

AMERICAN FORK CITY
CITY COUNCIL MINUTES
JUNE 24, 2014

ATTACHMENTS (2)

PUBLIC HEARING

The American Fork City Council met in a public hearing on Tuesday, June 24, 2014, in the American Fork City Hall, 31 North Church Street, commencing at 7:20 p.m. Those present included Mayor James H. Hadfield, Councilman Carlton Bowen, Councilman Brad Frost, Councilman Robert Shelton, Councilman Jeff Shorter and Councilman Clark Taylor.

Staff present: Associate Planner Wendelin Knobloch
City Administrator Craig Whitehead
City Attorney (Civil) Kasey Wright
Deputy Recorder Terilyn Lurker
Finance Officer Cathy Jensen
Fire Chief Kriss Garcia
Librarian Kathy Goodwin
Police Chief Lance Call
Public Works Director Dale Goodman
Technology Director George Schade

Also present: Barbara Christiansen, B. Kay and Kathleen Hutchings, Jean Abram and Josh Walker

7:20 p.m. Receiving of public comment regarding changes to the current FYE June 30, 2014 City Budget.

Mayor Hadfield explained they were there to receive public comment regarding changes to the current FYE June 30, 2014 budget.

There were no public comments.

The public hearing ended at 7:21 p.m.

REGULAR SESSION

The American Fork City Council met in a regular session on Tuesday, June 24, 2014, at the Historic City Hall, 31 N. Church Street, commencing at 7:30 p.m. Those present included Mayor James H. Hadfield, Councilman Carlton Bowen, Councilman Brad Frost, Councilman Robert Shelton, Councilman Jeff Shorter, and Councilman Clark Taylor.

Staff present: Associate Planner Wendelin Knobloch
City Administrator Craig Whitehead
City Attorney (Civil) Kasey Wright
City Engineer Andy Spencer
Deputy Recorder Terilyn Lurker
Finance Officer Cathy Jensen

Fire Chief Kriss Garcia
Librarian Kathy Goodwin
Police Chief Lance Call
Public Works Director Dale Goodman
Senior Planner Adam Olsen
Technology Director George Schade

Also present: Barbara Christiansen, B. Kay and Kathleen Hutchings, Jean Abram, Josh Walker, two citizens and two scouts.

Mayor Hadfield welcomed everyone present. The Pledge of Allegiance was repeated and a prayer was given by Dale Goodman.

PRESENTATION OF THE STEEL DAYS GRAND MARSHALL AND REPORT FROM THE STEEL DAYS COMMITTEE REGARDING STEEL DAYS ACTIVITIES – Councilman Frost and Steel Days Committee

Councilman Frost turned the time over to Jean Abrams, chairperson of the Steel Days Committee.

Ms. Abrams stated the 2014 Steel Days would start on Saturday, July 12 with the Car Show and Car Cruise. This year, they will have the many regular activities as well as an Ugly Truck Contest. On Saturday, July 19, Steel Days will end with the Big Show Concert of the Flashback Brothers and the Fireworks show.

Ms. Abrams introduced the 2014 Steel Days Grand Marshalls: B. Kay and Kathleen Hutchings. They have been American Fork residents for many years, raising their six children here. They have owned American Fork Durfey's Dry Cleaners for four decades, until recently when their sons purchased the business from them. Mr. Hutchings has been a volunteer fireman with American Fork Fire Department beginning in 1978 for 30 years. In 1984, he became a City Councilman and in 1990 became Mayor of American Fork. Ms. Hutchings has been a great support in his business and community service as well as raising their six children. They have 14 grandchildren and 2 great-grandchildren.

The Steel Days Committee presented them as the 2014 Steel Days Grand Marshalls.

Ms. Hutchings stated she was grateful they had friends! Mr. Hutching stated he has been out-of-office for 20 years and it took all 20 years to get his friends back. Mr. Hutchings appreciated the Mayor and Council for all they do. He stated he appreciated his wife and all she has done for him.

Councilman Frost turned time over to Josh Walker. Mr. Walker stated that he was asked to report on donations and sponsorships. This year, they have more businesses participating than they have had in the past few years. He noted that the Bank of American Fork was coming in as the Title Sponsor and would be promoted as such. Other high-level sponsors are Central Bank and Security Service Federal Credit Union, and he was working with Iasis Hospital and Gunthers Comfort Air to sponsor as well. He was also working with a few other businesses to off-set

expenses. They are hoping to continue to gaining support to help with the different activities during Steel Days to work toward operating in the black.

