 am, when temperatures had been cooler, rather than needing to be there during the hotter afternoon hours.

Councilwoman Stacy Beck thanked everyone who had participated in Fiesta Days and helped make the celebration successful. She reported that the Fiesta Days Committee would hold a debrief meeting in approximately two weeks to evaluate the celebration, identify anything that had not worked as intended, and determine what could be improved for the following year.

Councilwoman Stacy Beck added a Chamber of Commerce update and reported that she and Councilman Jesse Cardon had attended a Business of the Month recognition the previous Friday afternoon at Swad Cabin, located near the smaller Walmart on the east side of Spanish Fork. She noted that Councilman Cardon had eaten there previously, while it had been her first visit.

Councilwoman Stacy Beck explained that she had originally expected the Business of the Month recognition to be a brief visit, but the restaurant had provided lunch for everyone and the group had remained for approximately an hour. She described the Indian and Indo-Chinese cuisine as phenomenal and said everything they had eaten had been excellent. She praised the restaurant's food and service and noted that both dine-in and takeout options had been available. She encouraged residents who had not yet visited Swad Cabin to give the restaurant a try.

Mayor Mike Mendenhall confirmed that Swad Cabin had been recognized as the Chamber of Commerce Business of the Month.

Councilwoman Stacy Beck confirmed that it had been the Business of the Month.

Mayor Mike Mendenhall thanked Councilwoman Stacy Beck for her comments and invited Councilman Shane Marshall to provide his Council report.

Councilman Shane Marshall

Councilman Shane Marshall joked that it had been enjoyable to provide his comments last because he could agree with what everyone else had already said. He echoed the other Council members' praise of Fiesta Days and described the celebration as amazing.

Councilman Shane Marshall expressed appreciation for City employees and the tremendous amount of work they had performed throughout Fiesta Days. He noted that everywhere residents had gone during the celebration, they could see employees working in difficult conditions, often sweating in the summer heat or dealing with the less glamorous aspects of events, including working around livestock. He stated that employees had consistently been willing to put in the necessary time and effort to make the celebration successful.

Councilman Shane Marshall agreed with Councilwoman Stacy Beck that Fiesta Days had continued to improve each year. He attributed much of that success to the exceptional community in Spanish Fork. He noted that when the City discussed investing in facilities, programs, or events, one of the primary goals had often been to create opportunities that brought residents together. He believed Fiesta Days had been an example of an investment where that purpose had clearly been fulfilled.

Councilman Shane Marshall reflected on his own childhood experiences attending Fiesta Days and the parade. He recalled that his family had traditionally gathered in the same location at the park each year and had once been able to arrive only a few minutes before the parade and still find their usual space available. He contrasted that experience with the current celebration, when residents had needed to arrive much earlier to reserve their preferred locations. Although Spanish Fork had grown and the community had changed considerably, he said Fiesta Days had continued to create the feeling of a small, connected community.

Councilman Shane Marshall thanked the many volunteers and City employees who had contributed to Fiesta Days. He specifically recognized the Police Department and acknowledged how difficult it must have been for officers to work long hours in full uniforms and protective equipment during the summer heat. He shared that his nephew had worked as a police officer in Salem and that he had personally seen how soaked with sweat an officer could become after completing a shift while wearing a protective vest and other equipment.

Councilman Shane Marshall stated that the presence of Spanish Fork police officers throughout Fiesta Days had made a meaningful difference. With large crowds attending the events, he believed residents had been able to feel a greater sense of comfort and security because officers had been visible and available. He again thanked the Police Department, City employees, and volunteers and congratulated them on the way they had handled the entire Fiesta Days celebration. Councilman Shane Marshall concluded his report.

Mayor Mike Mendenhall thanked Councilman Shane Marshall and the other Council members for their comments. He stated that he would try not to repeat too much of what had already been said as he began his own comments, although he wanted to address something Councilman Jesse Cardon had mentioned.

Mayor Mike Mendenhall

Mayor Mike Mendenhall expanded on Councilman Jesse Cardon's comments regarding the opening of the Fiesta Days Pyromusical. He explained that the opening song had been "Bulls on Parade" by Rage Against the Machine from the band's 1996 album "Evil Empire." He noted that the song had been particularly recognizable to people from his generation and shared a personal connection to the band's history in Spanish Fork.

Mayor Mike Mendenhall recalled that he had been 16 years old in 1996 when Marie Huff had served as Mayor of Spanish Fork. He remembered being at the home of his friend and relative Alan Huff when Mayor Huff had arrived and asked what the two teenagers had planned for the day. Mendenhall and his friend had been reluctant to admit that they intended to attend

the Rage Against the Machine concert taking place in Spanish Fork. He recalled that Mayor Huff had apparently already known about their plans and had indicated that attending the concert would be acceptable.

Mayor Mike Mendenhall noted that September 11, 2026, would mark 30 years since the Rage Against the Machine concert in Spanish Fork. He jokingly assigned Bronco Hunter the difficult task of arranging a reunion tour, acknowledging that the band was no longer together.

Mayor Mike Mendenhall reflected on the historical significance of the 1996 concert and described it as a fortunate and unexpected event that had become part of Spanish Fork's history. He acknowledged the irony that Rage Against the Machine's music had often been critical of the government and joked that during his years of government service he had occasionally tried to make decisions that would not cause residents to "rage against the machine." He cautioned that anyone unfamiliar with "Bulls on Parade" might want to listen to an edited version around children.

Mayor Mike Mendenhall recalled that City officials and residents had experienced significant concern before the 1996 concert about what might happen when a large crowd gathered for the event. There had been fears about potential property damage, looting, fires, and other serious problems. However, he remembered that law enforcement had effectively managed the event, allowing the young concertgoers to enjoy themselves despite the energetic crowd and atmosphere.

Chief Matt Johnson recalled that only a small number of citations, approximately two, had ultimately been issued and that the feared destruction had never occurred.

Mayor Mike Mendenhall emphasized how remarkable it had been that Rage Against the Machine, a Southern California band that later toured throughout the country and became a member of the Rock and Roll Hall of Fame, had once performed in Spanish Fork. He said that history had made the use of the band's music to open the 2026 Pyromusical especially meaningful and enjoyable.

Mayor Mike Mendenhall credited Mike Clayson of Pacific Horizon and the businesses that had helped fund the Pyromusical. He noted that a significant amount of private funding had been raised to make the event possible and appreciated the way businesses and community members had worked together to provide residents with the fireworks and music experience.

Mayor Mike Mendenhall recognized the Fiesta Days Grand Marshals, the Lilliards, and described them as outstanding representatives of the community. He also praised Jack Urquhart and the City's social media team for keeping residents informed throughout Fiesta Days. He believed the communication had felt current and effective and stated that residents had been given ample information about activities and events.

Mayor Mike Mendenhall praised the Fiesta Days Rodeo and thanked residents for filling the arena and supporting the event. He noted that contestants and their families had frequently approached him and City Manager Seth Perrins during the rodeo to express appreciation for

how Spanish Fork treated rodeo participants, including the work that occurred behind the scenes. He emphasized that professional rodeo contestants and their families traveled extensively throughout the summer and often competed for relatively limited financial rewards. He said many participants had continued in the sport primarily because they loved rodeo and enjoyed competing and entertaining spectators.

Mayor Mike Mendenhall expressed confidence that Ace and Burk Austin would continue to do well in rodeo, although he joked that they might not become wealthy from the sport. He reiterated that he had enjoyed the rodeo and the opportunity it had provided for the community to gather together.

Mayor Mike Mendenhall then discussed his family's participation in the Utah County Fair, which had taken place shortly after Fiesta Days. He explained that his family had become particularly involved because his brother had encouraged his nine-year-old son, Jagger, to gain experience with agriculture by participating in livestock showing. He reported that it had been Jagger's first year showing pigs at the fair.

Mayor Mike Mendenhall stated that Jagger had placed seventh in his class and had received recognition that included an IFA gift card. During the lighthearted discussion of photographs from the event, he explained to Councilman Shane Marshall that the tool being shown was called a pig whip and had been used to guide pigs during competition.

Mayor Mike Mendenhall described how enjoyable it had been to watch his son, his nieces and nephews, and other young participants compete at the County Fair. He stated that anyone who believed agriculture, farming, or the Western lifestyle had been disappearing from Spanish Fork needed to attend events such as the County Fair and observe the level of youth participation. He believed agriculture had remained healthy and continued to grow within the community.

Mayor Mike Mendenhall also described agriculture as an important economic indicator because of the numerous businesses that had supported livestock, farming, and related activities. He said it had been encouraging to see banners from supporting businesses and young people from throughout the state participating in agricultural competitions.

Mayor Mike Mendenhall shared a saying from his brother Tyler that the purpose of youth livestock programs had been to raise children rather than animals. He believed Bronco Hunter and his family, who had also been heavily involved in agricultural activities, could attest to that principle. He said he had particularly enjoyed watching young competitors develop skills, participate in competition, and congratulate one another on their accomplishments.

Mayor Mike Mendenhall thanked Utah County for its partnership with Spanish Fork during Fiesta Days and for its work associated with the County Fair. He noted that significant public investment had been going into the fairgrounds facility and expressed excitement about the improvements that would make it an even better venue in the future.

Mayor Mike Mendenhall concluded his comments by introducing another recognition. He explained that the individual could have been included among the recognitions earlier in the meeting but wanted to provide her with an opportunity to address the Council as well. He reflected that public service eventually reached a point when individuals completed their terms and moved on to other opportunities. He stated that although the City would have liked this particular individual to continue serving, the time had come for her to move on, and the City had greatly appreciated her service.

