



**ADOPTED MINUTES
CITY COUNCIL MEETING
June 6, 2023, at 5:15 PM
40 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present:

Mike Mendenhall, Mayor
Chad Argyle, Councilmember
Stacy Beck, Councilmember

Kevin Oyler, Councilmember
Jesse Cardon, Councilmember

Councilmembers Absent:

Shane Marshall, Councilmember

Staff Members Present:

Jordan Hales, Finance Director
Cory Slaymaker, Lieutenant
Dave Anderson, Community Development Director
Tara Silver, City Recorder
Dale Robinson, Parks and Recreation Director
Chris Thompson, Public Works Director
Nick Porter, Public Information Officer

Krista Horting, Fire & EMS Deputy Chief
Vaughn Pickell, City Attorney
Tyler Jacobson, Assistant City Manager
Bryan Perry, IS/SFCN Director
Seth Perrins, City Manager

Staff Members Absent:

Matt Johnson, Police Chief
Eddie Hales, Fire & EMS Chief

Visitors Present:

Name

Kelsie Beeston & kids
 Landon Beeston
 Nichole Reagan
 Andrea Bowman
 Landon Tooke
 Darrin L. Mellor
 Angela Eckhart

Name

Andrea Clayton
 Wyatt Woolley
 Kathleen Leavitt
 Lillian Kump
 Chris Beck
 Naleta Mellor
 Edes Hill

Name

Emily Peterson
 Mark Warner
 Mindy Warner
 Megan Warner
 Rick Maloy
 Tim Ingo

5:15 pm WORK SESSION -No formal actions are taken in a work session.

- a. Traffic and Transportation Issues
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CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Call to Order - Mayor Mendenhall called the meeting to order at 6:02 pm and welcomed everyone, especially the kids who were in attendance.

Councilman Cardon invited Landon Beeston to give the motivational thought and prayer and told us Landon had written two entries for the Freedom Festival essay contest and placed in both of them.

Landon Beeston shared the powerful message expressed by the American writer William Faulkner. Faulkner emphasized the importance of not merely claiming freedom, but actively practicing it. Landon Beeston appreciated the significance of this message, particularly in the context of living in America.

Landon Beeston acknowledged that being free in America is not just a matter of claiming it; it is a reality that we have the privilege to experience. He contrasted this with other countries that may proclaim freedom but fail to truly practice it. Landon expressed gratitude for the opportunity to live in America, a nation where individuals can genuinely exercise their freedoms. He highlighted the rights bestowed upon us, such as freedom of speech, religion, and the various liberties mentioned in the Bill of Rights and the First Amendment. He highlighted these rights, provided choices and empowered individuals to live their lives with agency.

Landon felt particularly grateful for residing in Spanish Fork, a place where the council members and community members actively contribute to the practice of freedom. It was not just a city where freedom was discussed; rather, it was a community that took action and served one another. Landon drew inspiration from the words of Thomas Paine, who reminded us that "although the flame of liberty may sometimes dim, the coals that fuel it never truly expire". He appreciated the efforts of Spanish Fork and America in tending the fire of liberty, even in times when the flame may not be apparent. Landon encouraged the community to continue focusing on the practice of freedom, acknowledging that although flaws may exist, the opportunity to reignite and reaffirm our freedoms remains.

Councilwoman Beck led us in the pledge of allegiance. She expressed her appreciation for Landon's thoughts and how he acted like a future leader.

Councilman Cardon let us know small things can have a big impact on the community.

Mayor Mendenhall invited Landon Beeston to introduce his family.

Councilwoman Beck wanted to know how old he was.

Landon Beeston responded he was 13 years-old and with Councilman Cardon's request told us he wanted to be in speech and debate and eventually politics.

FOLLOW-UP COMMENTS:

- a. Central Utah Water Conservancy District (CUWCD) turf requirements - Emily Bourne

Seth Perrins responded it would be answered with an item on the agenda referred to as water conservation.

Mayor Mendenhall added it would be item number 9 on the agenda.

RECOGNITION:

a. Spanish Fork University Graduates

Nick Porter presented the fourth graduating class of Spanish Fork University 101. It was the largest graduating class thus far. They underwent a 10-week program, meeting on ten consecutive Thursday nights. Throughout the program, they had the opportunity to engage with various departments and divisions within the city, gaining a comprehensive understanding of the city's identity and functions. Each department offered different activities, demonstrations, and presentations, providing the graduates with a wide range of experiences.

Their dedication and willingness to participate in the program were acknowledged and commended. The graduates' commitment and sacrifices were recognized, and they were recommended as potential candidates for different boards, commissions, assignments, and focus groups. Their comprehensive knowledge of the city and its operations positioned them well for these roles.

A graduation photo was presented to the graduates as a token of their accomplishment.

Darren Mellor expressed his enjoyment and gratitude for the class he attended. He acknowledged the presence of amazing individuals within the group and found each class to be remarkable. Initially, he was not enthusiastic about joining the class, but every session turned out to be interesting. Having grown up in Boise and considering it home, Darren and his wife had moved to Spanish Fork around four years ago. Through the classes, he felt a sense of finally being at home in Spanish Fork and expressed his appreciation for the staff

who organized the classes.

Darren was highly impressed by the amount of work and dedication exhibited by the various city organizations. Despite the relatively small number of people involved, he found their accomplishments and smooth functioning to be remarkable. He specifically highlighted the personal dedication of staff members and divisions who showcased their work during the classes, emphasizing their love for what they do.

Darren mentioned the enjoyable experiences they had at the fire department and the police department, expressing gratitude to all staff members and divisions who took the time to share their work. He conveyed his appreciation for their efforts and expressed gratitude to the city council for providing the opportunity to attend the classes. On behalf of everyone in the class, he extended thanks and appreciation, emphasizing the valuable knowledge they gained throughout the program.

Nick Porter announced there would be another class in the fall and he would post those dates as it came closer.

The graduating class took a photo with the Mayor and City Council members.

Spanish Fork University Graduates:

Chris Beck	Megan Johnson	Taralyn Parker
Andrea Bowman	Kathleen Leavitt	Emily Peterson
Josh Clayson	Kevin Lindholm	Nickie Reagan
Angela Eckhardt	Darrin Mellor	Mark Warner
Jacob Giles	Naleta Mellor	Mindy Warner
Jill Helt	J Ryan Nielsen	Tammy Williams
Tim Ingo	Holly Osborn	

Mayor Mendenhall commented it was a great program with great people.

Mayor Mendenhall invited anyone who wanted to address the City Council to come forward and reminded them of the 3 minute time limit so they could be considerate of everyone's time. He stated he wanted to hear the graduates' surprising take-a-ways from their experience of Spanish Fork University.

PUBLIC COMMENTS:

James Westwater, a pleased resident of Spanish Fork, expressed his satisfaction with the efficient management of the city. He commended the city officials for their excellent work. Additionally, he made an announcement regarding a town hall meeting concerning what he felt was a controversial proposed Spanish Fork Inland Port project. The meeting was scheduled for Wednesday at 7 pm in the multipurpose room of the Spanish Fork Library.

The meeting would feature notable speakers such as Ben Hart, the executive director of the Utah Inland Port Authority, and Byron Adams, the biology department chair at BYU. Other speakers would also address the audience following the presentations. During the Q&A session, members of the public would have the opportunity to ask questions and discuss concerns related to the contentious Inland Port project in Spanish Fork.