Mayor Hadfield appreciated their work and service on the Steel Days committee.

SCOUTS

Mayor Hadfield thanked the scouts for coming and had them introduce themselves.

Troop 824 Collin Moore, Connor Moore

TWENTY-MINUTE PUBLIC COMMENT PERIOD – LIMITED TO TWO MINUTES PER PERSON

There were no comments.

CITY ADMINISTRATOR’S REPORT

Craig Whitehead had nothing to report.

COUNCIL REPORTS CONCERNING COMMITTEE ASSIGNMENTS

Councilman Bowen had nothing to report.

Councilman Frost thanked the Steel Days Committee. Jean Abram has been working with him since he has been assigned to the Steel Days Committee. It was good to work with people and to see their hard work and dedication. He was looking forward to Steel Days.

Councilman Frost read a “Thank You” card for the Mayor and City Council from Cory Wride’s family. The family expressed their gratitude for honoring Sgt. Wride at the recent Memorial Day Program commemoration and also the memorial plaque at Robinson Park.

Councilman Taylor stated he loved Steel Days and had many fond memories of Steel Days. He appreciated his hometown. He noted you take pride in your home and your hometown and come together and support each other and make things great. He was tickled to be part of this community. He appreciated Jean Abram and the others that spend their time on Steel Days.

Councilman Taylor reported that the ongoing litigation regarding the lights at Fox Hollow Golf Course Driving Range has been resolved. Lehi City was able to move the lights to the west so they do not shine on the houses in question. He noted there were many people who take advantage of the driving range at night.

Councilman Shelton reported that the Library Board was hosting a fund raiser Luau in August and more details would be forthcoming.

Councilman Shelton stated that tickets for the Steel Days Steak Fry with Chamber of Commerce can be purchased on the Chamber’s website.

Councilman Shelton commented that he attended the Cory Wride dedication early this evening. It was great to see the community get together to offer their support.

Councilman Shelton stated that he and Councilman Taylor have put together a meeting with the residents in the area of the Art Dye Park. That meeting will be next Wednesday and they will discuss the transportation issues.

Councilman Shorter reported that the Youth City Council was preparing for the Steel Days dance.

Councilman Shorter reported that “Concerts in the Park” was still being held every Monday night through July. He stated that the musicians do a great job, but there could be better attendance by the community. He encouraged everyone to attend the upcoming concerts.

MAYOR’S REPORT

Mayor Hadfield thanked Councilman Frost and the Cemetery Committee on the Memorial Day program. Tonight was the placement of the plaque and the unveiling of the monument for Cory Wride. There were four TV channels as well as newspaper representatives and he was asked to say a few words at the placement. He noted that there was a brotherhood amongst those who serve the citizens. Mayor Hadfield commented that American Fork lost a citizen, Jim Chipman, during the Vietnam Conflict; his plane was shot down and he was listed as Missing In Action. There was also a monument representing Mr. Chipman. He thanked the Cemetery Committee and many others for all their work in completing this act.

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 by the Mayor or a Councilmember and placed in the action items.)

1. Approval of the June 5, 2014 work session minutes
2. Approval of the June 10, 2014 city council minutes
3. Approval of the city bills for payment and purchase requests over \$25,000 – *Cathy Jensen*

Councilman Shelton moved to approve the common consent agenda. Councilman Taylor seconded the motion. The voting was as follows: Aye, Councilman Frost, Shelton, Shorter and Taylor. Nay, Councilman Bowen. The common consent agenda was approved as presented.

ACTION ITEMS

REVIEW AND ACTION ON A PROCLAMATION PROCLAIMING JULY 1-6 AS “INDEPENDENTS WEEK” – Mayor Hadfield

Mayor Hadfield wanted to give some background on this item. He explained that four times more money stays in Utah’s economy when citizens shop locally rather than at a national retailer. It strengthens neighborhoods and creates jobs and a sense of community. This proclamation was brought to the city by the nonprofit group Local First Utah, which has a mission to empower a movement to recognize the value and vitality of locally-owned, independent businesses.

Mayor Hadfield read the “Independents Week” proclamation (see ATTACHMENT #1).

