

AMERICAN FORK CITY COUNCIL  
MARCH 21, 2023  
WORK SESSION MINUTES

Members Present:

Bradley J. Frost	Mayor
Kevin Barnes	Council Member
Staci Carroll	Council Member
Ryan Hunter*	Council Member
Rob Shelton	Council Member
Clark Taylor*	Council Member

Staff Present:

David Bunker	City Administrator
Camden Bird	Assistant City Administrator
Derric Rykert	Community Service Director
Stephanie Finau	Deputy Recorder
Cherylyn Egner	Legal Counsel
Susan Gobel-Canning	Public Works Director
Patrick O'Brien	Development Services Director
Cameron Paul	Police Chief
Aaron Brems	Fire Chief
Anna Montoya	Finance Director

Also present: John Schiess (Horrocks), Ashton Hardy (Storm/Sewer), Jay Brems (Culinary Water/PI), Reece DeMille (Republic Services) Jared Martin (Ace Disposal), and Dawn Beagley (Ace Disposal).

The American Fork City Council met in a work session on Tuesday, March 21, 2023, in the City Administration Conference Room, located at 51 East Main Street, commencing at 4:00 p.m.

**WORK SESSION**

*The purpose of City Work Sessions is to prepare the City Council for upcoming agenda items on future City Council Meetings. The Work Session is not an action item meeting. No one attending the meeting should rely on any discussion or any perceived consensus as action or authorization. These come only from the City Council Meeting.*

1. Discussion on the Fiscal Year 2024 Water, Sewer, and Storm Drain funds.

Anna Montoya presented the FY2024 Water, Sewer, and Storm Drain budget. She started with the Culinary Water revenues and expenditures. She reported that there is a -51% difference due to debt proceeds. All the debt financing for the water line bond has been received and that dropped off from the FY2024 which is why that is negative as far as the change in revenue. She added that they're not projecting any rate increases for the revenue, charges for services are growth only, and that the city is receiving a little more CDBG grants for Phase 10 which has already been approved.

She reported that with expenditures, as far as capital goes, the water line will be closing out and it will be completed in next FY2024. She stated that personnel didn't change, operation went up some, depreciation is increasing, and then there's some compliance for state and copper lead.

Ms. Montoya went over new upcoming projects. A water line main replacement on State Street which is in conjunction with UDOT betterments. There is also a valve replacement request and improvements to the racetrack well.

*\*Council Member Taylor arrived at 4:06 pm*

Mr. Bunker spoke on water recycling, which did pass legislation. He stated that it allows cities that are in the process to have until November to propose their projects and the city intends to submit that to the state. He added that we've already submitted to the DWQ for our water system to use it as a reuse system and that has been approved but we must go through the Division of Water Rights as well.

Ms. Montoya reported on Irrigation and how there are no rate changes. The city received a Pressurized Irrigation (PI) grant from the Department of Water Resources from the state for \$6.6 million, which is part of the grant revenue. She added that the \$1.5 was for the federal grant which the city is requesting reimbursement right now as we're finishing that out. She added that the Arthur Grant dropped off but there are reserves to spend for the PI meters. She continued to report that personnel stayed the same, operations went up some because of depreciation and some administrative charges. There is a capital request for filter screens and to finish out the PI metering project and she is hoping to set the funding by 26<sup>th</sup>.

Mayor Frost asked about the availability of meters and if that was still a challenge. Jay Brems replied that they ordered for the second phase, the 4,400 one-inch meters ordered 6 months ago were slowly coming in within the next couple of weeks. He reported that they've got a lot of the endpoints that will read the meter, but the actual meter itself they are still waiting for.

Ms. Montoya reported on the impact fees. A grant was received from the county for water recycling. The total in water is about \$2.6 million in reserves and this is accounting for our audited numbers for FY2022 and then considering any operating reserves and debt service.

Ms. Montoya reported on the growth of sewer and reported no rate increases were anticipated. Personnel is the same, meaning there's no FTE changes. Operations went up a bit and there were some administration changes that we charge the utility funds for personnel expense in the General Fund. For capital, it went down about \$900,000. A truck was purchased in FY2023 and that has dropped off. The sewer portion of the water line also dropped off and we are requesting \$700,000 for sewer lining and \$800,000 for sewer bursting. Those are the main capital requests for FY2024.

Ms. Montoya anticipated an increase in January for the storm drain rate which was approved. It will be \$10.50 per month from the \$8.50. Contributions from other governments went down for the debris basin that was a cooperative agreement with Highland and Cedar Hills. She added that money was received in 2023, and they will not receive in 2024. She reported that personnel

and operations stay the same. There are some depreciation and administration charges that increase. Capital projects are decreasing. The American Fork River rehab project is being completed this year as well as the Debris Basin project. The request for FY2023-FY2024 is \$2.5 million in curb/gutter replacement.

