

AMERICAN FORK CITY COUNCIL
MARCH 28, 2023
REGULAR SESSION MINUTES

Members Present:

Kevin Barnes	Council Member
Staci Carroll	Council Member
Ryan Hunter	Council Member
Rob Shelton	Council Member
Clark Taylor	Council Member

Members Absent:

Bradley J. Frost	Mayor
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Staff Present:

David Bunker	City Administrator
Patrick O'Brien	Development Services Director
Camden Bird	Assistant City Administrator
Terilyn Lurker	City Recorder
Derric Rykert	Community Services Director
Aaron Brems	Fire Chief
George Schade	IT Director
Cherylyn Egner	Legal Counsel
Kevin Doyl	Police Lieutenant
Susan Goebel-Canning	Public Works Director

Also present: Randy Spafford, Ken Berg, Mike Horan, Brent Skidmore, Tyler Skidmore, Doug Schneider, Katelyn Pedroza, and approximately 10 additional people.

The American Fork City Council held a public hearing in conjunction with the regular session on Tuesday, March 28, 2023, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

PUBLIC HEARING

- Receive public comment regarding the boundary line adjustment between American Fork City and Pleasant Grove City at approximately 1350 East 300 North consisting of approximately 0.0729 acres.

There were no public comments.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Taylor; roll call.
Mayor Pro Tem Taylor welcomed everyone to the meeting and excused Mayor Frost. Those present recited the Pledge of Allegiance and the invocation was offered by Mayor Pro Tem Taylor. Roll call was taken.
2. Presentation by URPA to Randy Spafford for a lifetime achievement award.
Bronco Hunter of URPA came forward to present Randy Spafford the Lifetime Achievement Award. Randy Spafford was being honored for all his hard work and

dedication for the residents of American Fork City. Derric Rykert expressed his appreciation for all Mr. Spafford has done for the city. Mayor Pro Tem Taylor echoed his appreciation for Mr. Spafford and noted the award was well deserved.

3. Twenty-minute public comment period - limited to two minutes per person.
There were no public comments.

4. City Administrator's Report
David Bunker had nothing to report.

5. Council Reports
Council Member Carroll expressed her appreciation for the training offered by the Fire Department this last week.

Council Member Barnes had nothing to report.

Council Member Shelton expressed his appreciation for Doug Schneider and Randy Spafford and for all their hard work for the city. He also appreciated the training offered by the Fire Department. He reported the upcoming budget was discussed at the North Pointe Solid Waste meeting.

Council Member Hunter also expressed his appreciation for the training offered by the Fire Department and noted it was an honor to participate. He stated he has gotten to know Randy Spafford over the years and commented that Mr. Spafford was top notch. For his committee report, the Parks and Recreation Committee was looking forward to seeing how the PARC Tax funds would be awarded. The audit committee was in the process of evaluating auditing firms and will hopefully have an update soon.

Mayor Pro Tem Taylor stated he gained a new perspective for the fire department and all they do. He appreciated all that went into the training experience.

6. Mayor's Report
Mayor Frost was not in attendance.

COMMON CONSENT AGENDA

(Common Consent is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the March 7, 2023, work session minutes.
2. Approval of the March 14, 2023, city council minutes.
3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$104,335.40 and issue a Notice of Acceptance for the 860 Place Plat C construction of public improvements located at 400 South 820 East.
4. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$11,147.50 and issue a Notice of Acceptance for the AF Crossing E2 construction of public improvements located at 950 West 950 South.
5. Approval of the authorization to release the Improvements Durability Retainer of \$26,934.15 for Autumn Crest located at 1000 East 1040 North.

6. Approval of the authorization to release the Improvements Durability Retainer of \$192,535.66 for Gardner Batt Warehouse located at 398 East 1100 South.
7. Approval of a Beer/Alcoholic Beverage license for Parkland USA Corporation, DBA Harts Gas and Food #80120, at 21 North 1020 West.
8. Ratification of city payments (March 8, 2023, to March 21, 2023) and approval of purchase requests over \$50,000.

Council Member Shelton moved to approve the common consent agenda as presented. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Ryan Hunter, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

ACTION ITEMS

1. Review and action on a resolution to accept/deny the petition for annexation of the Coleman Annexation, consisting of approximately 6.957 acres at 55 West 1500 South. Patrick O'Brien explained this was the petition for annexation of property on the corner of 1500 South and 100 West, which the council can accept or deny. The applicant has been made aware of the additional right-of-way and trail easement needed. If accepted, this annexation will move forward and would most likely come in under the Marina zone.

Council Member Shelton moved to adopt Resolution No. 2023-03-11R accepting the petition for annexation of the Coleman Annexation, consisting of approximately 6.957 acres at 55 West 1500 South. Council Member Barnes seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Kevin Barnes, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

2. Review and action on a proposed Land Use Map Amendment at approximately 9 West 1100 South, on approximately 4.35 acres: changing the Land Use Map from Residential Low Density to the Design Industrial Land Use designation. Council Member Shelton commented he was grateful the city would be looking at the general plan. He noted his concern with creating an island of residential there. Council Member Hunter stated he understood that north of 1100 South and West of 100 West would be residential.