Councilman Taylor moved to approve the “Independents Week” Proclamation. Councilman Shelton seconded the motion. All were in favor.

REVIEW AND ACTION ON A RESOLUTION APPROVING ADJUSTMENTS TO THE FISCAL YEAR ENDING JUNE 30, 2014 BUDGET

Mayor Hadfield explained this was a routine action item to balance the budget at the end of the fiscal year.

Councilman Shorter moved to adopt Resolution No. 2014-06-24R approving budget adjustments to the Fiscal Year ending June 30, 2014 budget. Councilman Taylor seconded the motion.

Councilman Bowen asked for clarification that they were amending the budget than ends June 30, 2014, and he was told that was correct.

Councilman Bowen stated that the last audit report indicated that the city was not in compliance with state guidelines regarding the Broadband fund and he asked what they needed to do to come into compliance. Mayor Hadfield answered that they paid off the broadband bond with fund balance, and as they sell dark fiber they are reimbursing the fund balance; that was what the auditor was referring to. Mayor Hadfield stated they continue to gain profit associated with the fiber and that goes back into the fund balance.

Councilman Bowen asked if that was the funds specifically for broadband. It was.

Councilman Bowen asked if there was a projection on how long it would take the City to come in to compliance. Ms. Jensen stated they were close to having a positive fund balance and they were aggressively working towards that. She did not have the information on the amount of negative fund balance with her but indicated she could get that information to Councilman Bowen. Ms. Jensen indicated that they have been in communications with the State and have kept them informed of American Fork’s goal and the State has been amenable to that.

Councilman Bowen stated that he understand that even after they have moved funds for street lights and other expenses, they still had \$200,000 surplus from sales tax. He asked if that was correct. Ms. Jensen explained that in the General Fund, they have received excess sales tax that have been used to offset the over-expenditures in some departments such as buildings and grounds, senior center, and recreation unexpected wages. Ms. Jensen stated a lot of the revenues were covering those expenditures. They were transferring funds from the General Fund to the Capital Improvements fund for the street lights purchase and some for road projects.

Councilman Bowen noted that was \$200,000 that was above and beyond what could have gone to roads. Ms. Jensen commented that part of what is being transferred is to cover some of the road projects.

Councilman Bowen stated that the money they were talking about was this current budget. Ms. Jensen stated that was correct, but the funds had to be expended by the end of June and there was no time for a road project.

Councilman Bowen commented that there was a \$700,000 surplus from sales tax revenue last year and after spending some of that there was a \$200,000 surplus this year. He would like to see more of that go toward roads, but he was glad to see the small increase in roads.

Mayor Hadfield called for a vote on the motion. Voting was as follows: Aye, Councilman Frost, Shelton, Shorter and Taylor. Nay, Councilman Bowen. The motion carried.

REVIEW AND ACTION ON A RESOLUTION APPROVING THE AMERICAN FORK STATION AREA PLAN AS PART OF THE AMERICAN FORK CITY GENERAL PLAN – Adam Olsen

Mayor Hadfield stated that this was the area around the front runner station. He noted he received a letter today from Matt Sibul of UTA and read the letter. See (ATTACHMENT #2).

Councilman Bowen asked Mr. Olsen whether there was any input from the community or potential developers. Mr. Olsen answered that a number of potential developers have given input and property owners have offered their support. Mr. Olsen explained that in the early stages there were a few requests by the developers and some changes were made; the developers were in support of this plan.

Councilman Shelton moved to adopt Resolution No. 2014-06-25R approving the American Fork Station Area Plan as part of the City of American Fork General Plan. Councilman Frost seconded the motion.

Councilman Frost asked if the Vineyard Corridor route had been established through UDOT. Mr. Olsen explained that the City has our own preferred alignment and this plan gave the City a leg up on our preferred alignment location.

Mayor Hadfield called for a vote on the motion. Voting was as follows: Aye, Councilman Bowen, Frost, Shelton, Shorter and Taylor. The motion carried.

Mayor Hadfield congratulated Mr. Olsen on his work. He attended the open houses and thought that it was great the wishes of the landowners and developers were taken into consideration.