James Westwater stated that many individuals, including himself, had reservations about the feasibility, significance, and overall impact of establishing an inland port in Spanish Fork. However, the town hall meeting would provide an opportunity for attendees to gain a deeper understanding of the project's pros and cons. The meeting was scheduled for Wednesday at 7 pm at the public library, and James expressed his gratitude in advance.

Mayor Mendenhall corrected the day as Thursday June 8, 2023, instead of Wednesday as stated. James confirmed that was correct.

A. Tabitha's Way Update

Lillian Kump, representing Tabitha's Way local food pantry, provided several announcements. She highlighted the recent trends and challenges faced by the pantry. Lillian mentioned an increase in the number of clients seeking assistance due to inflation and rising costs. However, donations to the pantry have decreased. The statewide food drives, including the Feed Utah food drive, Scouting For food drive, and Stamp Out Hunger drive, received 50 percent less donations compared to previous years.

Lillian Kump explained that summer is typically a challenging period for food pantries as donations and volunteer support decline, with many people going on vacation. However, she emphasized that hunger does not take a vacation and urged local businesses to organize food drives during the summer months. She also requested individuals with surplus produce from their gardens to consider donating to Tabitha's Way, suggesting planting an extra row of produce specifically for the pantry.

Another announcement was made regarding the backpack giveaway event, scheduled for July 29th at Landmark High School. The event aimed to assist low to moderate-income families by providing backpacks filled with school supplies for their children.

Lillian Kump also sought support from the city in organizing food drives during Fiesta Days and the statewide Day of Service on September 11th. She listed essential items that the pantry often runs low on, such as rice, pasta, beans, sugar, flour, and cooking oil.

In conclusion, Lillian Kump expressed her gratitude for the opportunity to share these updates and urged anyone interested in supporting their efforts to reach out to Tabitha's Way. She emphasized the importance of helping families in the community who are facing hardships.

Councilman Oyler asked her to talk about the campaign that allowed residents to donate monthly.

Lillian Kump highlighted Mayor Medenhall's creative idea of the Hamilton Bill Challenge, where individuals were encouraged to donate ten dollars monthly. She emphasized that although it amounts to only 120 dollars in a year, it could provide 600 meals. The food pantry could keep their costs low through donations received from grocery stores and volunteer efforts, allowing them to provide a meal for as little as 20 cents.

Lillian Kump informed the audience that signing up for the Hamilton challenge could be

done through their website and social media platforms. For those who had difficulty accessing the necessary information, they could contact the pantry directly, and their receptionist would assist in sharing the signup link.

Mayor Mendenhall commented how lucky we were to have a good local pantry.

Seth Perrins, acknowledged the success of the food drive held at the library in February. With the new library building and a significant increase in patronage, Seth expressed a desire to explore ways in which the library could serve as a location for food donations. Given the substantial number of visitors, he believed it was worth considering the library as a collection point for food that could then be transferred to Tabitha's Way.

Seth suggested examining other operations within the city where residents could be encouraged to donate food, humorously emphasizing that the library would not consume the donated items but would ensure they were all passed on to Tabitha's Way.

Seth expressed his concern upon learning about the 50 percent decrease in donations, understanding the reasons behind it while finding it disheartening. He emphasized the need to leverage the new library facility and the growing number of visitors to support Tabitha's Way and their important mission.

Mayor Mendenhall acknowledged the importance of creating synergy downtown and addressing the current situation where donations to Tabitha's Way were decreasing, while the need for assistance was increasing. He recognized that this was not the ideal situation for either party involved. As a partner of the city, Mayor Mendenhall expressed a commitment to help in their partnership.

Edes Hill expressed gratitude towards the Mayor, City Council, and staff for their efforts in ensuring the safety of the city during the flooding. He specifically mentioned the river captains who played a crucial role in abating the flooding through their hard work. Edes Hill acknowledged the time and dedication invested by the city captains, who would wake up as early as 2 o'clock in the morning to monitor the river levels and prevent overflow. He extended his heartfelt thanks to everyone involved for their hard work and dedication in managing the situation.

Angela Eckhart expressed her appreciation for the Spanish Fork University program, stating that she learned a lot and was even more impressed with Spanish Fork as a result. She mentioned her involvement with the Youth Arts Festival and the Arts Council, inviting the city council members to attend the festival and take a tour.

Angela Eckhart informed them that the festival was currently ongoing, with approximately 1,500 students participating in various activities such as theater, cupcakes, and 3D printing at the high school. She specifically mentioned her class, "Edible Story Art," where participants could make treats and play with Play-Doh. Angela extended a warm invitation for the council members to visit the festival and experience the activities firsthand.

Kathleen Leavitt expressed her gratitude and appreciation for everyone involved in the Spanish Fork University program. She mentioned that the program was a great learning experience and also a lot of fun. Kathleen highlighted some of the activities they engaged in, such as riding horses, splicing fibers at SFCN, and smashing car windows at the fire department. She encouraged others to take the class if they have the opportunity, as it provided a better understanding of why Spanish Fork is such a fantastic place.

Kathleen Leavitt acknowledged the leaders and staff of Spanish Fork for their passion and dedication to their jobs. She also mentioned being impressed by the acting skills of police officers during mock situations, describing them as unshakable and talented. Kathleen concluded by expressing her gratitude to everyone involved in organizing the program.

Emily Peterson expressed her enjoyment of the Spanish Fork University program and emphasized the open and welcoming environment for asking questions. She mentioned that all questions were answered, and there were no limits to the topics that could be discussed.

Emily Peterson appreciated the enthusiasm and excitement shown by the presenters as they shared information about their jobs. She specifically mentioned the electricity professionals being eager to showcase their work. Emily believed that the passion displayed by the city's workers reflected the overall greatness of Spanish Fork. She concluded by expressing her gratitude and thanking everyone involved.

Tim Ingo expressed his gratitude for being invited to speak and echoed the positive sentiments about the Spanish Fork University program. He mentioned the enjoyable experience of interacting with police officers who demonstrated their acting skills.

Tim Ingo emphasized that Spanish Fork is his home, where he raised his family, and he shared an encounter with new neighbors who were impressed by the longevity of residents in the city. He expressed his agreement and pride in being a Spanish Fork citizen and commended the city's management. Tim concluded by thanking everyone for the opportunity to attend the university class and encouraged others to participate in the program.

Mayor Mendenhall expressed his deep appreciation to the graduates of University 101, acknowledging their dedication, energy, and time commitment to both themselves and the city. He highlighted their contribution as a key factor in the success of Spanish Fork.

The Mayor emphasized the importance of having good people running the city and passionate volunteers who care about their community. He encouraged the graduates to stay involved and continue serving on committees and in various capacities, as the city will always need their support. Mayor Mendenhall concluded by thanking the graduates for their valuable comments.

COUNCIL COMMENTS:

Councilman Oyler

Councilman Oyler announced that the senior center held its final meal for the season. Dale, Bronco, and Susan from the Parks and Rec Department joined the event and assisted in serving root beer floats for Father's Day, which was greatly appreciated by the seniors. The senior center will be taking a break for a couple of months, but it will resume its activities starting from August 7th. Councilman Oyler extended an invitation to seniors who were watching at home, encouraging them to participate in the senior center once it reopens in August.

Councilman Argyle

Councilman Argyle expressed gratitude towards Landon for his comments and for emphasizing the importance of remembering the founding fathers and the principles they stood for. He acknowledged the blessings and freedoms enjoyed in the nation and appreciated Landon's patriotism.