Council Member Shelton moved to adopt Resolution No. 2023-03-12R approving the Land Use Map Amendment for the Deer Park property, located at approximately 9 West 1100 South subject to any conditions identified in the March 8, 2023, planning commission meeting. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Ryan Hunter, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

3. Review and action on a proposed Land Use Map Amendment at approximately 6595 North 6000 West, on approximately 8.15 acres; changing the Land Use Map from the Residential Low-Density designation to Design Industrial Land Use designation.
Mr. O'Brien reported the Planning Commission recommended denial, mainly because they felt residential should stay on the west of 100 West.

Council Member Carroll stated she was also concerned about the entire quadrant turned into industrial and was grateful for the delineation line.

Council Member Barnes asked if they spoke to the applicant about withdrawing the request. Mr. O'Brien explained the applicant did not want the city to deny the request, however, they would not withdraw the application. He noted the applicant will be moving forward with an annexation request. Mr. O'Brien also explained the city had been approached by a realtor for the property, and staff was upfront on the delineation of 100 West.

Council Member Carroll moved the deny the land use map amendment for Lake House Properties located at 6595 North 600 West. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	DENIED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Ryan Hunter, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

4. Review and action on a resolution approving an amendment to American Fork City's Bike and Pedestrian Plan to update the plan for future pedestrian infrastructure throughout the city.

Council Member Shelton appreciated the adjustment to the plan for abandoning the 150 East trail and moving it to 200 East. He wondered if they could continue that down 200 East. There was a short discussion on the bike and pedestrian trail along 200 East, which there were plans for that to continue to Forbes Elementary.

Council Member Shelton mentioned that he would like definitions to be clarified prior to approving the amendment. There was a discussion amongst the council regarding the definitions and proposed map and the need for updating the definitions as well as the map. It was noted that the approval before the council was for the map only.

There was also a discussion among council and staff on what was being moved and/or removed and the reasoning behind the changes. It was noted with addition of the 30-acre park on the south side of town, the city hoped to guide people to the park with the proposed trails. Regarding the Art Dye Trail, the location of the proposed trail was explained as well as what was currently in place.

It was noted that staff would bring back updated verbiage in the future regarding the definitions concerning the bike and pedestrian trails. This issue is a land use issue and will be presented to the planning commission.

Council Member Hunter moved to adopt Resolution No. 2023-03-13R approving the amendment for American Fork City's Bike and Pedestrian Plan, subject to all conditions identified in the public records of the March 8, 2023, planning commission meeting. Council Member Carroll seconded the motion.

Council Member Shelton noted he would be voting no as he felt the map should be simplified and so it was easier to see what was proposed and where. He also felt the definitions should be updated when the map was amended.

Mayor Pro Tem Taylor called for a vote on the motion. Voting was as follows:

RESULT:	APPROVED [4 TO 1]
MOVER:	Ryan Hunter, Council Member
SECONDER:	Staci Carroll, Council Member
YES:	Kevin Barnes, Staci Carroll, Ryan Hunter, Clark Taylor
NO:	Rob Shelton

5. Review and action on a Performance-in-Lieu Agreement with Goldcrest Homes American Fork, LLC regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with Beck Hillside Estates.
Council Member Carroll moved to approve the performance-in-lieu agreement with Goldcrest Homes American Fork, LLC for Beck Hillside Estates, upon receiving a warranty bond, and authorize the mayor to execute the documents. Council Member Barnes seconded the motion.

It was noted that the trail was moved to 200 East in anticipation of these changes.

Mayor Pro Tem Taylor called for a vote on the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Kevin Barnes, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

6. Review and action on an agreement for engineering services with Franson Civil Engineers for the design of the 100 E Waterline replacement project.
Council Member Shelton moved to approve the selection of Franson Civil Engineers for the design of the 100 East Watermain replacement design project as presented and authorize the city to sign the agreement. Council Member Hunter seconded the motion.

It was noted that the document stated the task orders available were at \$100,000 per year, but as the bid was \$105,000, that needed to be increased. With this exceeding \$100,000, it was brought to the council.

Council Member Shelton amended his motion to change the amount for task orders to \$105,000. Council Member Hunter agreed to the amendment. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Ryan Hunter, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

7. Review and action on the Water Banking Agreement for surface water shares with Layne Downs for 19.74 acre-feet of water.
Council Member Carroll moved to approve the water banking agreement for surface water shares with Layne Downs for 19.74 acre-feet of water and authorize the city to sign the agreement. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Ryan Hunter, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

8. Review and action on a resolution adopting the American Fork City Municipal Wastewater Planning Program for 2023.
Council Member Carroll moved to approve Resolution No. 2023-03-14R adopting the American Fork City Municipal Wastewater Planning Program for 2023. Council Member Barnes seconded the motion. voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Kevin Barnes, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

9. Review and action on a resolution approving an interlocal agreement with Utah County for the administration of the 2023 Municipal Elections.
Council Member Hunter moved to adopt Resolution No. 2023-03-15R approving the interlocal agreement with Utah County for administration of the 2023 Municipal Elections. Council Member Carroll seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ryan Hunter, Council Member
SECONDER:	Staci Carroll, Council Member
YES:	Barnes, Carroll, Hunter, Shelton, Taylor

10. Adjournment.
Council Member Hunter reported there were 13 international visitors to the city yesterday, in which he and Council Member Carroll were able to sit down and talk. It was impressive and a great opportunity to showcase the city.

Council Member Hunter moved to adjourn the meeting. Council Member Shelton seconded the motion. all were in favor.

The meeting adjourned at 8:20 p.m.



Terilyn Lurker, City Recorder