REVIEW AND ACTION ON AN ORDINANCE ADOPTING THE AMENDMENTS TO SECTION 17.7.507.F.6.a.2 AND 17.7.507.F.8.b OF THE CITY OF AMERICAN FORK DEVELOPMENT CODE RELATING TO GARAGES IN PLANNED COMMUNITY DEVELOPMENT PROJECTS – Adam Olsen

Mr. Olsen explained that in the current wording of the code for Planned Community Development projects, there were two provisions for garage that contradicted each other. They took this to the Planning Commission to correct the problem. The Planning Commission wanted to make sure the Planned Community Zone does not become a sea of garage faces.

Councilman Taylor moved to approve Ordinance No. 2014-06-23 adopting amendments to Section 17.7.507.F.6.a.2 and 17.7.507.F.8.b. of the City of American Fork Development Code relating to garages in planned community development projects. Councilman Shelton seconded the motion. Mayor Hadfield called for a vote on the motion. Voting was as follows: Aye, Councilman Bowen, Frost, Shelton, Shorter and Taylor. The motion carried.

REVIEW AND ACTION ON THE AWARD OF A CONTRACT FOR THE MASTIC BOND SEAL TO PRECISION ASPHALT MAINTENANCE, INC. IN THE AMOUNT OF \$25,520. –

Dale Goodman

Dale Goodman explained this was part of the pavement management plan. It was a relatively new product that the City has not used before, but other communities have used it for about three years. He stated that they would apply this product to the new asphalt along 700 East and along 100 East by the freeway to see how well the product works. They did not want to put a lot of money into a product they have not tested and does not have a long history. Mr. Goodman stated that this was supposed to help with heavier vehicles and faster traffic.

Councilman Shorter moved to approve the contract award for the Mastic Bond Seal to Precision Asphalt Maintenance, Inc. in the amount of \$25,520 for approximately 22,000 square yards of material including installation. Councilman Frost seconded the motion.

Councilman Bowen stated he was grateful they were doing what they could to preserve the roads, but he questioned how long it would take for them to know whether or not this was a better product. Mr. Goodman stated that there was a five year guarantee and there were people who have used this for three years; the City wants to monitor those roads and our roads to see how well the product holds up. Mr. Goodman explained that the idea of putting this on new asphalt was so that the new roads would remain youthful and pliant and less likely to crack; the coat would absorb the UV rays and keep out the rain, extending the life of the road.

Councilman Bowen liked that they were trying a couple of different methods such as the High Density Mineral Bond. Councilman Bowen stated he wanted to do a personal comparison of the roads and asked which roads had the High Density Mineral Bond on them. It was noted that there were many different roads, it wasn't a specific area.

Mayor Hadfield called for a vote on the motion. Voting was as follows: Aye, Councilman Bowen, Frost, Shelton, Shorter and Taylor. The motion carried.

REVIEW AND ACTION REGARDING APPROVAL OF A RESOLUTION ALLOWING EXCESS GENERAL FUND, FUND BALANCE TO BE TRANSFERRED TO THE CAPITAL IMPROVEMENT FUND – Cathy Jensen

Mayor Hadfield stated that there was an existing Resolution approved in 2011 that allowed for up to 18% fund balance. State law now allows municipalities to have up to 25% in fund balance.

Councilman Shelton moved the approve Resolution No. 2014-06-26R allowing the Finance Officer to transfer fund balance exceeding the State mandated limits to the Capital Improvement Fund, to be allocated at a future date as part of the budget process.

Councilman Bowen asked for an amendment to the motion, but was told that the motion had not been seconded yet.

Councilman Taylor seconded the motion.

Councilman Bowen asked that they amend the motion to allocate 80% to the road fund instead of having it allocated at a future meeting.

Councilman Bowen clarified that these were surpluses above and beyond the 25% fund balance. Mayor stated it was above and beyond the 18% so they could get closer to 25%.

Councilman Bowen stated he wanted to add after the comma “to be allocated 80% to the road fund and the remaining to be allocated at a future date.”

Mayor Hadfield asked how the Council felt.

Councilman Frost stated that he was comfortable with the original motion.

Mayor Hadfield stated that staff should have latitude. If they require 80% to go to roads, it tied staff's hands and slowed down the process to function as a city.

Mr. Whitehead agreed and commented that anytime they have excess fund balance, it goes into the capital improvements budget which could be streets or something that came up unexpectedly. He recommended approving the resolution as is.

Councilman Shorter noted that he liked the idea of having more funds go toward roads, but he did not like not having their hands tied.