Mayor Mike Mendenhall then turned to Dave Anderson and invited him to recognize the outgoing commissioner and speak about her service.

Dave Anderson stated that he would keep his comments brief because he wanted to save additional remarks for Shauna Warnick's final Planning Commission meeting the following evening. He explained that Warnick had one Planning Commission meeting remaining after serving for more than six years.

Dave Anderson described Shauna Warnick as an outstanding and dependable member of the Planning Commission. He noted that she had attended additional training outside of regular meetings and had learned early in her service how to effectively contribute to discussions and engage with applicants, staff, and fellow commissioners. He stated that Warnick had consistently contributed to the community throughout her service.

Dave Anderson noted that the Planning Commission had considered several significant and difficult issues during Warnick's more than six years of service. He acknowledged that some matters she had worked on had not yet been completed and committed to keeping her informed as those issues continued to progress. He stated that Spanish Fork had been fortunate to have many excellent Planning Commissioners over the years and considered Warnick to be among the best. He said she would be missed and expressed appreciation for the opportunity she had taken to serve the community.

Mayor Mike Mendenhall thanked Dave Anderson for his comments and invited Shauna Warnick forward so the Council could recognize her with a round of applause. He also invited her to share a few words regarding her service.

Shauna Warnick expressed her love for Spanish Fork and reflected on her history of community involvement. She recalled serving on the Library Board many years earlier when her children had been young. Approximately six and a half years earlier, she had received another opportunity to serve when she had been invited to meet with then-Mayor Steve Leifson. During that meeting, Mayor Leifson had asked her to serve on the Planning Commission. Warnick recalled agreeing to serve despite having had little understanding at the time of what the Planning Commission did.

Shauna Warnick explained that she had accepted the appointment because she had always enjoyed helping, learning, and being involved in Spanish Fork. She described the community as an excellent place filled with outstanding people and said she had appreciated opportunities to contribute. She joked that few experiences had strengthened a person's backbone as much as serving on the Planning Commission and the School Board. She

described her Planning Commission service as a valuable experience and thanked the City for the privilege of serving. She also expressed appreciation for the Mayor, Council members, and others who had continued serving the community.

Councilwoman Stacy Beck thanked Shauna Warnick for her service.

Mayor Mike Mendenhall thanked Shauna Warnick and expressed appreciation for her years of service. He invited her to stand in front of the Council for a recognition photograph and asked Jack Urquhart to take the picture.

Seth Perrins jokingly encouraged Jack Urquhart to move quickly for the photograph by referencing the nursery rhyme about Jack being nimble and jumping over a candlestick.

Seth Perrins then shared a memory from Shauna Warnick's early years on the Planning Commission. He recalled a meeting in the former Council Chambers approximately four or five years earlier when an applicant or developer had strongly pushed for a particular outcome and had become increasingly confrontational and disrespectful during the discussion. Perrins said he had been impressed by the way Warnick had handled the difficult situation.

Seth Perrins recalled that Shauna Warnick had remained composed, gracious, and firm in her position despite the pressure she had received. She had stood by what she believed had been important and had not allowed aggressive behavior to cause her to back away from her position. Perrins said he remembered watching her during the exchange and thinking that she had been a "rock star."

Seth Perrins emphasized that Planning Commissioners had served as volunteers and had often been required to address difficult and contentious public issues. He contrasted their service with elected officials, who had chosen to run for office, and City employees, whose professional responsibilities had included handling those situations. He said volunteer commissioners had instead been asked by the Mayor to serve in positions they might initially have known little about and then had been expected to handle complicated and sometimes confrontational matters. He praised Warnick for consistently approaching those responsibilities with grace, knowledge, and professionalism and thanked her for her service.

Councilwoman Stacy Beck reflected on her own opportunity to serve with Shauna Warnick on the Planning Commission. She stated that one of the qualities she had appreciated most about Warnick was that she had consistently considered what would be best for Spanish Fork as a whole. Regardless of the issue under consideration, Warnick had focused on making decisions that would benefit the entire community.

Councilwoman Stacy Beck agreed with Seth Perrins that Shauna Warnick had been particularly effective during difficult or heated discussions. Beck recalled occasions when Warnick had directly addressed inappropriate behavior and helped de-escalate tense situations while still asking applicants thoughtful and difficult questions. She stated that Warnick had consistently worked to ensure that the Planning Commission obtained the information it needed and made decisions that served Spanish Fork's best interests. Beck

said she would miss having Warnick on the Planning Commission and thanked her for her service.

Mayor Mike Mendenhall stated that Shauna Warnick's departure would represent a significant loss for the Planning Commission. He acknowledged that rotating commissioners had been a normal part of the appointment process but said the City could still be disappointed to lose such a valuable commissioner. He noted that Warnick had continued serving the community through the School Board, committees, and other volunteer efforts, so the City had not been losing her involvement entirely. He thanked her for the many years she had dedicated to the Planning Commission.

Mayor Mike Mendenhall concluded the recognition of Shauna Warnick and moved the meeting to the next agenda item, Staff Reports.

STAFF REPORTS:

Seth Perrins began the Staff Reports portion of the meeting with several updates. He first asked Mayor Mike Mendenhall to identify his favorite memory from the Fiesta Days Rodeo and jokingly asked whether it had involved any animals or zoo animals.

Mayor Mike Mendenhall stated that one of his favorite moments had been the induction of Joe Butler into the Fiesta Days Rodeo Hall of Fame. He said it had been especially meaningful because Butler had been a longtime friend and had spent a lengthy career working around bulls. Mendenhall joked that cowboys who had been tough enough to work around bulls were not generally expected to become emotional, but Butler had become emotional when receiving the Hall of Fame honor and reflecting on the conclusion of his career. The Mayor stated that seeing his friend receive that recognition had been a memorable experience.

Seth Perrins jokingly observed that Joe Butler had appeared more emotional during the Hall of Fame recognition than during some of the serious injuries he had experienced throughout his rodeo career.

Mayor Mike Mendenhall agreed and stated that he had never seen Butler cry over those injuries.

Seth Perrins shared one of his own favorite memories from the rodeo. He recalled Mayor Mendenhall approaching him after noticing Bear and Tiger Bachmeier in the audience and insisting that they should be brought onto the arena floor. Perrins said he and the Mayor had approached them in the stands, and the Mayor had persuaded them to participate in an entertainment segment while preparations had been underway for the motorcycle jumping portion of the rodeo. Perrins stated that Bear and Tiger Bachmeier had been gracious about participating and that the crowd had greatly enjoyed seeing them in the arena.

Seth Perrins joked that Mayor Mendenhall had fully used the influence of being Mayor to persuade the Bachmeiers to participate and had essentially made it difficult for them to decline the invitation.

Mayor Mike Mendenhall jokingly added that they could have been pulled over on their way out if they had refused.

Seth Perrins continued the joke by noting that there had been no NIL compensation involved and that their participation had been entirely free. He said that regardless of how Mayor Mendenhall had persuaded them, the City had received approximately 10 minutes with them on the arena floor, which had made for a memorable part of the rodeo.

Seth Perrins shifted to an update regarding fireworks around the July 24 holiday. He recalled that the Council had discussed the July 4 fireworks period at its previous meeting and asked whether the July 24 period had produced similar or possibly fewer fire-related incidents. He noted that Spanish Fork fire crews had responded through mutual aid to some fires in neighboring jurisdictions but asked whether the City itself had experienced significant problems.

Councilman Kevin Oyler reported that there had been no incidents and no citations issued. He praised Spanish Fork residents for acting responsibly and expressed appreciation for their cooperation.

Seth Perrins asked the Council whether members had received any feedback regarding the City's decision to continue allowing fireworks. He noted that Spanish Fork had remained somewhat unique among Utah County communities in allowing fireworks under the established restrictions.

Councilman Landon Tooke stated that he believed the fireworks period had been successful in large part because of the City's communication efforts. He specifically credited Jack Urquhart and the communications team for maintaining a strong social media presence, informing residents about restrictions, and developing creative public information campaigns. He believed those efforts had significantly contributed to residents understanding the rules.

Councilwoman Stacy Beck reported receiving considerable gratitude from residents regarding the City's decision to allow fireworks. She said residents had appreciated that the City had maintained essentially the same restrictive fireworks map they had already become familiar with, allowing them to rely on previously established boundaries. She stated that residents had specifically asked her to thank Mayor Mendenhall and Chief Eddie Hales for supporting that approach.

Seth Perrins reported that demolition of the Willie Barn, the large indoor arena located behind the outdoor rodeo arena, had begun. He explained that the existing building would be removed and replaced with a slightly larger facility designed to meet improved safety standards. He described the existing structure as extremely old and said the reconstruction would be a significant project.

Seth Perrins stated that the goal had been to complete the new arena before the following year's stock show, which he believed would occur in early to mid-April. He acknowledged that the construction schedule would be aggressive but said the contractor had been committed

to meeting it. He also reminded the Council and fairgrounds users that the indoor arena would be unavailable for rentals during the construction period. He explained that the project had been undertaken jointly with Utah County and thanked the County for participating in and helping fund the improvements.

Councilman Kevin Oyler asked whether materials from the Willie Barn demolition, including bleachers, gate panels, and gates, had been salvaged or whether everything had been designated for scrap.

Seth Perrins explained that City staff had removed anything that could reasonably be taken out within the available schedule. He said several individuals had asked whether they could enter the site and salvage various materials, but the City had declined those requests because of the extremely tight construction schedule. He explained that allowing individuals to remove materials could create delays if they were unable to complete the work immediately. Because the City had only approximately eight months to demolish and rebuild the facility, there had been no extra time available for those delays. He acknowledged that some residents had been frustrated by the decision but said the schedule had required the City to prioritize timely demolition and construction over private salvage opportunities.