Council Member Shelton asked about capital improvements and if there will be more. Ms. Montoya replied that the Water Line project is finishing up and there are requests for other projects as well. An impact fee study has been done to see what projects are in the pipeline. Susan Goebel-Canning added that they have been trying to update the master plans and that will impact the impact fees and this number.

Mr. Bunker stated that it will affect the fund balance in the road projects because as we incorporate all those road projects back in, there will be a demand on these utility funds to repair and fix all the utilities underneath the road as we go to repair those.

*\*Council Member Ryan arrived at 4:16 pm*

## 2. Discussion regarding MSW with Republic Services.

Reece DeMille with Republic Services discussed the proposal to extend the contract with the city. The contract expires June 30, 2023. He brought up increases in labor for parts that does not include fuel and third-party vendors. He added that those third-party vendors they work with have increased 30%-36%. He requested that the city increase their price more than a couple percentages. He discussed in detail how third-party vendors they work with affect their prices and how they charge.

Mr. DeMille discussed their increase in labor that it had went up 20%-30% to attract and keep staff, which is the biggest portion of their expenses.

Mayor Frost asked what the next steps were and what Mr. DeMille anticipates for the future. Mr. DeMille replied he would like to give the city a specific proposal option with some pricing options and see what the city wants to do or if they decide to go a different route. He shared some of the bids they've won with other cities and pricing increased with their contracts significantly.

Mr. Bunker asked if shortage of garbage cans is still a problem or is it getting better. Mr. DeMille responded that it's getting better. It used to be a 6 to 8 month wait and now it's down to a couple of months.

Council Member Taylor asked what's the process for getting a new can (replacement) and how much it costs the residents to get a new one. Mr. Bunker replied those are replaced at no cost to resident.

Council Member Shelton commented on competitive bids, see where the market is and what other cities are doing and compare by doing an informal bid. He felt that would be prudent for the city to do negotiations with Republic Services.

Discussion ensued amongst the council members and Mr. DeMille pertaining to cost per can, seeing if other competitors are interested in bidding or moving forward with the proposal extension with Republic Services.

Mr. Bunker said they'll work on looking into the concerns of the council and asked Mr. DeMille if he could come back with some ideas of what they are looking for from the city.

3. Review spring runoff data and coordination efforts.

Mayor Frost gave a synopsis of the amount of snow the state has been receiving and seeing what it would do. He stated that there is a good amount of water and that it is tapering off. He added that the level of preparedness and urgency just became heightened. He reported that they met with stakeholders, the county, irrigation companies, UDOT, County Sheriff and other multiple cities regarding the snow melt. Together they've created a network to discuss solutions pertaining to the possibility of flooding.

John Schiess presented a graph regarding the snow water content (SNOTEL). He discussed the amount of water that is in the mountains. He compared water years from the past to present day and stated we are above historical maximums today with more water coming.

Mayor Frost mentioned how the Snowbird side affects the North Fork. It funnels through Tibble Fork and splits at the Timpanogos divide.

Mr. Schiess continued to present data of past years snow/rainfall and how it compares to now. He explained the process of maximum flow out of the canyon usually peaks at 2:00 am. He discussed preparations that are happening in the canyon to prevent flooding.

Mayor Frost asked Ms. Goebel-Canning to discuss what the city has done to prepare. She stated that Culinary/PI/Sewer & Drains department started checking and looking at the river in February. They've started clearing out the problematic areas and tearing down dams that beavers had built. She mentioned a plan that is in place that coordinates with the ambulance and police stations, there is on-call staff, and monitoring the river throughout the night.

Ashton Hardy and Jay Brems discussed help coming from the county and how the county and city will work together, the type of work and preparation being done by their departments, the type of equipment's that will be used, and how surrounding cities will be helping in the canyon in case of a flood.

The council and Mr. Schiess discussed the difference between 1983 and now and how things will be handled differently. He discussed the upper reservoir is in the debris basin and how it will fill up with rocks and debris and the agreement with the county is that along with 2 other cities and American Fork, we would clean that out regularly.

Mr. Schiess did state that the city needs the residents to understand that just because there is potential flooding doesn't mean the system will handle everyone using as much water as they want.

Council Member Shelton had concerns about the development down by the lake. Mr. Bunker replied that there were a series of pumps installed that will force the water up the Jordan River and pushing it to the Great Salt Lake. He added that the roads in that area are built up.