Councilman Argyle also thanked the veterans for organizing the Memorial Day program, where the former mayor delivered a remarkable speech sharing his experiences during his military service. He praised the display of flags in Founders Field and acknowledged the efforts of the veterans, who, despite their age, continue to honor the country. He also expressed gratitude towards the cemetery staff for maintaining the beauty of the cemetery, which received positive feedback. He expressed appreciation for everyone involved in making the celebration a success.

Mayor Mendenhall expressed his appreciation to Landon, acknowledging the part-time nature of the mayor's role. He shared his recent experience of delivering a speech on the importance of leading by example in his day job. Mayor Mendenhall reflected on Landon's speech and recognized the distinction between merely speaking up and actively showing up as a leader. He emphasized that in today's age, technology allows anyone to express their opinions on various subjects, but true leadership involves more than just words.

Mayor Mendenhall found it encouraging that at such a young age, Landon was already demonstrating a willingness to show up and make a difference in their community.

They took a picture with Landon and gave his family candy .

Councilman Cardon mentioned that Landon had another engagement scheduled with Provo Mayor Kaufusi. It was noted that Landon would be meeting with the mayor, indicating his involvement and interaction with various political leaders.

Councilwoman Beck

Councilwoman Beck expressed her appreciation for the Spanish Fork graduates, including her husband, who participated in the class. She highlighted the importance of community engagement and learning, emphasizing that it starts with the residents' knowledge and volunteerism. Councilwoman Beck thanked all the graduates for their commitment to the

community.

She also mentioned the health fair that took place in May, with 750 residents participating. The event featured various booths and giveaways, providing an opportunity for the community to connect and focus on their mental and physical health. Councilwoman Beck commended the Parks and Recreation Department for organizing the successful event.

She also shared her positive experience at the Memorial Day event, where she observed numerous youth assisting the veterans in setting up flags in Flanders Field. Former Mayor Wayne Anderson delivered an inspiring keynote speech, reflecting his dedication to serving the country, community, and family.

Finally, Councilwoman Beck gave a shout-out to Grace Ehinger, the former Miss Spanish Fork, who was competing in the Miss Utah competition, representing Spanish Fork with grace and beauty throughout the year.

Councilman Cardon

Councilman Cardon invited Kathleen Leavitt to talk about the Chamber of Commerce events.

Kathleen Leavitt shared upcoming events organized by the chamber.

- On June 8th, there was a ribbon-cutting ceremony for Purchase Green.
- The chamber also conducted a two-part workshop series on business branding and an introduction to Canva. The workshops would take place on June 14th and June 22nd, with the latter including a hands-on activity with professional content creators.
- On June 15th, a networking luncheon was held, featuring a presentation by Safe Harbor and sponsored by Chick-fil-A.
- Lastly, on June 23rd, there was a ribbon-cutting event for Prime IV. These events provided valuable opportunities for businesses and networking within the community.
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Councilman Cardon attended a meeting with City staff, the police department, and the chamber to discuss the Winter Lights Parade. The focus was on ensuring the safety and preparedness of the event as it continues to grow. A plan was formulated, and although details are still being finalized, preparations are already underway.

Councilman Cardon also stated, the airport board was gearing up for the construction of a new taxiway, with careful planning and logistics being considered. Councilman Cardon expressed gratitude to Councilman Oyler for the invitation to the senior center, where he engaged with active seniors and addressed their questions. The event was lively and resulted in productive discussions.

Councilman Oyler stated he received a text from Jesse before the senior center meeting and invited him to attend. Upon arrival, Beverly, one of the seniors, requested Jesse to give the prayer. Councilman Oyler welcomed Jesse on stage and decided to have Councilman Cardin answer the questions instead. He stated Jesse adapted well to the change and performed admirably.

Councilman Cardon appreciated the engagement and interest shown by the residents at the senior center. He acknowledged their concerns and proactive involvement in the affairs of the city. He recognized it as a valuable opportunity to provide updates and insights.

Councilman Cardon expressed his delight at the ongoing Youth Arts Festival, which had successfully completed its first two days. He described the initial day as a bit hectic, with the focus on ensuring that all participants were able to attend their classes smoothly. However, he expressed satisfaction that everything had fallen into place and that everyone seemed content and engaged in the various activities. Councilman Cardon extended his gratitude to the dedicated volunteers who generously gave their time to make the festival possible. Additionally, he acknowledged the valuable contributions of the paid teachers who shared their expertise and skills with the participants.

In particular, Councilman Cardon mentioned the impressive painting of The Rock, a cherished tradition associated with the festival. He credited Angela for playing a significant role in organizing and executing this artistic endeavor. The collective efforts of the volunteers, teachers, and organizers highlighted the exceptional community spirit that made the city truly remarkable.

Shifting gears, Councilman Cardon also took a moment to reflect on the recent Memorial Day observance. He expressed profound appreciation for the opportunity given to veterans to pay tribute to their fallen comrades who had served the country. The event served as a reminder of the sacrifices made by these brave individuals. Councilman Cardon emphasized the poignant message delivered by Mayor Anderson, who highlighted the power of individual actions and the significance of each person's contribution. He stressed the importance of recognizing that every individual's efforts, no matter how small, hold immense value in building and sustaining a strong community.

Mayor Mendenhall

Mayor Mendenhall mentioned that Councilman Marshall was not present as he was on a well-deserved vacation with his family. The mayor wished him safe travels and anticipated his return for the next meeting.

He also clarified that the upcoming meeting on Thursday regarding the Inland Port was not a public meeting organized by the city council, but rather hosted by a group called Conserve Utah Valley.

The mayor expressed gratitude to the Council Members for attending and acknowledging Memorial Day, emphasizing the importance of honoring the sacrifices made by veterans. He shared his pride in his niece and nephew's participation in the stock show and congratulated them on their achievements.

Mayor Mendenhall also highlighted the Lady Dons' softball team, who secured their third consecutive state championship, and mentioned that they would be honored at the next council meeting. He became emotional when speaking to the team and jokingly offered to pump them up if needed. The Mayor expressed his immense pride in the team's

accomplishments and credited their success as contributing to the small-town feel and community spirit of Spanish Fork.

Mayor Mendenhall commended Travis and Pete for their efforts in attending the event and capturing footage. He praised their work in documenting the event, recognizing its historical significance.

SPANISH FORK 101:

a. Utah Department of Transportation (UDOT) Center Street Interchange

Chris Thompson expressed excitement about the Center Street interchange project, which aimed to address traffic issues on Main Street. The legislature allocated funds for an extensive environmental study to determine the optimal design and requirements for the interchange. HDR was selected as the consultant to conduct the study, with Andrea representing them as the project manager. Darrin Bunker from UDOT also served as a project manager for the endeavor.

Darrin Bunker, the project manager for UDOT's PR team, introduced himself and expressed his appreciation for working with the staff in Spanish Fork. He mentioned the growth in the area and the need to alleviate congestion on Main Street through a new interchange on I-15. He explained that the project is currently in the environmental phase, which involves gathering information, considering public and agency input, and following the National Environmental Policy Act (NEPA) process.

Darrin Bunker discussed the timeline for the project, including the scoping phase, purpose and need determination, alternative development and screening, and the publication of the Environmental Assessment (EA) and decision. He mentioned that public engagement is a crucial part of the process and announced the upcoming public meetings on June 26th and 27th, where attendees can ask questions and provide comments. He emphasized the importance of public input during the designated 30-day comment period.