Councilman Kevin Oyler thanked Perrins for the clarification.

Seth Perrins then addressed Councilman Oyler's earlier question regarding extending outdoor pool hours for families. He explained that staff had already been discussing the issue extensively. Looking back at the opening of the new pool, he believed one mistake had been assuming that operating patterns from the former pool would translate directly to the new facility.

Seth Perrins explained that the former pool had offered two evening rental periods that had been extremely popular, with nearly all available rentals historically being reserved shortly after reservations opened in January. Based on that experience, the City had established two evening rental periods at the new facility as well. However, the new pool had operated differently, with most renters selecting the earlier evening period.

Seth Perrins stated that research conducted at the former pool had also shown relatively few new patrons entering after 5:00 p.m. Based on those historical usage patterns, staff had assumed there would be limited demand for extended public swimming hours at the new pool. He acknowledged that he had incorrectly carried too much of the old facility's operating logic into the planning for the new pool.

Seth Perrins explained that once summer operations had begun, residents had made it clear that they wanted the new pool to remain open later. However, most of the early evening rental periods from Tuesday through Saturday had already been reserved before the summer began. Extending public swimming hours during the current season would therefore have required the City to cancel existing reservations and disappoint residents who had already paid to rent the facility.

Seth Perrins stated that staff had already begun considering significant changes for the following year. He believed the City would likely need to move away from the two-rental-period model and develop a better balance between public swimming and private rentals. He emphasized that the new pool had been a substantially different facility and that residents had demonstrated much greater interest in using it after 5:00 p.m. than they had shown at the former pool. He said staff had learned from the first season and expected operations to improve the following year.

Bronco Hunter agreed that the assumptions had been based heavily on experiences at the former pool. He recalled that Monday evenings had previously been designated as family nights with extended hours until approximately 8:00 p.m., but those hours had not been heavily used. Because of the low attendance, the City had eventually converted some of that evening time into rental periods and swimming lessons. He asked residents for patience while staff learned how to operate the much larger new facility and stated that adjustments would continue to be made as employees gained experience.

Councilman Kevin Oyler stated that he had not intended to assign blame to anyone for the pool schedule. He appreciated staff's willingness to evaluate the new facility and emphasized that the current operating model did not have to remain permanent. He believed the City could continue learning from the first season and make appropriate adjustments in future years.

Councilman Shane Marshall agreed that the new facility had been an entirely different system, including differences such as the availability of family passes. He appreciated staff's willingness to adapt rather than focus on who had been responsible for the original decisions. He asked residents for patience while the City continued learning how to operate the facility. He also expressed frustration with the tone of some social media criticism, stating that constructive concerns had been appropriate but personal attacks against City employees and officials had not helped resolve the issues.

Seth Perrins stated that he had actually viewed the demand for longer pool hours as a positive sign because it demonstrated how much residents had enjoyed the new facility and wanted additional opportunities to use it.

Councilman Shane Marshall clarified that he had not objected to residents expressing complaints or concerns. His concern had specifically been with comments that insulted City officials and employees rather than constructively discussing the challenges.

Mayor Mike Mendenhall responded with a lighthearted reference to the earlier Rage Against the Machine discussion.

Seth Perrins then addressed Councilman Oyler's earlier concern regarding noise and gatherings in the rear City Center parking lot. He encouraged residents who experienced problems as they occurred to contact the Police Department's non-emergency dispatch line rather than simply recording the activity and sending information to City officials several days later. He explained that officers could respond while the activity had still been occurring, speak with those involved, and address excessive noise or other disruptive behavior. He

emphasized that the goal had not been to unnecessarily cite or punish young people but to address problems when they occurred.

Councilman Kevin Oyler reported that officers had spent additional time in the area during previous months and that an emergency management camera had also been placed there. He stated that those measures had helped when officers had been physically present but that problems sometimes returned after officers left. He said he had heard that groups would temporarily leave the parking lot when officers arrived, sometimes relocating to the dugout area, and then return after police departed.

Councilwoman Stacy Beck observed that some residents had become frustrated because enforcement had often been reactive rather than proactive.

Councilman Kevin Oyler stated that he had remained in communication with several residents regarding the issue.

Mayor Mike Mendenhall stated that the City would continue working on the problem and would keep affected residents updated.

Councilman Kevin Oyler thanked the officers who had repeatedly responded to the parking lot and acknowledged that the issue had remained ongoing, particularly during the summer months. He asked staff to continue keeping the Council informed regarding any changes or improvements.

Seth Perrins stated that staff had continued considering additional measures. He reiterated that he was comfortable with residents contacting non-emergency dispatch when disturbances occurred because repeated police responses could disrupt the pattern of gatherings enough that those involved might eventually choose another location.

Councilman Kevin Oyler clarified that the groups involved had not consisted solely of teenagers.

Seth Perrins agreed and estimated that many of the individuals had been approximately 18 to 25 years old. He stated that most had simply gathered and listened to loud music, although some gatherings had resulted in minor vandalism or other disruptions to the park and surrounding area.

Councilman Kevin Oyler added that City employees had regularly needed to clean garbage from the parking lot following the gatherings.

Seth Perrins acknowledged that it might not be possible to completely eliminate the behavior and joked that the City might simply succeed in moving the gatherings to another community.

Councilman Kevin Oyler jokingly stated that he would have been comfortable with that outcome and suggested that Payson had several suitable parking lots.

Seth Perrins concluded his Staff Report and thanked the Mayor.

Mayor Mike Mendenhall thanked Seth Perrins and moved the meeting to the next agenda section, Spanish Fork 101. He stated that the presentation would include survey information, some of which had already been discussed during the work session. He welcomed the guests who had attended to make the presentation and turned the time over for the Historic Preservation Commission presentation.

SPANISH FORK 101:

Tara Silver explained that the Historic Preservation Commission had included four members from State staff and four members from the community. She stated that one of the Commission's goals had been to complete a reconnaissance-level survey. The survey had been made possible through a matching grant from the State Historic Preservation Office, with Spanish Fork City providing half of the required funding. She reported that the survey had been completed and introduced Shalae Larsen of Io Landarch to present the findings, recommendations, and potential benefits for Spanish Fork residents.

Mayor Mike Mendenhall thanked Tara Silver and turned the presentation over to Shalae Larsen.

Shalae Larsen thanked the City for the opportunity to return and jokingly provided an update regarding her family's sports schedule, noting that her husband had initially failed to get their younger child to baseball practice but had been saved when the practice was canceled at the last minute.

Mayor Mike Mendenhall joked that the incident had now become part of the public record.

Shalae Larsen introduced herself as the principal of Io Landarch, a design, planning, and historic preservation consulting firm. She explained that the firm had been passionate about helping communities tell their stories and preserve their unique cultural histories, identities, and sense of place. She complimented Spanish Fork and stated that after observing the City Council meeting and the community spirit demonstrated throughout the evening, she had felt the strong sense of connection within the community.

Shalae Larsen explained that her presentation would provide a high-level overview of the survey findings and recommendations. She expressed appreciation to Spanish Fork City, Tara Silver, Tyler, the Historic Preservation Commission, participating homeowners, and the State Historic Preservation Office for their assistance with the project. Although extensive homeowner interviews had not been part of the project scope, she said the consulting team had enjoyed speaking with residents who approached them while the field survey had been underway.

Shalae Larsen explained that the purpose of a reconnaissance-level survey had been to develop a broad understanding of the historic resources located within the community. She stated that history could sometimes feel abstract to residents who did not regularly think about genealogy or historic preservation. Historic buildings and places, however, had provided residents with a tangible way to connect with their community's history, identity, and sense of place. She explained that identifying existing historic resources and evaluating

their condition had been an important first step toward preserving that physical history and determining whether historic districts could potentially be established.

Shalae Larsen reported that the project had updated the State Historic Preservation Office database with GIS information collected for the surveyed properties. The consulting team walked throughout the study area, remained on public sidewalks, photographed properties from the street, and evaluated each property according to characteristics including plan type, architectural style, historic integrity, and whether the property could contribute to a potential historic district. She stated that the resulting information could help facilitate the future creation of historic districts in Spanish Fork.

Shalae Larsen explained that the consultants had categorized historic structures according to periods of significance based on the broader cultural and historical conditions that existed when the buildings had originally been constructed. For Spanish Fork, those periods had included European settlement from 1776 through 1849; town expansion and early farmsteads associated with the pioneer settlement era; modernization, consolidation, and the war years; interwar growth and the bungalow era from 1919 through 1944; postwar expansion from 1945 through 1959; civic and cultural development from 1960 through 1981; and the modern era, which included buildings that had not yet become old enough to qualify as historic resources.

Shalae Larsen identified the David H. Jones House and the former Thurber School, which had served as Spanish Fork City Hall, as existing National Register of Historic Places listings within the survey area. She reported that over 600 properties had been evaluated as part of the project.

Shalae Larsen explained that each property had been evaluated to determine whether it fell within an identified period of significance and whether it retained sufficient historic integrity. Properties that continued to represent their original characteristics could potentially qualify as contributing historic resources. Properties could become ineligible when major alterations had significantly changed their historic appearance, including vinyl siding, substantial additions, or alterations to original rooflines.

Shalae Larsen reported that 275 properties had been identified as eligible or contributing to a potential historic district, while 263 properties had been identified as ineligible or noncontributing. An additional 67 properties had fallen outside the applicable periods of significance. She noted that the eligible properties had placed the study area slightly above the 50 percent threshold.

