



Members Present:

Bradley J. Frost	Mayor
Staci Carroll	Council Member
Ryan Hunter	Council Member
Tim Holley	Council Member
Ernie John	Council Member
Clark Taylor	Council Member

Staff Present:

David Bunker	City Administrator
Terilyn Lurker	City Recorder
Derric Rykert	Community Services Director
Patrick O'Brien	Development Services Director
George Schade	IT Director
Heather Schriever	Legal Counsel
Stuart Fore	Police Lieutenant
Sam Kelly	PW Director
Bronte Stevens	Communications Specialist

Also present: Ken Berg, Josh Walker, and one additional person

The American Fork City Council held a public hearing in conjunction with the regular session on Tuesday, March 25, 2025, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

PUBLIC HEARING

- Receive public comments on the vacation of a portion of a public utility easement at 579 West 1060 North.

There were no public comments.

- Receive public comments on the vacation of a portion of a public right-of-way located at approximately 350 South 900 West.

There were no public comments.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Hunter; roll call.
Mayor Frost welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and the invocation was offered by Council Member Hunter. Roll call was taken.

2. Twenty-minute public comment period - limited to two minutes per person.
There were no public comments.
3. City Administrator's Report
David Bunker had nothing to report.
4. Council Reports
Council Member Hunter had nothing to report.

Council Member Holley reported the Beautification Committee has met and were finalizing plans for Arbor Day. He noted it was the Arborist Ben Ash's last week, and he expressed his appreciation for all of Ben's work.

Council Member John had nothing to report.

Council Member Carroll reported there have been two weeks of PARC Tax presentation and she was impressed with the number of people in the community doing good things. While there were not enough funds to fund each request, the PARC Tax Advisory board will be deliberating over the next few weeks.

Council Member Taylor expressed his appreciation to Lt. Fore, who would be retiring shortly, for his service to American Fork City.

5. Mayor's Report
Mayor Frost reported the city was trying to locate any World War II veterans living within the city, as they wanted to recognize them.

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 4, 2025, work session minutes.
2. Approval of the March 11, 2025, city council minutes.
3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$41,246.56 and issue a Notice of Acceptance for the Freeman Project construction of public improvements located at 19 North 900 West.
4. Acceptance of a warranty deed and temporary construction easement from Christopher Hayes for property located at 591 East 300 North.
5. Ratification of city payments (March 5, 2025 to March 18, 2025) and approval of purchase requests over \$50,000.

Council Member Taylor moved to approve the common consent agenda. Council Member John seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Taylor, Council Member
SECONDER:	Ernie John, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

ACTION ITEMS

1. Review and action on the appointment of Olivia Merrill to the Historic Preservation Commission, with a term ending 2027.
Council Member Holley commented this is the 5th American Fork City resident that will be on the commission, and this will help them re-certify with the state.

Council Member Carroll moved to approve the appointment of Olivia Merrill to the Historic Preservation Commission with a term ending 2027. Council Member Taylor seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Clark Taylor, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

2. Review and action on an ordinance approving the vacation of a portion of a public utility easement located at 579 West 1060 North as part of Lot 9 of the Lakeview Farms Plat "B" Subdivision.

Council Member John moved to adopt Ordinance No. 2025-03-10 approving the vacation of a portion of the public utility easement for the Lot 9 of the Lakeview Farms Plat "B" Subdivision, located at 579 West 1060 North. Council Member Taylor seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ernie John, Council Member
SECONDER:	Clark Taylor, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

3. Review and action on an ordinance approving the vacation of a portion of a public right-of-way located at approximately 350 South 900 West.

Sam Kelly explained that the city was notified by Rocky Mountain Power that they have utilities in the area, so the city will need to record a public utility easement prior to vacating the right-of-way.

Council Member Holley moved to table approval of the partial right-of-way vacation at 350 South 900 West 900 West related to the Lakeshore Landing Subdivision Plat and to table authorizing the city to sign all necessary documents. Council Member John seconded the motion.

Ken Berg commented that the city had vacated a portion of the right-of-way along 900 West a couple of years ago, but this piece had fallen through the cracks. When the plat was prepared, it was done according to where the right-of-way line should have been. He pointed out that Rocky Mountain Power does have a power box in that location, but it is already on private property without an easement. He further explained that they are asking for the vacation of the right-of-way so they can record the plat, which does include a public utility easement over the area that is not a building.

It was decided the city would need to accept a public utility easement and then vacate the right-of-way so the plat could be recorded.

Mayor Frost called for a vote on the motion. Voting was as follows:

RESULT: TABLED [UNANIMOUS]
MOVER: Tim Holley, Council Member
SECONDER: Ernie John, Council Member
YES: Carroll, Hunter, Holley, John, Taylor

4. Review and action on a resolution approving a land use map amendment, known as Strata Investments, located at approximately 195 East 600 South. On approximately 2.40 acres, the property proposes to change from the Design Commercial designation to the Design Industrial land use designation.