Darrin Bunker also mentioned the various methods through which the public can provide feedback, including email, phone, regular mail, and the project website. He highlighted the efforts to engage the community, such as distributing survey questions, collaborating with local communication channels, publishing articles, utilizing social media, and establishing a stakeholder working group.

Overall, the meeting served as the kickoff for the public outreach phase of the project, aiming to gather input and address the transportation needs and concerns of the community.

Councilman Oyler posed a question regarding another project situated north of the current location. Specifically, he inquired about the North Spanish Fork interchange and sought information about its timelines and details. Many people had approached him, expressing curiosity about the project as they had not witnessed any construction activities commencing yet. They were eager to learn more about the expected timeline for the construction of the interchange.

Mayor Mendenhall stated it was the north interchange known as the old Santana Raceway.

Darrin Bunker provided an update on the North Spanish Fork interchange project. He mentioned that the project consisted of two construction phases. During the first phase, the frontage roads were rerouted, and overburden was built for the ramps on the north side of the interchange. This phase was expected to be advertised approximately eight weeks from the time of discussion, with construction activities beginning by the end of the year.

The second phase, which involved expanding the 1600s and 2700 North Corridor to five lanes from Main Street in Spanish Fork to SR51, as well as constructing a bridge over the sharp rail lines, was anticipated to start shortly after the first phase. However, due to right-of-way challenges, the advertising for phase two was expected to be delayed until around December or January.

Additionally, the project on US-6, from the freeway to Expressway Lane, was highlighted as another project that would impact the community. It involved adding two left-turn lanes at each intersection, which would cause some additional congestion once construction commenced. This project was set to start in the fall, with the contract being awarded in about six weeks from the time of the discussion.

Darrin Bunker discussed the challenges posed by State Route (SR) 15 in the area. SR 15 approached from the west side of the freeway and curved around the mentioned business, making it difficult to incorporate into the interchange design. He mentioned the possibility of a split interchange where drivers would exit at one location and enter at another. From a professional standpoint, it made sense for the interchange to potentially be located at Center Street due to its regional corridor connecting to US-6.

Darrin Bunker stated these considerations and thoughts would be taken into account during the development of alternatives and the subsequent screening criteria. Input from the public regarding the impact of different elements of the city was sought to inform the screening criteria. It was important not to predetermine a solution as it would compromise the NEPA process and funding. The approach required a serious and methodological manner to fulfill their responsibilities.

Councilwoman Beck expressed her preference to stick with the master plan and maintain Center Street as the preferred option. She emphasized the investment of time, years, and energy in planning for the future with Center Street in mind.

Darrin Bunker acknowledged the efforts made by Chris and his staff in planning and executing the project. He expressed his awareness of the discussions and his involvement as a project manager for the past four years. Darrin commended the foresight shown in making the project possible, noting that not all cities have such planning efforts. He assured that these efforts would be taken into consideration.

Councilman Cardon assumed the business community would have an opportunity to speak up and be heard.

Darrin Bunker stated they would be part of the process. He mentioned that the first phase of

the Main Street study was commencing, adding to the ongoing projects such as the interchange to the north and the work on US-6. He acknowledged the extensive planning and effort required for these projects and expressed the need for support from the community to successfully complete them within a relatively short time frame.

Mayor Mendenhall emphasized the importance of active community participation and speaking up to ensure that their voices are heard. He recognized the significance of these projects for the citizens and businesses of Spanish Fork and expressed the desire to be proactive in shaping the progress rather than letting it happen without their involvement. The efforts made in previous years and those planned for the future were seen as a genuine commitment to planning for progress and avoiding a situation where it feels like things are happening without their control.

Mayor Mendenhall expressed gratitude to Darrin Bunker for collaborating with the city staff and the community as a whole. The mayor acknowledged and appreciated Darrin's efforts and expressed the commitment to continue working together as partners in the future.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council Meeting 05-16-2023
- b. Union Pacific Railroad PE Agreement 1900 N Main Street
- c. Utah Department of Transportation (UDOT) Encroachment Agreement - Canyon View Meadows
- d. Utah Department of Transportation (UDOT) Corridor Preservation Agreement SR-77
- e. 1900 W 7300 S Temporary Access Easement - Russ & KaraLee Beckstead (Former Galt) Property
- f. 1172 S Main Butters- REPC Addendum #6
- g. 1850 W 7300 S Galt - REPC Addendum #5 & #6
- h. Cemetery Landscape Line Trimming Contract
- i. RRBC Agreement - Maverick and In-N-Out Sign Relocation

Councilman Argyle ▾ made a **Motion** to approve Consent Items A-I

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 7:29 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

PUBLIC HEARING:

A. Fiscal Year 2024 Budget

Jordan Hales announced the public hearing for the fiscal year 2024 budget. The tentative budget was presented in the first council meeting in May and made available on the city's website for the past month. Jordan mentioned that the purpose of the hearing was to allow the public to provide feedback on the budget. The formal adoption of the budget was scheduled to take place in two weeks.

Jordan Hales stated that the total budget for the next year would be \$203 million. Out of this, \$38 million was allocated to the general fund, \$138 million to the Enterprise fund, and \$25 million to miscellaneous capital project funds. Jordan also mentioned that approximately half of the \$138 million in the Enterprise fund was designated for the construction of the sewer plant, which represented a significant portion of the budget.

Councilman Cardon ▾ **Moved** to go into a Public Hearing

Councilman Argyle ▾ **Seconded** and the motion **Passed** all in favor at 7:32 pm.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Public Comments:

Matt Barber asked several questions. He first inquired about the interest earnings mentioned in Seth's letter, wanting to understand how the bond money was invested to generate those earnings. He also noted the increase in monthly utility rates but questioned the need for it considering the significant revenue transferred from the utility's enterprise funds to the general fund.

Matt Barber also mentioned the upcoming tax rate change but requested clarification on the specific rate and the reasons behind the increase.

Matt Barber asked about Power Corridor Park, he observed that the city had been handling the landscaping instead of hiring a contractor and questioned the cost impact and efficiency of this approach.

He also expressed curiosity about when the state law changed to allow Spanish Fork Community Network (SFCN) to offer services outside the city, as well as the decision on final impact fees for fiscal year 2004 and the frequency of impact fee increases.

Matt Barber stated that his questions could be addressed now or at a later time.

Councilman Argyle ▾ **Moved** to go out of Public Hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 7:37 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Seth Perrins provided responses to Mr. Barber's questions. He explained that the interest earnings mentioned in the budget come from the city's reserves and funds held in savings accounts, which are invested according to state mandates. The interest rates on these accounts have increased from around 0.5% to approximately 4% in recent years. The interest earnings are allocated to specific funds, such as the general fund or utility funds, and are used for various projects and expenses. For example, the revenue generated from the increased property tax rate for the rec center project is directed to the capital project fund for that purpose.

Regarding utility rates, Seth Perrins mentioned that they are based on utility studies, project costs, and inflation. While there are revenues from the utilities that are transferred to the general fund, the dividend percentage has decreased in recent years as the funds have grown. Perrins also clarified that the property tax rate for the upcoming year is not yet determined as it is assigned by Utah County. However, based on preliminary data, the rate is expected to decrease slightly.

Regarding the Power Corridor Park, Perrins explained that the ongoing construction is being carried out by a private contractor, and the city will take over the landscaping once the contractor completes their work. This approach allows the city to maintain control over the project and ensure it meets their standards while also saving costs.