Shalae Larsen stated that the largest concentration of buildings had been constructed during the interwar period from 1919 through 1944. Another 143 properties had been constructed during the post-World War II period from 1945 through 1959, followed by buildings from the late Victorian and early 20th-century periods.

Shalae Larsen explained that Spanish Fork's development pattern had differed from many communities where historic growth could be observed in clearly defined rings, with the oldest development concentrated near the original center and progressively newer

development extending outward. Instead, Spanish Fork had experienced considerable redevelopment and infill over time, resulting in buildings from different historical periods being intermixed throughout the study area. She stated that the pattern had created an interesting variety of architectural styles but had also made it more difficult to establish clear boundaries for a historic district.

Shalae Larsen identified one of the survey's primary findings as the presence of a cohesive residential environment that had historically reflected working-class and middle-class occupancy, particularly during the interwar and post-World War II periods. Rather than being defined by a single prominent architectural style or period of high-style design, the area had been characterized by modest residential housing types that had continued across several decades.

Shalae Larsen reviewed maps illustrating eligible and ineligible properties and the various periods of significance. She noted that eligible historic properties had been widely dispersed throughout the study area and that buildings from the different historical periods had been extensively intermixed. Despite the lack of a clearly defined development pattern, she stated that Spanish Fork had the potential to nominate portions of the study area for national and potentially local historic district designation.

Shalae Larsen explained that National Register designation could provide several benefits to property owners and the community. She identified recognition and neighborhood pride as important benefits and noted that historic properties could display plaques recognizing their status. She also identified financial incentives, including rehabilitation tax credits that could help offset the cost of maintaining and restoring historic properties. Additional potential benefits had included access to grants and loans, certain building code allowances, possible local zoning flexibility for conditional uses, and access to information regarding appropriate historic rehabilitation practices.

Shalae Larsen emphasized the distinction between National Register designation and a locally established historic district. She explained that listing a property on the National Register did not automatically impose restrictions on what an owner could do with the property. Owners had not been required to obtain approval from a board or commission simply to repaint, replace windows, or make exterior changes. However, if Spanish Fork City eventually established a local historic district and adopted design standards through City ordinance, property owners within that local district could become subject to a review process when making changes to historic structures.

Shalae Larsen described two rehabilitation tax credit programs. She stated that Utah had offered a 20 percent tax credit for eligible rehabilitation expenses associated with residential historic properties, including owner-occupied homes and residential rental properties. She also explained that a 20 percent federal rehabilitation tax credit had been available for qualifying income-producing properties. As a result, certain residential rental properties could potentially qualify for both programs and receive tax credits totaling as much as 40 percent of eligible rehabilitation expenses.

Shalae Larsen congratulated the City on completing the reconnaissance-level survey and explained that the work had established the foundation for future historic preservation efforts. Her first recommendation had been to pursue nomination of a Main Street Historic District to the National Register of Historic Places. She believed that designation could provide incentives and support for Main Street business and property owners while helping create a more vibrant community core. She also stated that historic designation could potentially encourage heritage tourism and strengthen community pride and identity.

Shalae Larsen recommended considering a multiple-property submission as another approach. Rather than relying entirely on a single geographic historic district, properties could be grouped thematically according to architectural styles, building types, or historical periods. This approach could establish a shared historic context and eligibility standards while allowing smaller groups or individual properties to be nominated.

Shalae Larsen reported that the survey had identified 12 individual properties that appeared particularly worthy of pursuing individual National Register listings. She stated that many additional buildings also had strong historic qualities but that those 12 had especially stood out during the evaluation. She emphasized that individual property owners had been able to pursue National Register nominations independently and had not needed to wait for the City to establish a district. If the City chose not to pursue broader district or thematic nominations, she recommended that it at least consider intensive-level surveys and individual nominations for significant properties.

Shalae Larsen explained that historic preservation surveys had needed to be treated as an ongoing process because buildings changed through deterioration, remodeling, additions, and redevelopment. She recommended that Spanish Fork update the survey approximately every 10 to 15 years so that the foundational information could remain current.

Shalae Larsen also recommended that the City consider developing a broader community preservation plan. She explained that such a process could provide an opportunity to engage residents and determine how the community felt about its architectural history, what preservation strategies residents supported, and what tools the City might consider adopting before historic resources were permanently lost.

Shalae Larsen stated that a preservation plan could establish clear policies for identifying, evaluating, and protecting historic resources. If the City eventually created local historic districts, it could establish design guidelines addressing rehabilitation, additions, and new infill development in historic areas consistent with the Secretary of the Interior's standards. The plan could also identify strategies for compatible infill, adaptive reuse, priority historic resources, and areas at risk of losing historic character.

Shalae Larsen emphasized that historic preservation goals should ultimately be integrated into the City's broader general planning and zoning framework. She stated that preservation best practices had generally favored flexibility and incentives rather than relying solely on regulation. Although local regulations could become one tool available to the City, she believed they should be accompanied by public education, community outreach, and

financial incentives that encouraged property owners to preserve historic resources voluntarily. She then invited questions from the Council.

Councilman Kevin Oyler asked whether a homeowner with a rental property located outside the surveyed area could rehabilitate the property and still potentially take advantage of historic preservation tax credits.

Shalae Larsen explained that eligibility would depend on how the property became historically designated. If the City established a National Register historic district, the designation and related eligibility would apply only to properties included within the approved district boundaries. However, a property located outside the original survey area might potentially qualify through one of the thematic or multiple-property nominations previously discussed.

Shalae Larsen emphasized that any property owner anywhere in Utah or elsewhere in the United States could independently pursue listing an eligible property on the National Register of Historic Places. She encouraged interested property owners to contact the State Historic Preservation Office, which could provide assistance and resources. She explained that owners could hire a professional consultant to prepare the nomination or research and prepare the nomination themselves. She noted that many homeowners had successfully completed their own National Register nominations.

Mayor Mike Mendenhall asked whether there were additional questions and commented on Shalae Larsen's earlier remarks about the enjoyment of having a historic plaque displayed at a home.

Shalae Larsen joked that although people had not frequently knocked on her door to discuss the plaque, she had enjoyed seeing pedestrians stop and read it. She explained that all of the homes along her street had plaques and that people regularly walked through the area to view them, which she had found enjoyable.

Mayor Mike Mendenhall thanked Shalae Larsen for presenting the information. He noted that the Council had also discussed the subject during its earlier work session and told residents to expect additional discussion regarding historic preservation in the future. He thanked Larsen for traveling to Spanish Fork to participate in the meeting.

Tara Silver stated that the City would also place the historic preservation information on its website so residents could review the material.

Mayor Mike Mendenhall joked that Jack Urquhart was probably already developing a creative video to help communicate the information to residents. He then concluded the Spanish Fork 101 presentation and moved the meeting to the consent agenda, which contained five items. He stated that if Council members had no questions regarding those items, he would entertain a motion to approve the consent agenda.

CONSENT ITEMS:

- A. Minutes of City Council for Spanish Fork City - 07-07-2026**
- B. BizSolar Program Interconnection Agreement**
- C. General Aviation Impact Fee Exception Request**
- D. Franchise Agreement for Strata Networks**
- E. Direct Award Grant Funds Agreement**

Councilwoman Beck ▾ Moved to Approve ▾ the Consent Items

Councilman Tooke ▾ **Seconded** and the motion **Passed**, with a roll call vote, 8:01 pm.

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

Mayor Mike Mendenhall announced that the consent items had been approved and moved the meeting to New Business. He introduced the first item, an ordinance that would create a provisional business license, and invited Dave Anderson to present the proposal.

NEW BUSINESS:

A. Ordinance to Create Provisional Business Licenses

Dave Anderson explained that the Council had discussed the issue in July after identifying a need to authorize business activity in certain situations when a business had not yet become eligible to receive its regular business license. He stated that the proposed provisional business license had resulted from that earlier discussion and would provide the City with a formal mechanism for allowing qualifying businesses to begin operating while completing the remaining requirements for a standard license.

Dave Anderson reported that staff had made a slight modification to the draft ordinance language previously discussed by the Council. In addition to establishing simple eligibility criteria for obtaining a provisional business license, the revised language had established a specific lifespan for the provisional license. He explained that the proposed language would be added to Title 5 of the Spanish Fork Municipal Code and that the draft before the Council had established a 30-day duration for a provisional business license.

Dave Anderson stated that the specific situation that had recently prompted the City to consider the ordinance could adequately have been addressed with a 30-day provisional license. However, he and City Manager Seth Perrins had discussed whether a 60-day period might provide greater flexibility. He explained that staff could envision other circumstances in which a provisional business license would be a useful tool and where more than 30 days might be beneficial.

Dave Anderson recommended that the Council adopt the ordinance while considering whether a 30-day or 60-day duration would be most appropriate. He stated that he believed 30 days would probably be sufficient in most circumstances, while 60 days would provide additional flexibility. He emphasized that the primary purpose of the ordinance had been to make it easier for new businesses to begin operating when they had not yet completed every requirement necessary for a permanent business license.

Mayor Mike Mendenhall invited questions from the Council regarding the proposed provisional business license.

Seth Perrins asked how long it had taken the business associated with the recent situation to complete the process and questioned whether it had taken approximately 10 days.

Dave Anderson responded that staff had only been able to determine that the process had taken less than 30 days because they had been unable to identify the exact date on which the business had submitted its application.