Mayor Hadfield stated that in 2015 they were looking at major street renovations. He asked Mr. Goodman to report to the Council at the next work session what was on the radar over the next year for road improvements.

Councilman Bowen stated that they talked about needing flexibility, but they already have a 18% fund balance which was for the unexpected; this was money above and beyond that.

Councilman Shelton stated that if they have to convene a council meeting for day-to-day operations, they start to impose inefficiencies in government. It was wise to step forward in the right direction. They have a capital improvements plan and when they have an excess it goes to the next project in line. This was money that may never be needed, but they need to keep funds in the rainy day fund.

Mayor Hadfield called for a vote on the original motion approving the resolution. The voting was as follows: Aye, Councilman Frost, Shelton, Shorter and Taylor. Nay, Councilman Bowen. The motion carried.

Mayor Hadfield stated they would extend the fund balance to 25%.

ADJOURNMENT

Councilman Frost moved to adjourn the meeting. Councilman Shorter seconded the motion. Voting was as follows: Aye, Councilman Bowen, Frost, Shelton, Shorter and Taylor. The motion carried.

The meeting adjourned at 8:22 p.m.



Terilyn Lurker
Deputy Recorder

Independents Week PROCLAMATION

Whereas, Independents Week provides a time to celebrate the independence of the member of the community of American Fork City and the entrepreneurial spirit represented by our core of local independent businesses; and

Whereas, the individual decisions every community member makes today affect the future of American Fork City; and

Whereas, American Fork City's local independent businesses help preserve the uniqueness of the community and give us a sense of place; and

Whereas, American Fork City's core of independently-owned businesses give back to this community in goods, services, time and talent; and

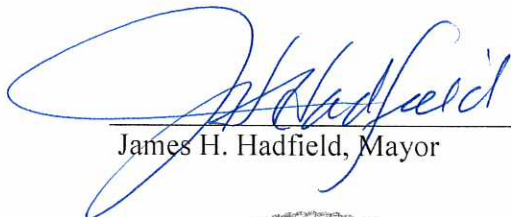
Whereas, the health of American Fork City's economy depends on our support of businesses owned by our friends and neighbors; and

Whereas, American Fork City's independent business owners and employees enrich community members' shopping experiences with their knowledge & passion;

Therefore, as we celebrate Independents Week 2014, we acknowledge that the ability to choose the direction of American Fork City lies within each of us.

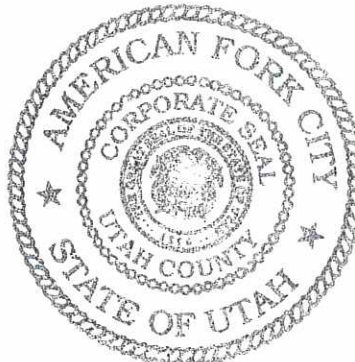
NOW, THEREFORE, I, James H. Hadfield, Mayor of the City of American Fork, do hereby proclaim the week of July 1-7 2014, as: "Independents Week" and salute our community members and locally owned independent businesses who are integral to the unique flavor of American Fork City and honor their efforts to make American Fork City the place we want to live and work.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of American Fork to be affixed this 24 day of June, 2014


James H. Hadfield, Mayor

ATTEST:


Terilyn Lurker, Deputy Recorder





669 West 200 South

Salt Lake City, UT 84101

June 19, 2014

American Fork Mayor and City Council
51 East Main Street
American Fork, UT 84003

RE: American Fork Station Area Plan

Dear Mayor Hadfield and City Council Members,

UTA is excited to see the steps American Fork has taken to plan for and accommodate future growth around the American Fork FrontRunner Station. This kind of forward thinking and planning will provide numerous benefits to the region and your community and further enhance the significant transit investments that have been made. Adopting the American Fork Station Area Plan is a remarkable first step is ensuring that new development meets growing market demand in northern Utah County while maintaining an appropriate development scale for the area and encouraging the type of economic development that will benefit American Fork for many more decades.

UTA recognizes the importance of creating sustainable, mixed use, developments that bring new economic development, enhance connectivity, and provide transportation and housing choices for all lifecycle stages. We were a proud partner in the development of this plan and will continue to offer our full support in its development and implementation.

Respectfully,

A handwritten signature in blue ink, appearing to read "Matt Sibul", is written over a faint, larger version of the same signature.

Matt Sibul
Chief Planning Officer