In response to Mr. Barber's question about providing services outside the city, Perrins clarified that the city is acting as a wholesale internet bandwidth provider to other communities. They are not directly providing services to residents within those communities but rather offering a connection point for them to access the internet.

Regarding impact fees, Perrins emphasized the importance of updating them regularly to reflect current costs. The city updates its impact fees once a year to stay connected to current expenses and ensure they can fund necessary projects. By doing so, they can adapt to changes in costs and avoid undercharging or overcharging for development impact.

Overall, Perrins addressed Mr. Barber's questions and provided explanations and insights into various aspects of the budget and city operations.

Councilwoman Beck emphasized that while the public may not witness the council members asking questions during the meeting, they have individually met with Seth Perrins for two hours to discuss the budget and ask their questions. She wanted to assure the public that they have had months to review and inquire about the \$203 million budget.

Councilman Oyler asked Jordan Hales, the Finance Director, to share his observations on the

budget for the upcoming year. He inquired about aspects of the budget that Hales views positively and considers to be going well for the city, as well as any potential concerns he has identified.

Jordan Hales expressed his concerns about the city's sales tax, particularly in the building supplies and car sales categories. He attributed the struggles to the Federal Reserve raising interest rates, leading to increased costs in home construction and car purchases. As a result, the budget for sales tax has been projected to remain flat, in contrast to previous years' growth rates of 8 to 10 percent.

On a positive note, Hales mentioned that the property tax rate, despite being raised the previous year, still remains below the average in Utah County, and the city will benefit from the construction projects funded by the increased tax.

Jordan Hales expressed worry about the streets fund, as the tax revenue generated by vehicles has been affected by their increased fuel efficiency and the rise of electric vehicles. This could pose challenges in funding necessary improvements to address traffic issues, which are a major concern for residents.

Overall, Jordan Hales acknowledged the city's solid foundation and the contributions of those who preceded the current administration.

Councilman Cardon mentioned that the Enterprise fund amounted to \$138 million, with half of that allocated for the new treatment plant. He clarified that the treatment plant project is a joint venture with Mapleton, but it was not specified whether the total amount of \$138 million includes any contributions from Mapleton or if it solely pertains to the Spanish Fork portion.

Jordan Hales clarified that Mapleton's contribution to the treatment plant project amounts to 20% of the total cost. Therefore, if the plant's budget for this year is \$65 million, Mapleton would be responsible for funding 20% of that amount.

Mayor Mendenhall expressed appreciation for the transparency and honesty in the budget letter, emphasizing the importance of a balanced budget in local government. He acknowledged that relying solely on savings and investment earnings would not be sufficient to offset the flat sales tax revenue.

The Mayor also highlighted the unique aspect of dividend transfers from the city-owned utilities, such as SFCN, which contribute to funding community services and improving the quality of life for residents. He mentioned the ongoing concern about road funding and noted that Utah County's recent approval of the Fifth Fifth initiative would provide additional sales tax revenue for road maintenance and construction.

Seth Perrins expressed gratitude for the legislative action taken during the session to reward cities that comply with moderate income housing plans. He mentioned that the legislature often discusses incentives and penalties, with some interest groups favoring penalties. The fifth-fifth initiative, implemented by the county, allows cities like Spanish Fork to access funds for transportation projects by diligently following housing laws. Seth highlighted the transportation challenges in the grid part of the city, which were caused by historical

adjustments in street alignment and natural barriers like the river and railroad tracks. He mentioned ongoing efforts to improve north-south movements and address the street network challenges. The additional funds made available through the county and state would greatly assist in tackling these transportation projects and making the grid system more efficient.

Mayor Mendenhall clarified that the budget would not be passed during the meeting, emphasizing that the public could still reach out to Jordan's department and city staff in the coming weeks to discuss the 2024 budget. He expressed appreciation for Councilwoman Beck's comments and encouragement of everyone to ask questions before approving the budget.

Mayor Mendenhall acknowledged the challenges faced in certain aspects of the budget but assured the public that it remained balanced and that they were committed to overseeing the proper use of citizens' money. He concluded by stating their anticipation of finalizing the fiscal year 2024 budget in June and reiterated their continuous vigilance in managing the budget.

NEW BUSINESS:

A. Proposed Ordinance to Amend Title 15, Water-wise Landscape Requirements

Dave Anderson provided a brief report on the previous discussions regarding water conservation efforts. He expressed gratitude to Rick Malloy, the water conservation manager from the Central Utah Water Conservancy District, for being present at the meeting. The plan was to have Mr. Malloy give a general overview of the district's efforts to encourage communities to use water more efficiently and then engage in a question-and-answer session with the council.

Dave Anderson mentioned that he, along with Mr. Malloy and Councilman Oyler, had a meeting a few weeks ago to discuss specific aspects of the proposal. One of the main points of discussion was the landscaping requirements for single-family lots in new construction and ensuring consistency with the water conservation standards provided by the district. He briefly touched on the importance of designing landscapes that use less water and mentioned the involvement of Landmark Design, the consultants who helped put together the proposal.

Dave Anderson stated the effort focused on encouraging residents to install functional and attractive landscaping that consumes less water than the traditional use of Kentucky bluegrass. Mr. Anderson explained that the proposal offered different options, one of which included highlighted language to impose requirements on water usage for new construction, single-family homes, and individual lots. Specifically, it was proposed that no more than 35 percent of the total landscaped area in the front and side yards could be covered in turf grass. However, homeowners would have discretion over the backyard landscaping.

Dave Anderson discussed the changes in the approval process for landscaping plans. Currently, the city does not have a formal process for reviewing and approving landscaping

plans for home builders or individuals. Under the proposed approach, individuals would still need to submit a landscape design for review, but the criteria for approval would be different. The design would be evaluated based on a water allowance determined by landscape architects, considering the amount of water required to keep the plant material alive and healthy. The goal was to ensure that at least half of the site would be covered with living material when mature, creating an attractive and cooler environment.

Dave Anderson emphasized that there had been some confusion among staff and other cities about the proposed changes approved by the state, particularly regarding single-family homes. He sought to clarify that the approval process for landscaping plans in commercial, multi-family, and industrial projects would also change under the proposal. Instead of using a formula based on tree and shrub quantities, the new approach would allocate water allowances for different types of plant materials.

During the presentation, Mr. Anderson provided the council with the agenda, the presentation made to the Planning Commission, and other materials, such as an updated tree list. He mentioned that both the Planning Commission and Development Review Committee had recommended approving the proposal, albeit in its original form without the highlighted language.

Councilwoman Beck expressed her consideration regarding the proposed landscaping requirements. She raised a question about the applicability of the front and side yard limitations to her property, which is situated in a cul-de-sac with a small backyard and most of the property located on the side. Councilwoman Beck wondered if the proposed requirements would also apply to side yards that are located behind fences.

Dave Anderson provided further details on the proposed landscaping requirements. He addressed Councilwoman Beck's concern about the application of the requirements to properties with small backyards and side yards located behind fences. He explained that the draft includes language defining side yards as the space between the side of a home and the property line. In the case of Councilwoman Beck's property, the side yard would be considered part of the landscaped area. Therefore, the total space encompassing the side yard and front yard could have up to 3,500 square feet of turf grass.

Dave Anderson also discussed the issue of enforcement, stating that currently, there is no process in place to regulate landscaping beyond basic standards. However, the city plans to conduct inspections one year after a home is occupied to ensure compliance with landscaping requirements. If non-compliance is found, the city may initiate code enforcement actions.