Mayor Mike Mendenhall questioned whether there had been a strong reason to limit the provisional license to 30 days if a 60-day period would provide businesses and the City with additional flexibility. He indicated that when the City had been working with businesses to help them begin operating, allowing additional time could be beneficial.

Councilman Kevin Oyler observed that the Council could modify the ordinance in the future if experience demonstrated that a different time period had been necessary.

Councilwoman Stacy Beck asked whether a business with a 30-day provisional license could receive an extension or obtain another provisional license if additional time had been needed.

Dave Anderson responded that nothing in the proposed ordinance language had prohibited a business from receiving another provisional license. He stated that he had also considered that possibility when reviewing the proposed 30-day period.

Councilman Kevin Oyler indicated that he believed the proposed approach had been sufficient.

Mayor Mike Mendenhall asked whether Council members had any additional questions for Dave Anderson. Hearing none, he invited a motion regarding the proposed ordinance creating a provisional business license.

Councilman Cardon ▾ made a motion to **approve the Ordinance to Create Provisional Business Licenses**

Councilman Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote, at 8:04 pm.

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

Mayor Mike Mendenhall announced that Item 9.1 had been approved and moved the meeting to Item 9.2, an update to the personnel policy definitions. He invited Tyler Jacobson to present the proposed changes.

B. Resolution 2026-13 Personnel Policy - Definitions Update

Councilman Landon Tooke, Councilman Kevin Oyler, and Seth Perrins briefly joked about Tyler Jacobson's name before the presentation began, with Perrins identifying his middle initial as "P."

Tyler Jacobson thanked the Council and joked that the presentation required going back in time, referencing a time machine program available through the library in the Heritage Room. He explained that approximately 12 years earlier, when the Affordable Care Act had taken effect, Spanish Fork City had modified its personnel policies to comply with the new federal requirements.

Tyler Jacobson explained that one of the Affordable Care Act requirements affecting non-benefited part-time employees had involved the number of hours those employees could work. Under the City's existing policy, a non-benefited employee had been required to work fewer than 130 hours per month to maintain part-time status. He explained that this measurement had been based on what had been referred to as a look-back period.

Tyler Jacobson stated that employers had been able to establish the look-back period based on either a month or a full year. When Spanish Fork had originally adopted its policy approximately 12 years earlier, the City had chosen to use a monthly measurement period. He explained that experience over the intervening years had demonstrated that a yearly measurement period could provide greater flexibility for both employees and supervisors.

Tyler Jacobson explained that the proposed personnel policy amendment would allow the City to use a full-year look-back period based on 1,560 hours. Under that approach, part-time employees would have been required to remain below 1,560 hours during the year rather than being restricted to fewer than 130 hours during each individual month.

Tyler Jacobson provided an example of how the proposed change could benefit City operations. He explained that some part-time employees had been needed for significantly more hours during the summer but had fewer responsibilities during the winter. Under the annual measurement approach, those employees could have worked additional hours during busy summer months when their services had been needed and then worked fewer hours during slower periods, while still remaining within the annual limit.

Tyler Jacobson explained that the proposed amendment would also simplify the definitions contained in the City's personnel policy. The City would replace the existing definition of a part-time employee and eliminate the separate definitions for seasonal employees and variable employees. Those classifications would instead be consolidated under a single part-time employee category.

Tyler Jacobson stated that consolidating the definitions would make administration of the Affordable Care Act requirements easier for the City. He also believed the change would provide supervisors with greater flexibility when scheduling employees and would make the requirements easier for part-time employees to understand and follow.

Tyler Jacobson addressed the potential financial impact of the proposed policy change. He explained that the amendment would not automatically authorize departments to increase the total number of employee hours or exceed their approved personnel budgets. Supervisors would still have been required to schedule part-time employees within the funding already provided in their departmental budgets.

Tyler Jacobson acknowledged that supervisors could potentially make future requests for additional funding if they wanted part-time employees to work more hours. However, under the policy being considered that evening, departments would still have been limited to the hours and funding already included within their approved budgets. He stated that staff therefore had not anticipated an immediate fiscal impact from the proposed change.

Tyler Jacobson concluded his presentation and invited questions from the Mayor and City Council.

Mayor Mike Mendenhall asked whether Council members had any questions for Tyler Jacobson.

Councilman Shane Marshall and Councilwoman Stacy Beck indicated that they had no questions regarding the proposed personnel policy update.

Mayor Mike Mendenhall thanked Tyler Jacobson for the presentation and described the proposed change as a good update. He then invited a motion to approve the personnel policy definitions update.

Councilman Oyler ▾ made a motion to **approve the Resolution 2026-13 Personnel Policy - Definitions Update.**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote, at 8:07 pm.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes

Landon Tooke	Yes
Shane Marshall	Yes

C. Boards and Commission Appointments

Mayor Mike Mendenhall confirmed that the previous item had been approved and initially began moving toward the discussion portion of the agenda before correcting himself and noting that Item 9.3, Board and Commission Appointments, still needed to be considered. He invited Dave Anderson to provide comments regarding the proposed appointments.

Dave Anderson expressed appreciation for the opportunity to discuss the appointments and stated that Mayor Mendenhall had taken the responsibility of selecting Planning Commission members seriously. He recognized Megan Johnson and Darrin Mellor as the proposed appointees who would replace outgoing Planning Commissioners Todd Mitchell and Shauna Warnick.

Dave Anderson reported that he had met with Darrin Mellor the previous day to review the fundamental responsibilities and duties of a Planning Commissioner. He stated that he had also planned to meet with Megan Johnson the following week to provide a similar orientation. He expressed excitement about having both individuals join the Planning Commission.

Dave Anderson took the opportunity to recognize outgoing Planning Commissioner Todd Mitchell. He explained that Mitchell had been working out of town and therefore had been unable to attend the Council meeting. Anderson stated that Mitchell had provided outstanding service to the City and deserved recognition similar to what had been provided to Shauna Warnick earlier in the meeting.

Dave Anderson recalled that after Todd Mitchell's first three-year term, he had been uncertain whether Mitchell would agree to serve another term and had been very pleased when he accepted the opportunity. Mitchell had ultimately served approximately seven years on the Planning Commission and had served as its chairman for approximately three years, which Anderson described as an unusually long period in that leadership role.

Dave Anderson described Todd Mitchell as a dependable and pragmatic Planning Commissioner. He stated that Mitchell had consistently focused on whether proposals would work in practical terms and whether important details had been adequately addressed. Anderson said Mitchell's reasoning and positions had generally been clear and that he had remained committed to his principles and to what he believed had been best for Spanish Fork.

Dave Anderson also praised Todd Mitchell's growth as a Planning Commission chairman. He stated that Mitchell had developed a strong ability to lead discussions and manage meetings, which had been especially valuable on evenings with lengthy agendas and numerous applicants and residents who needed opportunities to speak. Anderson stated that Mitchell, like Shauna Warnick, would be greatly missed and thanked the Mayor for allowing him to

publicly recognize Mitchell's service.

Dave Anderson reiterated his enthusiasm for Darrin Mellor and Megan Johnson joining the Planning Commission. He reported that Mellor had been expected to begin serving at the following evening's Planning Commission meeting and that Johnson had been expected to begin serving in September when she replaced Shauna Warnick.

Mayor Mike Mendenhall asked whether Council members had any questions regarding the proposed appointments.

Councilman Kevin Oyler indicated that he had no concerns and believed the appointments would be good additions.

Councilwoman Stacy Beck expressed appreciation for all members of the Planning Commission and the significant amount of time and effort they had contributed. She noted that several members of the City Council had previously served as Planning Commissioners and therefore understood the amount of work involved. She emphasized that the Council had listened carefully to the recommendations and discussions coming from the Planning Commission and had respected the commissioners' work and opinions.

Councilwoman Stacy Beck acknowledged that the City Council had not always reached the same final decision as the Planning Commission. She explained that disagreement had not meant the Council had ignored the commissioners. In some circumstances, the Council had received additional information by the time an issue reached its agenda and had consequently reached a different conclusion. She described that as a normal part of the City's review process and thanked all Planning Commissioners for their service.

Mayor Mike Mendenhall agreed with Councilwoman Beck's comments and expressed hope that Todd Mitchell could attend a future City Council meeting so he could receive a public recognition similar to Shauna Warnick's. He described Mitchell as a great asset to Spanish Fork.

Mayor Mike Mendenhall jokingly expressed hope that Megan Johnson and Darrin Mellor had not been listening when the Council discussed how Planning Commission service had required Shauna Warnick to develop thick skin because they were about to experience some of those same challenges.

Mayor Mike Mendenhall used the discussion as an opportunity to encourage residents to apply for Spanish Fork University. He noted that individuals who had been asked to serve on the Planning Commission had previously participated in Spanish Fork University and had gained a greater understanding of City government through the program.

Seth Perrins clarified that applications for Spanish Fork University had been scheduled to close at noon that Friday.

Mayor Mike Mendenhall encouraged interested residents to apply before the deadline. He stated that participation could potentially lead to opportunities to serve on City boards,

commissions, or other assignments, while at minimum providing residents with an opportunity to learn more about how Spanish Fork City operated.

Mayor Mike Mendenhall stated that Megan Johnson and Darrin Mellor had been his proposed appointments to fill the Planning Commission vacancies.

Councilwoman Stacy Beck reminded the Mayor that the agenda item had also included a reappointment to the Airport Board.

Mayor Mike Mendenhall acknowledged the additional appointment and discussed Matt Taylor's continued service on the Airport Board.

Councilwoman Stacy Beck stated that Matt Taylor had done a great job serving on the Airport Board.