Council Member Holley moved to adopt Resolution No. 2025-03-04R approving the land use map amendment, located at 195 East 600 South, from the Design Commercial to the Design Industrial Land Use designation. Council Member Taylor seconded the motion. Voting was as follows:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ryan Hunter, Council Member
SECONDER: Clark Taylor, Council Member
YES: Carroll, Hunter, Holley, John, Taylor

5. Review and action on an ordinance approving a zone change, known as Strata Investments, located at approximately 195 East 600 South. On approximately 2.40 acres, the property proposes to change from the General Commercial (GC-2) Zone to the Planned Industrial (PI-1) Zone.

Council Member Hunter moved to adopt Ordinance No. 2025-03-11 approving the zone map amendment, located at 195 East 600 South, from the GC-2 Planned Commercial zoning designation to the PI-1 zoning designation. Council Member Holley seconded the motion. Voting was as follows:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ryan Hunter, Council Member
SECONDER: Tim Holley, Council Member
YES: Carroll, Hunter, Holley, John, Taylor

6. Review and action on approval of the real estate exchange agreement with NBFF Property LLC, Harbor View Development LLC, Rammell Prospective LLC, Russgan LLC, NPF Investments LLC and Walking the Wire LLC. for Lake Shore Drive. Council Member Hunter expressed his appreciation in getting this accomplished as construction of this road was essential to alleviate the traffic congestion.

Council Member Hunter moved to approve the real estate exchange agreement with NBFF Property LLC, Harbor View Development LLC, Rammell Prospective LLC, Russgan LLC, NPF Investments LLC and Walking the Wire LLC for Lake Shore Drive, subject to final approval and recording of the Harbor Road Plat E and Julie Clark Annexations. Council Member John seconded the motion. Voting was as follows:

RESULT: APPROVED [UNANIMOUS]
MOVER: Ryan Hunter, Council Member
SECONDER: Ernie John, Council Member
YES: Carroll, Hunter, Holley, John, Taylor

7. Review and action on an ordinance approving the Harbor Road Plat E Annexation, consisting of approximately 90.27 acres at 500 West 1100 South, including the ordinance of annexation, annexation agreement, road dedication plats, and placement of the property in the Shoreline Protection and PR-3.0 zone.

Council Member Carroll moved to adopt Ordinance No. 2025-03-12 approving the Harbor Road Plat E Annexation, consisting of approximately 90.27 acres at 500 West 1100 South, including the ordinance of annexation, annexation agreement, road dedication plats, and placement of the property in the Shoreline Protection and PR-3.0 zones, and authorize the city to sign necessary documents, subject to approval and recording of the real estate exchange agreement with NBFF Property LLC, Harbor View Development LLC, Rammell Prospective LLC, Russgan LLC, NPF Investments LLC and Walking the Wire LLC. for Lake Shore Drive, and approval and recording of the Julie Clark Annexation. Council Member Hunter seconded the motion.

Council Member Hunter stated he loved the idea they were expanding to single family homes; it was important to him that the home spread out in the area.

Mayor Frost called for a vote on the motion. Voting was as follows:

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

8. Review and action on an ordinance approving the Julie Clark Annexation, consisting of 22.90 acres at approximately 400 West 1400 South, including the ordinance of annexation, annexation agreement, road dedication plat, and placement of the property in the Shoreline Protection zone.

Council Member Taylor moved to adopt Ordinance No. 2025-03-13 approving the Julie Clark Annexation, consisting of 22.90 acres at approximately 400 West 1400 South, including the ordinance of annexation, annexation agreement, road dedication plat(s), and placement of the property in the Shoreline Protection zone, and authorize the city to sign necessary documents, subject to approval and recording of the real estate exchange agreement with NBFF Property LLC, Harbor View Development LLC, Rammell Prospective LLC, Russgan LLC, NPF Investments LLC and Walking the Wire LLC. for Lake Shore Drive, and approval and recording of the Harbor Road Plat E Annexation. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Clark Taylor, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

9. Review and action on approval of a contract with American Fork Chamber of Commerce for the management of the Steel Days celebration.

It was noted a few minor changes had been made to the agreement and the modified agreement was sent to the council earlier in the day.

Council Member John moved to approve the agreement with the Chamber of

Commerce for management of Steel Days 2025. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ernie John, Council Member
SECONDER:	Ryan Hunter, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

10. Consideration and action to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205.
Council Member Hunter moved to enter into a closed session at 7:32 p.m. Council Member Taylor seconded the motion.

Mayor Frost announced the closed session would convene in the downstairs workroom. At the end of the closed session, they would open the door and end the meeting at that location.

Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ryan Hunter, Council Member
SECONDER:	Clark Taylor, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

The city council entered into a closed session to discuss pending or reasonably imminent litigation and the purchase or sale of real property at 7:39 p.m. Those present included Mayor Frost, Council Member Carroll, Council Member Holley, Council Member Hunter, Council Member John, and Council Member Taylor. Also present included City Administrator David Bunker, City Attorney Heather Schriever, Development Services Director Patrick O'Brien, and City Recorder Terilyn Lurker.

Pending or reasonably imminent litigation and the purchase or sale of real property was discussed and audio recorded as required by law.

Council Member Holley moved to end the closed session and return to open meeting at 8:28 p.m. Council Member John seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Holley, Council Member
SECONDER:	Ernie John, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

11. Adjournment.
Council Member John moved to adjourn the meeting. Council Member Taylor seconded the motion. All were in favor.

The meeting was adjourned at 8:28 p.m.



Terilyn Lurker, City Recorder