Dave Anderson acknowledged the challenges of enforcement but expressed confidence in the city's ability to advise property owners and take appropriate actions if necessary. He also mentioned that the Central Utah Water Conservancy District is supportive of the proposed approach.

Councilman Cardon referenced a previous discussion with a resident regarding artificial turf or fake grass on residents' front lawns.

Dave Anderson clarified that artificial turf is not considered an acceptable form of landscape improvement for front yards under the proposed landscaping requirements. Therefore, residents would not be permitted to install artificial turf in their front yards if the proposed regulations were adopted.

Councilwoman Beck confirmed that individuals have installed artificial turf in the front yard and have received their landscape deposit back.

Dave Anderson was unaware that this was happening.

Councilwoman Beck expressed her concern about the potential consequences of the new regulations. She raised the issue of the increased maintenance and knowledge required for water-wise landscaping, which may result in neglected or unkempt yards in the future. She acknowledged that she did not expect an immediate answer to this concern and emphasized that it was a personal concern.

Dave Anderson acknowledged Councilwoman Beck's concern about the potential increase in neglected or unkempt yards due to the increased maintenance required for different types of landscaping. He mentioned that grass is relatively easy to maintain with regular mowing, but other landscaping options may require more effort to control weeds and debris.

He gave an example of a business owner who struggled to find employees willing to maintain a rock-based landscape. He also mentioned that xeriscaping, despite being advertised as low-maintenance, still requires regular upkeep. Dave shared his observations of rock and mulch-based landscapes in his neighborhood that became less visually appealing over time. However, he acknowledged that it is possible to maintain such landscapes with proper effort and consideration in design and treatment choices.

Mayor Mendenhall asked about having no grass in the parkstrips.

Dave Anderson clarified that under the new conditions, park strips were still required to have vegetation. Simply adding gravel or rocks was not allowed. Instead, sprinkler lines and appropriate provisions needed to be in place to support the growth of vegetation in park strips.

Councilman Oyler mentioned that, if he remembered correctly, up to 50 percent of the park strip should be covered with vegetation when it grows out.

Dave Anderson clarified that the requirement for up to 50 percent vegetation in the park strip could be a requirement for the Conservancy District, but it hasn't been defined that way for single-family homes in their context.

Mayor Mendenhall confirmed that if grass is installed in the park strip of a new home and an inspection was conducted a year later to ensure compliance with yard requirements, the grass in the park strip would need to be removed.

Dave Anderson highlighted a concern about the language regarding park strips. According to his interpretation, anything that is eight feet wide or narrower, including park strips,

cannot have turf grass.

Councilman Oyler expressed a concern about the potential conflict between the proposed ordinance and the turf buyback program. He questioned whether homeowners who mistakenly installed grass in their park strip could later remove it and still be eligible for the turf buyback rebate. This scenario raised the question of whether homeowners would be allowed to receive the rebate even if they initially violated the requirements by installing grass in the park strip.

Rick Maloy provided background information on two concurrent initiatives related to water-efficient landscaping. Around a year and a half ago, the Central Utah Water Conservancy District requested all cities to adopt water efficiency standards to reduce water consumption and waste within their service areas. This initiative aimed to address the issue of water scarcity and negotiate with other states in the Colorado River Basin. By demonstrating proactive conservation efforts, the district aimed to protect its water rights and secure a reliable water supply.

Rick Maloy stated to comply with the district's request, municipalities were encouraged to adopt specific landscape standards, including a 30% reduction in turf usage. However, the adoption of these standards became more critical when the state tied the funding for turf removal programs, such as "flip your strip" and landscape incentives offered through Utah Water Savers, to the adoption of these ordinances. In other words, municipalities that did not adopt the standards would not receive funding for these programs.

He added that the specific requirements outlined in the legislation included a 35% reduction in turf in front and side yards and the prohibition of turf in park strips or areas narrower than eight feet. These standards were established to ensure a significant reduction in water-intensive landscapes and promote more sustainable growth practices.

Rick Maloy went on to say residents, regardless of when or how their turf was installed, became eligible to participate in the turf removal programs once their municipality adopted the required landscape standards. The focus was not on penalizing those who already had turf but rather incentivizing and supporting residents who wished to remove turf and transition to water-efficient landscaping.

Rick Maloy told us in addition to supporting individual homeowners, the district also collaborated with developers and home builders to provide incentives for "turf avoidance" in new construction projects. These incentives aimed to offset the higher costs associated with installing water-efficient landscapes instead of traditional turf.

Rick Maloy shared how the district's programs have shown positive results, with completed projects and payouts already made. The "flip your strip" program, which encourages residents to convert their park strips to water-efficient landscapes, has received significant interest, with numerous participation requests in Spanish Fork City alone. This demonstrates the community's willingness to embrace water conservation practices and adopt sustainable landscaping alternatives.

Councilman Cardon asked if the state set the standards that they were considering.

Rick Maloy responded it was.

Councilman Cardon wanted to know what funding they were missing out on.

Rick Maloy stated currently, the funding for the flip your strip and commercial turf removal incentives was provided through a combination of district conservation dollars and Division of Water Resources conservation dollars. This funding is specifically allocated for landscape conservation initiatives. There was no existing funding that the city was receiving that would be lost if the standards weren't adopted.

Seth Perrins clarified that the state did not provide a specific definition for side yard or front yard. It was left to the cities to determine and define these terms.

Rick Maloy stated the state had no definition and it was left up to the cities to decide in the ordinance.

Seth Perrins commented that as long as we live up to our own definition of a side yard we would be okay.

Seth Perrins mentioned that the definition of side yard and front yard is determined within the ordinance itself. The ordinance could be structured to include the entire area as the side yard. Regarding the calculations for the front yard, if a homeowner chooses to add cement or rocks in the side yard for functional purposes, such as a parking lot or activity zone, it can still be considered within the greater calculation for the front yard square footage. However, the specific details and how it affects the overall square footage would depend on how the ordinance is structured.

Seth Perrins also discussed the example of two homes in a cul-de-sac, where the side yards may play a significant role in the overall landscape design. He mentioned the need to address such properties and their unique characteristics

Rick Maloy confirmed the RV pad or activity zone would be considered in the calculations.

Dave Anderson discussed the definitions proposed for front, rear, and side yards, emphasizing the importance of keeping them simple and allowing for flexibility due to the various irregularities in property designs and landscaping choices. The proposed definitions provide latitude to determine the side yard based on the landscaped area, considering factors such as hardscaping and other unique situations. In the rear yard, different considerations apply. Dave expressed concerns about subjective assessments, such as determining the rear yard based on fence placement, and the potential need for additional personnel to conduct on-site evaluations.

Mayor Mendenhall expressed his frustration that Spanish Fork's water conservation efforts, which have been in place for 25 years, have not received sufficient recognition from the legislature. He highlighted Spanish Fork's proactive measures, such as implementing metered secondary irrigation and responsible watering practices, which have contributed to a decrease in water usage despite the growing population. The mayor emphasized that

Spanish Fork residents have been responsible for their water consumption and expressed a desire to avoid expanding government involvement in enforcing water conservation measures, including hiring additional personnel to monitor residents' compliance. Mayor Mendenhall acknowledged the positive relationship between Spanish Fork and the district, recognizing Spanish Fork's leadership role in water conservation within Utah County and their successful collaboration on various projects.

Rick Maloy acknowledged the positive collaboration between the district and Spanish Fork, recognizing Spanish Fork as a leader in water conservation, metering, and overall efforts. He emphasized that Spanish Fork's progress and commitment to water conservation have set them apart from many other communities in Utah County.