Mayor Mike Mendenhall reported that Matt Taylor had agreed to serve another term on the Airport Board. He described Taylor as a good pilot and a valuable member of the board and expressed appreciation for his willingness to continue serving.

Mayor Mike Mendenhall formally presented Megan Johnson and Darrin Mellor for appointment to the Planning Commission and Matt Taylor for reappointment to the Airport Board. He then invited a motion and vote on the proposed board and commission appointments.

Councilman Tooke ▾ made a motion to **Appoint Megan Johnson and Darrin Mellor to the Planning Commission and Matt Taylor for reappointment to the Airport Board**

Councilman Marshall ▾ **Seconded** and the motion **Passed** with an all in favor vote, at 8:14 pm.

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

Mayor Mike Mendenhall announced that the board and commission appointments had been approved and moved the meeting to the discussion portion of the agenda before the Council entered a closed session. He asked Dave Anderson to begin the discussion.

DISCUSSION ITEM:

A. Large Power Users, Island Power, and Data Centers

Dave Anderson stated that he would provide an introduction before turning the discussion

over to Cory Pierce and then to Jeff Chavez and representatives from Volition. He explained that City staff had increasingly been contacted over the previous several years by companies considering developments that would require unusually large amounts of electrical power. He cited several examples, including a food manufacturer, a synthetic graphite manufacturer, and a proposed multimillion-square-foot automated warehouse and distribution facility. Although those companies had ultimately not located in Spanish Fork, their proposals had required the City to consider how it could provide electrical service to customers whose power requirements greatly exceeded those of traditional businesses.

Dave Anderson explained that data centers had represented another type of land use with potentially significant electrical demands. Because of the increasing number of large-load inquiries, Spanish Fork City and Utah Municipal Power Agency had begun evaluating how those customers could potentially be served and what impacts they could have on the City's electrical system.

Dave Anderson reported that earlier in the year, City staff, Councilman Landon Tooke, and representatives from Utah Municipal Power Agency (UMPA) had formed an ad hoc committee to study the opportunities, challenges, and requirements associated with serving large electrical users. He provided context by explaining that Spanish Fork's total peak electrical demand had been approximately 90 megawatts. Hydro had been the City's largest individual power user at approximately four megawatts, while some prospective businesses had proposed demands of approximately 20 megawatts. He stated that the substantial difference in scale had required the City to carefully evaluate its infrastructure and power supply capabilities.

Dave Anderson reported that City representatives had traveled to California to visit a company that manufactured equipment capable of generating electricity on site. The technology could potentially allow a large customer to generate its own power and, in some circumstances, operate without connecting directly to the electrical grid. He stated that the Council had subsequently discussed the technology and other large-load options.

Dave Anderson explained that the discussion had been particularly timely because the Planning Commission had been scheduled to consider a text amendment the following evening. The amendment would potentially modify the zoning code to accommodate land uses that Spanish Fork had not previously contemplated. He stated that the Council would likely see that proposal on a future agenda and then turned the presentation over to Cory Pierce.

Cory Pierce explained that the large-load committee had been researching how the City should respond to businesses with significant electrical requirements. He stated that staff had been developing a policy intended to address many of the questions and concerns raised during public comment, including environmental impacts. He asked the Council to provide direction regarding whether staff had been addressing the appropriate issues or whether additional areas needed further research.

Cory Pierce stated that one of the primary goals had been protecting existing electrical customers and City infrastructure. Large-load customers could require substantial

infrastructure investments, and staff wanted to ensure those users paid the costs associated with serving them rather than shifting those expenses to existing residents and businesses. He also noted that UMPA had bond covenants, agreements, and other requirements that the City would need to consider when serving unusually large electrical users.

Cory Pierce stated that the policy had also been intended to ensure that growth paid for growth. Staff had been evaluating environmental sustainability concerns identified in the General Plan, including air quality, water quality, noise, emissions, and heat. The committee had also been considering the economic benefits associated with large users, including job creation, high-value employment, and capital investment.

Cory Pierce explained that staff had tentatively categorized electrical users according to the size of their loads. Users below approximately 1.5 megawatts would continue through the City's normal zoning and regulatory processes. Customers exceeding 1.5 megawatts would be considered large users and would become subject to additional City policies and UMPA oversight. As electrical demand increased further, PacifiCorp could also become involved through system impact analyses and other studies. He noted that some data centers and other exceptionally large users could require 50 megawatts or considerably more, which had been significant when compared with Spanish Fork's total peak demand of approximately 90 to 95 megawatts.

Cory Pierce explained that the committee had also evaluated the possibility of island users that could generate power on site rather than relying entirely on the traditional electrical grid. He stated that City representatives had wanted to physically inspect the technologies involved so they could better understand their noise, environmental, operational, and other impacts.

Cory Pierce identified a Master Electrical Service Agreement as one potential tool for managing large electrical users. He explained that utilities such as Rocky Mountain Power had regularly used similar agreements to clearly establish responsibilities associated with significant electrical infrastructure investments. Staff had envisioned one agreement addressing construction, including who would pay for infrastructure improvements, what assurances would be required, and the timelines for completing the improvements. A second operational agreement could address the actual delivery and use of electricity after the customer began operating.

Cory Pierce explained that staff wanted large-load customers to provide sufficient upfront guarantees that expensive electrical infrastructure would actually be constructed and used. He noted that industrial shell buildings had sometimes been constructed without knowing what type of tenant would eventually occupy them. Developers could request large transformers so they could market the building to virtually any potential tenant, but if a conventional warehouse ultimately occupied the building, the City could be left maintaining an oversized and expensive transformer without receiving enough electrical revenue to recover the cost.

Cory Pierce stated that one possible solution had been limiting the initial electrical capacity provided to shell buildings. The City could install smaller transformers sufficient for

construction and tenant improvements and then increase the capacity after a specific tenant had been identified and its actual electrical needs had been established.

Cory Pierce stated that staff had also discussed including provisions allowing the City to reclaim unused electrical capacity. If a large-load business left a building and a replacement tenant required significantly less power, the City could potentially downsize the transformer and make the unused system capacity available elsewhere. The agreements could also establish penalties or other provisions when customers exceeded agreed-upon electrical limits.

Cory Pierce explained that construction of infrastructure had not necessarily guaranteed that electricity would always be available for delivery. Agreements would therefore need to clearly address operational limitations and avoid creating an expectation that customers owned electrical capacity that could not actually be delivered under all circumstances. Large users could also be required to meet power-quality standards to prevent their operations from creating problems elsewhere on the City's electrical system. Staff had additionally been considering how agreements would terminate when businesses left and new users occupied the property.

Councilman Shane Marshall stated that the proposed framework had made sense but asked what decision-making process would apply when a business requested more than 1.5 megawatts. He questioned whether staff would administer the process entirely or whether the City Council would have a legislative role in approving large-load users.

Cory Pierce responded that a Master Electrical Service Agreement could potentially provide that Council oversight. Such agreements could be brought to the City Council for approval, or the Council could approve a standard agreement template and authorize the City Manager or another official to execute agreements that met the approved requirements. He noted that subdivisions and other development processes could also provide opportunities for Council involvement.

Councilman Shane Marshall expressed concern that a business could potentially be a permitted use within a zone while still requiring an exceptionally large amount of electricity. In that circumstance, the Council might have no legislative opportunity to evaluate the broader impacts. He emphasized that large electrical demand should be considered not only as a utility issue but also from a land-use and zoning perspective. He suggested that users exceeding certain thresholds might warrant a process similar to a conditional use review.

Councilwoman Stacy Beck agreed that the concern would likely require changes to Title 15 if the Council wanted all exceptionally large electrical users to come before it for consideration. She stated that under the existing code, those businesses would not necessarily require Council review.

Councilman Shane Marshall clarified that he had not yet determined that such a requirement was necessary but believed it deserved consideration as the City developed its large-load and data center policies.

Councilman Kevin Oyler raised a concern about requiring public legislative discussions while businesses and property owners were still engaged in confidential negotiations. He stated that bringing those discussions into a public meeting too early could complicate economic development negotiations.

Councilman Shane Marshall acknowledged that concern and suggested that the City could potentially address it through existing land-use mechanisms such as conditional uses. He reiterated that his primary question had been identifying where the Council's legislative involvement should occur.

Seth Perrins stated that historically the primary safeguards had been whether a proposed business complied with the applicable land-use regulations and whether the City's electrical system had sufficient capacity to serve it. He explained that the draft large-load policy itself might not provide the legislative authority Councilman Marshall had been seeking and said staff could further examine what type of legislative action might be appropriate.

Councilman Kevin Oyler explained that electrical capacity had represented a finite City resource. He provided an example in which one company might request 15 megawatts while employing approximately 100 people and producing a certain amount of tax revenue, while several other businesses could potentially use the same combined amount of electricity while creating more jobs and revenue. He questioned how the City should evaluate competing economic uses of limited electrical capacity.

Mayor Mike Mendenhall cautioned against assuming that the City had unlimited electrical capacity available to distribute. He stated that economic and infrastructure limitations could restrict projects before additional government regulation became necessary.

Councilman Kevin Oyler agreed that electrical power had not been an infinite resource.

Councilman Shane Marshall stated that the sequencing of the evening's discussion had initially seemed somewhat backwards because the large-load policy applied to any business requiring significant power, not just data centers. He believed the City first needed to determine whether a proposed land use complied with its policies and zoning requirements. Once that determination had been made, the large-load electrical policy could govern how the City provided the necessary power.