Chief Brems reported on the training they've been preparing for in case of flooding. He mentioned opening the EOC and how 100 North is their biggest concern because of the cross-section in that area. He added that a few crossings are vital, and they will keep their eyes on those. He felt that if the EOC needed to be opened and that Mayor Frost could do that and channel key players to the fire station under and having all communications in one spot. That way resources are not getting duplicated and can deploy key players where needed at the same time tracking it. If in case of a state or city emergency is declared, we can track it with forms, and potentially get reimbursed for all that cost through either the county or the state EOC, but it also opens the Big Brothers toolbox to county and state resources as well.

Council Member Shelton asked about calling for volunteers to come fill sandbags and things of that nature. Chief Brems replied that they have reached out to stake presidents and all other religious leaders to meet the 1<sup>st</sup> of May to get them into the fire station and get point of contact information as in block captains. He stated that they've created a serve program for when citizens that want to come help can and using county inmates to be deployed to fill sandbags.

Mayor Frost mentioned that a couple groups had reached out about helping, he stated that having them fill sandbags and put them in storage for when the time comes it is needed it can be pulled out ready to go. He added that meeting with religious leaders, a vast number of residents can be reached quickly through them.

#### 4. Discussion on the FY2024 Strategic Goals.

Camden Bird presented the strategic goals for the next fiscal years starting with Fiber.

- Fiber – Design and agreement with STRATA
  - Ordering product
  - High level and work towards low level design – grabbing all available mapping.
  - Process will be in October.
  - Funding – interlocal and value of that in conjunction with that going to bond market.
  - Construction to start next year.
  - Marketing – Pre-registrations

Council Member Carroll had concerns about the rate structures for residents. Mr. Bunker replied that it will be part of the marketing plan.

Mr. Bird went over the General Plan and invited Patrick O'Brien to report on that. Mr. O'Brien stated he drafted an RFP and will be looking at that to expand on. He mentioned he had been speaking with Don Wayne and Mr. Wayne let him know that there may be some technical assistant grant funding available for transportation and housing related projects, but that the funding cycle isn't until later in the year. He mentioned, depending on how the council feels on

that funding, they may look at shifting the time frame of what projects we will doing and if we don't want to get an RFP and just start the projects, we may lose the ability to capture funding due to the project has started. Mr. O'Brien stated that they essentially don't like to fund projects that are already begun. He asked about pausing on that for a moment to see if they could get some funding.

Discussion between Mr. O'Brien and Mr. Bunker ensued pertaining to MAG and the funding they can do and the difference with the TAG funding is the city would have to match their donation. Mr. O'Brien mentioned that they did struggle to get consultants for the RFP for the code rewrite but are looking at several different directions with that. He mentioned that the timeline would be pushing it back to the beginning of 2025 because it is an 18-month to 24-month process for a general rewrite.

Mr. Bird went over the bonding timeline under strategic goals to come up with a strategy and recommendations for the order and timing of these major projects and how to spread them out.

- Fire Station 53
- Fitness Center
- Public Works complex

He reported on the 30-acre property under master planning and the property acquisitions on the south side for park space and other needs the city may have.

Mr. Bird mentioned the Water Reuse program and asked Mr. Bunker if he could expand on that. Mr. Bunker discussed in detail about working with Timpanogos Special Service District to get that water as previously stated earlier when discussing the FY2024 Water/Sewer/Storm Drain.

Mr. Bunker did add that by doing it as a district level that means all cities would participate and will decrease the city's cost for the project and make it equitable district wide. The deadline is November 1<sup>st</sup>, when all things must be submitted to the Division of Water Rights. Discussion and questions ensued about the water reuse program amongst the council and staff.

Mr. Bird discussed the economic development section downtown revitalization. He mentioned the council wanted to do another study and added that the next steps are going to require funding and the possibility of property acquisition.

Council Member Shelton discussed elements that will draw people downtown either by improvements along the roadway, and redoing parks that will draw more people to that area. He added that some things are going to take a lift and proactive approach from the city.

Discussion amongst the council and staff ensued in detail about how to best do that and who would be able to do that job and what way to go about that and what that looks like pertaining to funding.

Mr. Bird continued with Organization by Development Process that deals with the new state mandate and changes regarding plat and site plan reviews. He mentioned the municipal code rewrite and hoping the developers understand the code, following it, and improving customer experience through training. He also mentioned making the development process easier to communicate with them.

5. Adjourn.

Meeting adjourned at 5:58 pm



Stephanie Finau, Deputy Recorder