Rick Maloy mentioned that the state's regulations have limited their negotiation abilities, but they continue to work with cities to develop standards that meet their specific needs while aligning with the overall criteria. He mentioned that different cities may have varying definitions of side yards, such as considering everything in front of the fence as part of the side yard. Rick highlighted the benefits of including side yards in the calculation, as it allows for a larger potential area of turf in the front yard.

He also mentioned the shift in mentality and effort required for this type of landscaping, but emphasized that it is an important tool for water conservation, considering that outdoor residential use accounts for 44 percent of water consumption in Utah County.

Councilman Oyler wanted to know how other communities were enforcing these standards.

Rick Maloy suggested that they likely do not employ individuals to measure yards and enforce regulations in such a detailed manner. He told us up until May, the state and most communities, including Spanish Fork, used landscape bonds for water conservation, but these bonds are no longer allowed due to legislative changes.

Rick stated currently, many communities are working with developers to shift the responsibility onto them through education and upfront information during the building and development process. This approach works well for master plan communities where developers submit landscape plans that meet the conforming standards. However, challenges arise when dealing with one-off developments or infill lots.

He acknowledged each community faces unique challenges in developing their water conservation strategies. The district provides tools and resources to assist communities, including code enforcement actions and funding to offset labor costs.

Mayor Mendenhall asked about artificial turf and how residents don't like the look of it.

Rick Maloy said regarding artificial turf, most cities in Utah County have restrictions on its use. While Spanish Fork does not prohibit artificial turf, they do not actively promote it, as many communities prefer to maintain natural landscapes.

Councilwoman Beck expressed confusion as to where the funding was coming from and who received the rebate.

Rick Maloy stated the district had allocated approximately five million dollars for conservation funding, which was aimed at supporting various conservation programs. This funding was available to homeowners, home builders, cities through grants, and other entities interested in implementing conservation initiatives. Additionally, the state had allocated five million dollars of one-time funding tied to ARPA (American Rescue Plan Act) funds and three million dollars of ongoing funding specifically designated for turf removal programs. These incentive dollars were not limited to residents but were open to municipalities, schools, businesses, or anyone interested in removing turf or making landscape changes. The purpose of these programs was to encourage water conservation and promote alternative landscaping practices.

Councilwoman Beck reiterated that 75 Spanish Fork residents had reached out to him regarding the implementation of the flip the strip program and about their front yards.

Rick Maloy explained that instead of having separate programs for different types of turf removal, there was now one unified program that allows residents to apply for funding regardless of the specific area they want to change. This includes options like changing the park strip or side yard, or installing a garden. She mentioned that 75 residents had shown interest in participating in the program but were unable to apply since it was not yet available in Spanish Fork. The program would become accessible once the city adopts the necessary requirements, allowing both new and existing constructions to apply for funding for turf removal projects, such as flipping the park strip.

Councilwoman Beck wanted to know the average price range for a rebate.

Rick Maloy stated if the city of Spanish Fork accepted and implemented the proposed standards, residents and property owners who participate in turf removal programs can receive financial incentives. The current incentive structure was based on the square footage of turf removed.

Rick Maloy told us typically, the payment for turf removal was between \$2 and \$3 per square foot. For smaller projects, such as converting a park strip, the payment would be around \$2 per square foot. This means that a 600 square foot park strip conversion would yield approximately \$1,200 in incentive funds. On the other hand, larger projects involving the removal of an entire front yard or backyard could receive up to \$3 per square foot. Based on average lawn sizes in Spanish Fork, which tend to be larger than standard sizes, an average front yard project could receive around \$2,500 in incentive funds.

These incentive amounts were designed to offset some of the costs associated with landscape changes and encourage residents to participate in water conservation efforts. By offering financial incentives, the program aims to make turf removal more accessible and attractive to homeowners.

Rick Maloy shared that if the city chose not to accept and implement the proposed standards, they may miss out on these incentive funds. Additionally, there could be future implications related to water supply. The district had tied the allocation of additional water to the adoption of these standards. Communities that do not adopt the standards may not receive the additional water supply they would need to meet future water demands.

Councilman Oyler asked if communities like Eagle Mountain and Saratoga Springs adopt these water conservation standards and are granted additional water shares by the district, it

means that they will be utilizing some of the available water supply. This allocation of water shares to growing communities potentially reduces the amount of water available for other communities in the future. As a result, those communities that do not adopt the standards may face limitations in accessing additional water shares or securing sufficient water supply to meet their needs.

Rick Maloy confirmed they wouldn't be able to give them the water if it was already allocated.

Mayor Mendenhall asked about someone hiring the work out.

Rick Maloy started that last year, the incentive for turf removal in Spanish Fork was \$1.25 per square foot, resulting in a total of \$1,200 for a project. However, the actual cost of hiring a landscape contractor to do the work could vary significantly. Some contractors were charging exorbitant rates, up to \$10 per square foot, due to high demand and limited availability.

Rick Maloy stated that this year, the prices have come down, but it still depends on the market conditions and contractor availability. The goal was to provide an incentive that covers a significant portion, ideally between a quarter and half, of the cost that a developer would charge for the same project. The feedback from residents and contractors helps to adjust the rates and advocate for increased funding from the state to offer higher incentives.

Councilman Oyler raised the same concern as Councilwoman Beck that when residents opt to do the turf removal themselves to maximize the incentive money, there is a risk of cutting corners and not achieving the desired results. If the depth of removal is inadequate or the mulch layer is insufficient, it can lead to ongoing weed problems that require constant maintenance. This could potentially result in noticeable differences between those who hired professionals and those who undertook the project themselves, becoming apparent over time.

Rick Maloy stated that was why they were pushing for developers to do it.

Seth Perrins clarified that the turf removal program focuses on front and side yards only, not the backyard. The definitions of front and side yards, as well as undeveloped areas, can be determined by the city. It was also mentioned that the state grants currently available to the city are not tied to the turf removal requirement, but it was acknowledged that this could change in the future. The possibility of including side yards in the calculation was discussed, as it would result in a larger area eligible for the incentive. Additionally, the exclusion of driveways and any additional areas from the calculation was suggested for further consideration.

Rick Maloy clarified that when a developer or home builder constructs a property, they are required to provide a certain amount of concrete for the driveway as per the city regulations. Any additional landscaping beyond the required concrete driveway would be considered extra and at the discretion of the homeowner. Whether it is bark mulch or any other landscaping material chosen by the homeowner, it would be considered part of the landscaped area. It was also mentioned that if the homeowner decides to install a pool or any other feature that alters the original purpose of the area, it would still be considered a landscaped or hardscaped area.

Mayor Mendenhall mentioned that they don't have control over the park strip in new single-family subdivisions in Spanish Fork. It was stated that every new subdivision will have a park strip that was landscaped with materials such as bark or rock, rather than turf.

Councilwoman Beck asked why we needed a parkstrip.

Dave Anderson acknowledged the importance of park strips in residential neighborhoods, stating that they serve as a barrier between the sidewalk and the street. He recognized the value of requiring street trees in park strips and mentioned that while vegetation in park strips is not currently mandated for single-family lots, it is a requirement for master plan developments.

Dave Anderson expressed openness to considering vegetation requirements for park strips and highlighted that park strips are public property within the public right-of-way, even though property owners are responsible for their improvement and maintenance.