Dave Anderson clarified that most of the large-load policy discussion had been separate from the presentation the Council was about to hear from Volition. He noted that the concept of an island data center had some connection to the policy but emphasized that the broader large-load framework had not been created specifically to facilitate a data center.

Councilman Shane Marshall stated that the clarification had been important for transparency. He explained that a resident hearing the agenda topics of large power users and data centers together could mistakenly conclude that the City had been attempting to advance a data center proposal primarily through an electrical policy discussion. He emphasized that the City had needed a large-load policy regardless of the upcoming data center presentation because many different types of businesses could require significant amounts of electricity.

Dave Anderson confirmed that the discussions had been related in some respects but had not been the same issue. He emphasized that everything presented regarding the large-load policy had remained in draft form. Staff and UMPA had discussed the ideas several times and had become increasingly comfortable with the framework, but nothing had been finalized. He anticipated that a formal recommendation could be brought to the Council within a matter of weeks.

Seth Perrins explained that the discussion had served as an opportunity for the Council to provide direction to the large-load committee before staff continued developing the policy. He noted that Councilman Landon Tooke had become involved with the committee after an earlier work session discussion.

Seth Perrins stated that the concept of an islanded electrical user had caused some concern for staff because the City generally preferred customers to remain connected to its electrical system. He clarified that an island user did not necessarily have to be a data center and could include any exceptionally large user capable of generating its own electricity.

Seth Perrins explained that the draft policy had tentatively identified an island user as one requiring more than 50 megawatts. He acknowledged that staff had not yet determined whether 50 megawatts was the correct threshold but stated that it represented an enormous amount of power, approximately half of Spanish Fork's existing total peak electrical demand.

Seth Perrins estimated that serving a customer requiring approximately 40 to 50 megawatts through the City's system could require at least two new substations and a major transmission connection between existing 138-kilovolt infrastructure. He estimated that those improvements could cost approximately \$30 million to \$40 million. He emphasized that a project of that scale could not move forward without extensive discussion, planning, engineering, and investment because the necessary infrastructure had not existed at that time.

Mayor Mike Mendenhall emphasized that large electrical users would also be subject to limitations beyond Spanish Fork City's direct control. UMPA's generation and purchasing capabilities and PacifiCorp's ability to provide additional power would establish practical limits on what the City could serve. He stated that exceptionally large requests would require significant study and financial investment before the City could determine whether the requested electricity could even be provided.

Councilman Shane Marshall reiterated that he had supported the direction of the proposed large-load policy. His concern had primarily involved the wording and sequencing of the agenda because combining large power users, island power, and data centers could create the impression that the City's only concern regarding data centers had been electricity. He emphasized that the upcoming discussion would demonstrate that the City had been evaluating additional issues beyond power consumption. He asked staff to continue identifying where legislative review should occur as the policy developed.

Cory Pierce agreed and stated that City staff had regularly received inquiries from potential large electrical users. He noted that both electrical and development staff had received such

calls on a weekly basis and that many proposed loads had been far beyond what Spanish Fork had historically served. He reiterated that the proposed policy had been intended to establish a process for all large electrical users, not solely data centers. He acknowledged that staff had primarily evaluated the issue from an electrical-loading perspective and agreed that additional attention should be given to identifying appropriate legislative review points.

Mayor Mike Mendenhall asked whether the Council had any additional questions for Dave Anderson or Cory Pierce and confirmed that they had completed their portion of the presentation.

Dave Anderson concluded the introduction and invited Jeff Chavez to begin the next portion of the discussion. He stated that Chavez had been well prepared to explain Volition's concept and that City staff had appreciated the opportunity to learn more about the proposal. He welcomed Chavez and his team and turned the presentation over to them.

Jeff Chavez, CEO of Volition, introduced himself and thanked the Mayor and Council for the opportunity to continue discussing the company's proposed data center project. He stated that Volition had begun conversations with Spanish Fork City around October or November and expressed appreciation for what he described as a collaborative process with City leadership.

Jeff Chavez provided background on Volition, explaining that the company had originated in the power industry after its founders observed increasing electricity rates and significant utility infrastructure investments across the country. The company initially focused on renewable energy, water technologies, and on-site power generation systems or microgrids designed to reduce energy costs and supplement traditional electrical grids.

Jeff Chavez stated that around 2022 or 2023, Volition began examining the data center industry, particularly the rapid development of hyperscale facilities. He explained that while the Council had previously discussed electrical loads of approximately 50 megawatts, hyperscale data centers could require between one and four gigawatts. He acknowledged concerns associated with traditional data centers, including water consumption, waste, noise, and significant demands on electrical grids.

Jeff Chavez explained that Volition believed its experience with power generation and natural gas infrastructure could allow it to develop a more sustainable data center model. He identified electricity, noise, water, and air quality as the principal community concerns the company had attempted to address. He stated that Volition had also conducted social media outreach in Utah County to introduce its approach and receive public feedback.

Jeff Chavez played a video describing Volition's proposed model. The video stated that Volition's data centers would generate their own electricity using natural gas-powered fuel cells rather than relying on the local electrical utility. It also stated that the facilities would use closed-loop water systems, employ technologies intended to minimize noise, and dedicate a portion of site revenues to the communities where facilities were located.

Jeff Chavez acknowledged that the company's public outreach had received skeptical

responses, including accusations that the company had not been truthful. He stated that Volition intended to respond to those concerns through additional public engagement. He announced plans for an open house at the library, where residents could speak directly with company representatives about power, water, sound, and the proposed use of the existing building. He explained that the open-house format would allow residents to have more detailed individual conversations than might be possible during a traditional public meeting.

Councilman Shane Marshall asked whether Volition could add a Saturday open house because weekday daytime sessions could be difficult for residents to attend.

Jeff Chavez responded that the company had considered a Saturday session and was willing to add or adjust meeting times based on the Council's recommendation.

Jeff Chavez then outlined five primary elements of the proposed Spanish Fork project: Volition would generate its own power, use low-emission technology, minimize water consumption, reuse an existing industrial building, and seek to provide direct benefits to the community.

Jeff Chavez explained that the proposed facility would operate on natural gas using off-grid fuel-cell technology. He stated that Volition would not request electrical transmission upgrades, would not affect City electrical rates, and would not consume electrical capacity that could otherwise serve Spanish Fork residents or businesses. He also stated that the facility would not use diesel generators. According to Chavez, Enbridge had already approved engineering and design work necessary to increase natural gas service to the property, with Volition responsible for the associated costs.

Jeff Chavez described the proposed Bloom Energy fuel cells. He explained that natural gas entering the fuel cells would undergo a chemical reaction rather than traditional combustion to produce electricity. He stated that Bloom's technology had been in use for approximately 25 years, had been deployed at more than 1,500 sites worldwide, and represented more than two gigawatts of deployed capacity.

Jeff Chavez stated that emissions had been a significant consideration because Spanish Fork was located within the Wasatch Front ozone nonattainment area. He reported that the proposed system would operate significantly below applicable State requirements for nitrogen oxides and stated that the Utah Department of Environmental Quality had recently approved a permit associated with the project.

Councilman Shane Marshall asked for clarification regarding the permit. Ryan Mazelli identified it as a new minor source permit.

Jeff Chavez stated that the approval covered the proposed system in Utah County at a scale exceeding 250 megawatts.

Councilman Jesse Cardon asked whether the natural gas system would still produce carbon or other air emissions.

Ryan Mazelli explained that anticipated emissions included nitrogen oxides, carbon monoxide, sulfur dioxide, and particulate matter. He reported projected annual emissions for the full site of approximately five tons of nitrogen oxides, less than 0.1 tons of particulate matter, 0.01 tons of sulfur dioxide, and 22 tons of carbon monoxide.

Councilman Shane Marshall and Mayor Mike Mendenhall stated that those figures needed additional context so the Council and public could understand their significance.

Jeff Chavez acknowledged that the facility could not accurately be described as zero-emission and stated that Volition wanted to clearly communicate that the project would produce some emissions, although the company considered them very low.

Jeff Chavez next addressed water consumption. He acknowledged that older data center designs could consume millions of gallons of water and stated that water use had become a legitimate concern surrounding the industry. He explained that Volition had chosen a more expensive closed-loop cooling system designed to continuously reuse the same water.

Jeff Chavez stated that the system would essentially require one initial fill and then approximately 250,000 gallons of additional water annually, primarily for humidification. He contrasted that with older data center technology, which he stated could consume more than 650 million gallons annually at a comparable scale. He emphasized that Volition would not request additional water rights from Spanish Fork City.

Councilman Shane Marshall asked how long the initial water fill would remain in the system.

Jeff Chavez explained that the water would be monitored daily and could potentially require maintenance after approximately seven or eight years if glycol concentrations changed. Portions of the system could be isolated, allowing approximately 40,000 gallons at a time to be removed, tested, adjusted, and returned to the system.

Councilman Kevin Oyler asked what would happen if the water became contaminated and could no longer be reused.

Jeff Chavez explained that in such a circumstance, the water would be removed into tankers, treated, and transported to an authorized waste facility rather than discharged into the local wastewater system. He acknowledged that he did not know where the nearest appropriate treatment facility was located but agreed that the information could be obtained.

Councilman Kevin Oyler also asked what operational impacts would occur if the entire cooling system had to be drained and refilled.

Jeff Chavez stated that such an event would be considered an extreme circumstance and that the facility would have to shut down because the servers required direct-to-chip cooling. He explained that extended downtime could result in millions of dollars in contractual penalties for Volition.

Mayor Mike Mendenhall asked how the proposed water consumption compared with the

building's existing use. Seth Perrins stated that the existing facility had been using approximately five million gallons annually despite not being fully occupied. He noted that the proposed data center's annual consumption would therefore represent a significant reduction from the property's current water use.