Councilman Cardon highlighted the new language and vegetation in parkstrips were not part of the proposal when the Development Review Committee DRC and the Planning Commission recommended it.

Dave Anderson said that was correct.

Councilwoman Beck if the item should be tabled.

Councilman Cardon expressed he wasn't ready to approve it and wanted to get it right.

Councilman Oyler stated if some needed more time they would take it, but he felt good about it if they could add to the motion to make it work. He was concerned about enforcement.

Seth Perrins commended Dave Anderson and his team for providing valuable examples and information, considering it a good starting point. He emphasized the need for specific feedback on areas that require rewording, tweaking, or alternative options. Seth suggested exploring the definition of front and side yards, as well as undeveloped areas or activity zones. He also mentioned the importance of defining the vegetation requirements for park strips. Seth acknowledged that these decisions are within their discretion and highlighted the opportunity to bring back different options for consideration.

Rick Maloy emphasized the simplicity of the indication regarding park strips, stating that in a typical subdivision, the park strip is eight feet wide. He clarified that according to state statute, park strips can be either turf or areas less than eight feet wide. Rick encouraged the council to include language in their ordinance that specifies what is encouraged, allowed, or required for park strips. He cited the example of Sandy City, which developed a plan outlining the desired materials and plant density requirements. He suggested that adopting the standards as they currently were would make residents eligible for the benefits outlined in the discussion.

Councilman Argyle expressed the need for guidelines to ensure that residents are eligible for the program, while maintaining certain standards. He emphasized the importance of vegetation in park strips and expressed concerns about excessive use of rocks or elimination

of trees and shrubs. Councilman Argyle mentioned the desire to avoid a scenario where the town loses its greenery and becomes overly hot. He supported the idea of a street tree plan and suggested that residents should have the opportunity to participate in water reduction initiatives to save money. He also mentioned the existing street tree requirement for multi-family residences in the ordinance.

Councilman Oyler asked if there would be a building permit requirement for residents who choose to change their landscaping.

Rick Maloy confirmed that there are currently no building permit requirements for landscape changes in the city, and he doesn't anticipate that changing in the near future. The direction they are heading was to provide more flexibility for residents while still maintaining certain requirements for attractive landscapes, such as a minimum plant density.

Councilman Cardon raised a question regarding the timeline for residents to qualify for the incentive program. He wondered if residents who started their landscaping projects before the ordinance was passed would still be eligible if the ordinance was passed by the time they finished.

Rick Maloy explained that in cases where cities are confident that the ordinance will be passed, they have allowed residents to start their landscaping projects at their own risk. The state manages the approval list for the incentive program, and once the city is on that list, residents can start applying. In the meantime, they can conduct initial site inspections and measure the landscape to ensure eligibility. This approach allows for flexibility in accommodating residents who are eager to participate in the program.

Councilman Argyle proposed the possibility of passing the ordinance while acknowledging the need to adjust park strip requirements. It was unclear whether the council should proceed with passing the ordinance as it is or table it until the park strip requirements are addressed.

Dave Anderson expressed his willingness to accommodate the council's preferences regarding the park strip requirements. He suggested including specific examples in the document to encourage different treatment of park strips, which would require outside expertise. He also confirmed that the tree requirements remained unchanged.

Councilman Oyler mentioned that there are two different aspects to consider: the turf buyback program and the availability of funding for new construction that meets the requirements.

Rick Maloy explained that the turf buyback program and the home builder rewards program are both located in the same place and provide incentives for reducing turf. Under the turf buyback program, individuals can receive a payment of 50 cents per square foot of turf avoided. For developers and home builders, the home builder rewards program offers incentives of around \$1,500 to \$2,500 per lot to offset the cost of implementing landscaping changes that reduce turf. The structure of these incentives was based on the same principle of turf avoidance.

Councilman Oyler asked about the scenario where a homeowner and the developer apply for the same lot.

Rick Maloy explained the process of applying for incentives under the program. Typically, the developer applies for the full lot or the front and side yard, while the homeowner applies for the rear yard. The applications are tracked to ensure they do not overlap within the same project area. The additional incentive received by the developer for applying for the program was not likely to be passed on to the homeowner. The purpose of the incentive program was to prevent developers from transferring the added cost to homeowners and encourage them to absorb the cost themselves. While there isn't a guarantee that the cost will not be passed on, the program aims to minimize the impact of the requirements on homeowners.

Mayor Mendenhall expressed the perspective of a homeowner who would prefer to have the yard and include the cost in the mortgage price of the house. He mentioned the possibility of reaching a motion, either adopting the proposal and directing Dave to further explore the tree aspect or tabling the decision to gather more information. The Mayor appreciated the readiness of residents to comply with the requirements and highlighted the importance of the city's flexibility in ensuring the effectiveness of the program.

Vaughn Pickell pointed out that if they desired to add certain language to the motion they would need to provide sufficiency of this addition, along with the need to provide enough specificity to Dave Anderson regarding the content to be added. Furthermore, the query arose whether the motion would require re-passage once the addition was made. It was determined that re-passage was not necessary as long as the added language adheres to the original motion. However, if the added language deviates from the motion, clarification was needed on the appropriate course of action.

Councilman Cardon ▾ **Moved to Approve** the Proposed Ordinance to Amend Title 15, Water-wise Landscape Requirements adding parkstrip vegetation, definitions for front and side yards, and undeveloped areas , and including vegetation density.

Councilman Argyle ▾ **Seconded** and the motion **Passed** all in favor at 9:22 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

B. Christianson Easement Agreement Accord and Satisfaction

Chris Thompson stated that in the past, when the pressurized irrigation system was being constructed, a water line needed to be extended from the bench area near the cemetery. An easement was obtained through the Christensen property at no cost, which was beneficial. However, years later, a water lateral break occurred on the same property, revealing an unmetered water service lateral.

Upon investigation, it was discovered that the previous agreement included provisions for the unmetered water as part of the free easement. The individuals involved in the original negotiation, who were not in good health, weren't able to confirm this. Given the circumstances, the city believed their account and worked out a satisfactory resolution to address the situation and prevent unlimited water usage. A reasonable amount of water was agreed upon to meet the resident's needs, ensuring fairness while still acknowledging the value of the easement, which bisected their property.

Additionally, the agreement included a provision stating that when the property was ready to be sold, the city would have the first right to purchase it at its appraised value, as it may be needed in the future for a road connection. Overall, the agreement was seen as a positive development, cleaning up any misunderstandings and ensuring fairness for all parties involved.

Councilman Oyler ▾ **Moved to Approve** **Airport Layout Plan Update with the removal of the runway extension**

Councilman Argyle ▾ **Seconded** and the motion **Passed** all in favor at 9:26 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Councilman Argyle ▾ made a **Motion to Adjourn** to the **Redevelopment Agency (RDA)**

Councilman Oyler ▾ **Seconded** the motion and it **Passed** all in favor at 9:27 pm.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Board Member Argyle ▾ made a **Motion to Reconvene back to City Council**

Board Member Oyler ▾ **Seconded** the motion and it **Passed** at 9:33 pm with a roll call vote.

Kevin Oyler	Yes
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Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Councilman Cardon ▾ made a **Motion** to **Adjourn to Closed Session for Land Transaction and Character, Professional competence, or physical or mental health of an individual.**

Councilwoman Beck ▾ **Seconded** the motion and it **Passed** at 9:33 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Attest: June 6, 2023

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 June 6, 2023. This document constitutes the official minutes of the City Council meeting.

Tara Silver

TARA SILVER, CITY RECORDER