Jeff Chavez identified the proposed location as the approximately one-million-square-foot former Fingerhut building near the mouth of Spanish Fork Canyon. He stated that the building sat on approximately 25 acres, was already industrial in nature, and was relatively isolated from other industrial buildings and existing residences.

Jeff Chavez explained that the building had been designed primarily for distribution and contained 36 loading bays. He stated that another company had also submitted an offer to purchase the property and that continued distribution use could result in more than 3,500 diesel truck trips per month. In contrast, Volition anticipated only a few dozen vehicle trips per day and approximately 100 to 200 employees because the proposed data center would not require loading or distribution operations.

Jeff Chavez stated that Volition anticipated investing more than \$4 billion in power generation, electrical, and computing equipment at the facility. He projected conversational-level noise below 65 dBA, no additional light pollution, minimal traffic, and no significant changes to the building's exterior or the surrounding skyline.

Jeff Chavez emphasized that Volition had not requested tax incentives from Spanish Fork City or the State of Utah. He stated that the project would therefore remain subject to normal taxation and could generate substantial tax revenue for the City and school district.

Jeff Chavez stated that Volition also intended to dedicate more than \$500,000 annually from company and client revenues to direct community contributions. He described plans for professional training, paid apprenticeships, and educational programs involving high schools and colleges to help prepare students and professionals for employment opportunities in information technology and data center operations.

Jeff Chavez proposed entering into a development agreement with Spanish Fork City that would make Volition's commitments enforceable. He identified potential provisions including a water-use cap, a prohibition against requesting connection to the City electrical grid, decommissioning requirements, enforceable noise limits, a prohibition on diesel generators, and annual public reporting regarding compliance with the agreement.

Councilman Kevin Oyler asked what annual public reporting would involve.

Jeff Chavez stated that he envisioned an annual report containing empirical information demonstrating the facility's actual performance relative to the requirements contained in the development agreement. He said the specific reporting structure would need to be developed in coordination with City legal counsel.

Councilwoman Stacy Beck asked whose data would be processed at the facility.

Jeff Chavez explained that several private companies could potentially lease space, including a company he identified as Nscale. He stated that companies such as Nvidia, Meta, or Google could potentially operate computing equipment within the building and that queries could originate locally, regionally, or elsewhere.

Jeff Chavez stated that Volition would not allow U.S. government surveillance work or private surveillance companies to operate within its facilities.

Councilman Kevin Oyler asked how the facility would handle the significant amount of internet traffic associated with the data center. Jeff Chavez explained that the project would require multiple high-capacity fiber connections. Volition would pay for the necessary fiber upgrades just as it would pay for the natural gas infrastructure required to serve the facility.

Councilwoman Stacy Beck asked about the amount of heat the facility would release into the surrounding area.

Jeff Chavez stated that the design incorporated heat-capture systems capable of recovering significant heat and using it to help power the facility's cooling systems. He stated that a substantial portion of the generated heat would therefore never reach the atmosphere. He acknowledged that the company did not have a specific overall heat-output figure available during the meeting and agreed to provide additional information.

Councilman Kevin Oyler asked about Volition's relationship with Bloom Energy.

Jeff Chavez explained that Volition would purchase the fuel-cell equipment rather than lease it and would enter into a long-term service agreement with Bloom. The arrangement would allow individual units to be serviced or upgraded without shutting down the entire power system. He anticipated that the equipment could undergo a phased upgrade approximately seven or eight years after installation.

Councilman Landon Tooke asked what a 250-megawatt fuel-cell installation would physically look like from Highway 6 and whether residents downwind from the site should have concerns.

Jeff Chavez stated that noisier cooling and heat-producing equipment would be positioned farther from the areas where future homes could be constructed. He stated that Volition was designing the project as though those homes already existed. He further stated that existing fuel-cell installations had not demonstrated measurable harmful heat impacts on nearby areas, although he agreed to provide additional information.

Councilman Jesse Cardon asked whether the 250-megawatt figure represented continuous electrical production. Jeff Chavez explained that 250 megawatts represented the facility's maximum capacity and stated that normal operations were expected to average approximately 75 percent of that capacity.

Councilman Shane Marshall explained how he intended to evaluate the proposal. He stated that he wanted clear comparisons between three scenarios: the property's existing use, the

proposed data center, and potential residential development. For each scenario, he wanted comparable information regarding electricity, water consumption, noise, and air quality. He stated that the information presented thus far suggested that Volition's proposal could have the lowest impact in those categories but emphasized that the underlying figures needed to be clearly documented because some residents would question them.

Councilman Shane Marshall also stated that the Council needed to consider the project's potential benefits. He noted that the property had an existing assessed value of approximately \$50 million, while Volition had described approximately \$4 billion in equipment investment. He stated that the difference could represent significant tax benefits to the County, school district, and City. He also noted the potential reduction in truck traffic associated with converting a distribution facility into a data center.

Councilman Kevin Oyler discussed how the proposed development agreement could provide additional assurance regarding water consumption. He noted that if the facility actually required hundreds of millions of gallons annually, substantial water infrastructure improvements would likely be necessary. If the development agreement prohibited increased water infrastructure and Volition did not request additional capacity, the physical limitations of the site would reinforce the proposed water-use limits.

Jeff Chavez agreed, stating that the company and its investors would not commit billions of dollars to a project that secretly required substantially more water than the available infrastructure could provide.

Dave Anderson stated that City staff could provide independent comparative information regarding residential water consumption, electricity use, and vehicle trips.

Councilman Shane Marshall reiterated that contextual comparisons would help the Council and public evaluate the proposal based on understandable numbers rather than isolated figures.

Mayor Mike Mendenhall agreed that context was important when discussing figures involving millions of gallons or tons of emissions. He then raised an additional question regarding natural gas. Because the facility would consume substantial natural gas to generate electricity, he asked whether the project could affect natural gas availability or rates for existing residents.

Jeff Chavez responded that natural gas availability was significantly different from electrical grid capacity. He stated that Volition anticipated no short-term incremental impact on natural gas ratepayers, although nationwide natural gas prices could experience incremental increases over the next decade as demand increased. He agreed to provide documentation supporting the company's conclusions.

Councilwoman Stacy Beck asked whether a similar operating facility existed that Councilmembers or residents could examine.

Jeff Chavez stated that the closest comparable facility was in Utah and used Bloom fuel cells

for both primary and backup power. Although it was not a Volition facility, he stated that the same general contracting and engineering team involved with Volition's proposal had worked on that project.

Councilman Jesse Cardon asked City Attorney Vaughn Pickell whether the proposed development agreement could protect the City if Volition later failed to honor its commitments.

Vaughn Pickell stated that the agreement could establish measurable requirements and that failure to meet them would constitute a breach, giving the City a cause of action. He emphasized that enforceability would depend on the specific terms and remedies included in the agreement.

Seth Perrins stated that the City did not have an existing template for a data center development agreement. He expected Volition and its attorneys to provide an initial proposal identifying the protections and commitments the company was willing to make, after which City staff and legal counsel could determine whether those provisions adequately protected Spanish Fork.

Councilman Jesse Cardon asked whether the proposed data center was currently permitted within the property's I-1 zoning designation.

Dave Anderson explained that an application had already been submitted to amend the zoning text to specifically identify data centers as a use. Council members clarified that the data center land-use amendment and provisions concerning on-site power generation were included within the same application scheduled for Planning Commission consideration the following evening.

Mayor Mike Mendenhall thanked Volition representatives for participating in the discussion and encouraged the company to provide additional opportunities for residents to ask questions. Councilmembers discussed adding evening and Saturday open-house sessions to accommodate residents with different schedules.

Councilwoman Stacy Beck suggested providing a combination of daytime, evening, and Saturday opportunities, while Councilman Shane Marshall emphasized that broader availability would help demonstrate transparency.

Seth Perrins stated that City staff would work with Volition to identify additional locations and times, potentially including facilities operated by the Nebo School District or the City. Staff anticipated considering Thursday evening, Friday afternoon, and Saturday options.

Councilman Jesse Cardon asked when the proposed zoning text amendment could reach the City Council.

Dave Anderson stated that it could potentially appear on the Council's next agenda.

Seth Perrins explained that the Planning Commission would conduct its public hearing the

following evening and that, depending on the outcome, the City Council could potentially conduct its own public hearing on August 18.

Mayor Mike Mendenhall emphasized the importance of avoiding conclusions based solely on best-case or worst-case assumptions. He encouraged City officials, Volition representatives, and residents to gather reliable data, put the numbers into understandable context, and openly identify questions that still required answers. He thanked Volition for providing information and for being willing to engage directly with the public.

Jeff Chavez stated that regardless of the ultimate decision, Volition intended its public conversations to remain informational and respectful. He said company representatives would not argue with residents who opposed the proposal but would instead focus on presenting information and answering questions.

Councilman Shane Marshall provided one final example of the type of contextual information he wanted to see, comparing some of the proposed facility's emissions with those associated with a large hospital in the Provo area.

Mayor Mike Mendenhall agreed that gathering comparable data points would help the Council make an educated decision if the proposal came before it for formal action.

Councilman Cardon ▾ **Moved to Adjourn to Closed Session for strategy session to discuss the purchase, exchange, or lease of real property and strategy session to discuss pending or reasonably imminent litigation in the Explorer Room.**

Councilman Tooke ▾ **Seconded** and the motion **Passed**, with a roll call vote, at 9:55 pm.

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

Attest: August 4, 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 August 4, 2026. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER

