



AMERICAN FORK CITY COUNCIL
MAY 27, 2025
CITY COUNCIL MINUTES

Members Present:

Bradley J. Frost	Mayor
Staci Carroll	Council Member
Tim Holley	Council Member (participated electronically)
Ryan Hunter	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
Christina Tuiaki	Executive Assistant
Anna Montoya	Finance Officer
George Schade	IT Director
Heather Schriever	Legal Counsel
Cameron Paul	Police Chief
Sam Kelly	PW Director

Also present: Ken Leetham, Jared Belnap, Jeff Gray, Linyan Qin, David Brailsford, Seth Stewart, and fifteen additional citizens.

The American Fork City Council held a public hearing in conjunction with the regular session on Tuesday, June 10, 2025, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Mayor Frost welcomed everyone to the meeting. He noted that Council Member Holley would be participating via telephone. Council Member Holley explained he was in Germany for his Marine Reserve drill.

PUBLIC HEARING

Receive public comments on a code text amendment of Section 9.15.010, titled Public Disturbances.

Mayor Frost stated the city was considering moving the time to begin at parks to 6:00 a.m. and invited the public to make comments.

Steve Lemon. Mr. Lemon, along with the group of citizens behind him, were pickleball players. They are grateful for the pickleball courts at Hindley Park and noted they were well used. Mr. Lemon commented that many of them must leave at 7 a.m., so the only time they have time to play was between 6 a.m. and 7 a.m. They tried to go at 6 a.m. but unfortunately the police were called. They have decided to ask the city council to change the public disturbance ordinance to allow them to begin playing at 6 a.m. The pickleball courts at Art Dye are busy and they are unable to play in the morning.

Mayor Frost asked those in attendance if they had anything additional to comment. There were about fifteen citizens in agreement with Mr. Lemon's comments.

Tami Lemon thanked the council for the bathrooms at Hindley Park, which stopped kids from coming to her house asking to use their bathroom.

Receive public comments on the fiscal year ending June 30, 2026, city budgets.

There were no public comments.

Receive public comments on the FY 2026 American Fork Municipal Officers compensation increases.

David Bunker explained that the state legislature passed a law requiring municipalities to identify the increase for public officers within the city, which includes officers such as the treasurer, the administrator, assistant administrator, and public officials. Mayor Frost noted that while city employees would receive compensation increases, the mayor and council would not.

There were no public comments.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member John; roll call.
Those present recited the Pledge of Allegiance and the invocation was offered by Council Member John. Roll call was taken.
2. Presentation of the Manager of the Year Award to David Bunker.
Mayor Frost stated that the mayor and council are not full-time positions, and running a city takes wonderful employees. He stated American Fork City has the best city manager in the state of Utah, and they nominated David Bunker as the Utah City and County Management Association Manager of the year. He invited Ken Leathem and Andy Welch, part of Utah City Managers Association, forward to present the award.

Mr. Leathem stated they are board members of the Utah City and County Management Association. He explained what the association does, which is to increase knowledge and ability of local government, promote exchange of information between members, to support the functions and aim of the association, and to promote the concept of

professional local government management. He commented that elected officials work with paid, professional staff to accomplish all that needs to be done. He noted that the International City Management Association has seven core beliefs, of which he wanted to mention three of them. They are public service, ethics, and promoting professional local government management. Mr. Leathem stated this award program was created to recognize excellence in government leadership. There were ten leaders nominated, and a group of managers and retired managers evaluated each nomination and chose to recognize David Bunker as the 2025 Manager of the Year.

Andy Welch read the nomination letter written by Mayor Frost.

Mr. Bunker expressed his appreciation for Mr. Leathem and Mr. Welch for coming to represent this award. He appreciated the Utah City and County Management Association, which is full of incredible people to whom he looks up to. It was humbling to receive this award. Mr. Bunker stated he loves working with the mayor and council. He grew up in American Fork, and he feels an obligation to give back to the community that helped shape him. He loves American Fork City and the residents, as well as the staff members he gets to work with. It takes a group of people to accomplish it all.

3. Twenty-minute public comment period - limited to two minutes per person.

David Brailsford. Mr. Brailsford stated he grew up in American Fork south of the library. He commented that as many know, the old Fitzen home burned down. After talking with his childhood friend, Whit Fitzen, they talked about the possibility of the city acquiring the land to add to the Centennial Park. The city has done a fantastic job with the cemetery, and he felt the city could do an excellent job with the property as there are historical aspects to that property.

4. City Administrator's Report

Mr. Bunker gave a shout out to the neighboring communities that supported American Fork in the fire on Saturday. Last week, Cedar Hills held their family festival, which takes a lot of our public safety personnel. The city had to call upon Lehi, Lone Peak, and Pleasant Grove to assist with the fire. He expressed his appreciation for their assistance.

5. Council Reports

Council Member Hunter loved recognizing those who put others before themselves, like fire personnel. His heart goes out to the family who lost their home. There were a lot of good community memories at that property. He was grateful to the passerby who alerted the family to the fire. He stated he would love to see if there was an opportunity to expand Centennial Park. This is why he loves American Fork. Council Member Hunter stated that Mr. Bunker was the epitome of community. He stated that Mr. Bunker works long hours and has done an amazing job; the city is a better place with him at the helm. He stated there was a difference between their governing role and Mr. Bunker's job of

managing the affairs of the city, and he was proud of the fantastic job Mr. Bunker has done.

Council Member Holley thanked those who ran and worked the Memorial Day Program, specifically the cemetery committee. He congratulated Mr. Bunker for the award and all he does for the city.

Council Member John thanked Mr. Bunker for everything he does for the city, pointing out Mr. Bunker was always there to assist staff when needed. He knows he has the right people in place and is there for support. He stated he sees our public safety personnel and commented they do a fantastic job of taking care of the residents.

Council Member Carroll acknowledged the students at American Fork High School for their state championships. She stated it makes her happy that the citizens recognized Hindley Park was bringing light to the area, as the council and staff identified that area as wanting to have improvements there. Council Member Carroll congratulated Mr. Bunker on his award and stated he has done a great deal of things.

Council Member Taylor commented that when the city started the PARC Tax, one of the things he continually pitched was restrooms, as there were only a couple of parks with restrooms. It is fantastic to have those facilities available. He appreciated the residents for being here and expressing their opinions. Council Member Taylor also congratulated Mr. Bunker on this award. He does a tremendous job.

6. Mayor's Report

Mayor Frost stated it was fun to surprise Mr. Bunker with the well-deserved award in St. George. Mayor Frost commented that with the fire at Fitzen's Gardens, he was notified of the fire when it first started, and he watched social media mourn over what was happening. He commented that the city's fire crew was spent fighting that fire. He thanked them all for their work, for being there for the good and the bad. Additionally, public safety personnel had Fork Fest in addition to the Cedar Hills celebration during this same time. Mayor Frost stated that Miss American Fork left to compete in Salt Lake for Miss Utah earlier, and there were about fifty people there to support her. American Fork is a wonderful place because of community.

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 April 22, 2025, city council minutes.
2. Approval of the May 6, 2025, work session minutes.
3. Approval of the May 13, 2025, city council minutes.
4. Approval of the May 20, 2025, work session minutes.

5. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$99,349.50 and issue a Notice of Acceptance for the Walton Lane Townhomes construction of public improvements located at 841 East 700 South.
6. Approval of the authorization to release the Improvements Durability Retainer of \$26,140.75 for 860 Place Plat B, located at 400 South 860 East.
7. Approval of an alcoholic beverage license for MMC American Fork LLC, DBA Mr. and Mrs. Crab Juicy Seafood & Bar, located at 466 North 900 West Suite C.
8. Ratification of city payments (May 21, 2025, to June 3, 2025) and approval of purchase requests over \$50,000.

Mayor Frost noted there were minor corrections to the May 6th meeting minutes.

Council Member Taylor moved to approve the common consent agenda with the minor corrections to the May 6, 2025, minutes. Council Member Hunter seconded the motion. Voting was as follows:

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

ACTION ITEMS

1. Review and action on an ordinance approving a code text amendment for Section 9.15.010, known as Disturbing the Peace, and Section 9.15.020, known as Exemptions to Public Disturbances.

Mayor Frost explained approval of the ordinance would change the time to 6:00 a.m. in the parks. It was also important to allow Fox Hollow Golf Course to be allowed to maintain the property outside of stated hours.

Council Member Taylor moved to adopt Ordinance No. 2025-06-18 approving a code text amendment for Section 9.15.010, known as Disturbing the Peace, and Section 9.15.020, known as Exemptions to Public Disturbances. Council Member John seconded the motion.

Council Member John stated when the pickleball courts went in, he thought it was crazy, but he was very wrong. He has seen a real change since COVID, with more people at Art Dye Park in the early hours of the morning. Council Member John felt this was a good move.

Mayor Frost called for a vote on 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

2. Review and action on an ordinance approving a code text amendment for Section 13.94.040, known as Storm Water System Design and Management Standards of the American Fork City Municipal Code.

Sam Kelly, Public Works Director, stated the code text amendment was to add requirements to individual lot retention/detention systems to have those included on plat maps, to clarify the property owners need to be aware of the runoff, and to clarify geotechnical references needed to be current when development occurs.

Mr. Kelly stated that at the planning commission meeting, they wanted to modify language, which was not included in this draft. The commission member added language that staff members were not in favor of. Staff wanted to let people be aware of the development but not hold up development. Ms. Schriever stated the language proposed for Section 13.94.040(a)(4) had language that would require proof that downstream water users were notified of the development and that they agreed to the terms. The concern was downstream water users being allowed to weigh in on development. Another concern was the application of this requirement by the applicant and the city. She re-iterated that staff were not recommending adoption of that language.

Council Member Carroll asked how that would mix with what was proposed by Mr. Frandsen. Mr. Schriever could not speak directly, but the provisions in place now would allow the developer to make reasonable inquiries to let others know that the development is moving forward and give them the opportunity to contact staff. It was noted that downstream water users would still be able to access the water they have the right to access, even if the water is re-routed.

Council Member John commented that all the people that needed to be informed are informed. It gets sticky with the sloughs on the south side of town. The language is more than adequate, and he disagreed with the language Mr. Frandsen asked for.

Council Member Hunter asked what they meant by re-routing. Mr. Kelly stated if someone wanted to develop their vacant property, they would have to coordinate with any downstream users so they were to get the water they should get by routing it around their property. The design would have to allow for the downstream users to get their water. Council Member Hunter wanted to make sure the farmers received their water.

Council Member Carroll read from Section 13.94.040(D)(3) where it states that “runoff rates from one lot to another shall not exceed pre-existing conditions, 100-year historical runoff flow rates, or increase in such a manner that may unreasonably and unnecessarily

cause greater harm than before.” She noted that the addition of (D)(4) states it is to prevent any runoff. She felt that was contradictory. Mr. Kelly explained this was in the hillside type developments, where water naturally comes off the hillside. They wanted to make sure that homeowners are not adding to the normal water such as impervious areas.

Council Member Hunter asked if the city was held to the same standard, so the city was not pushing water onto a residential property. Mr. Kelly stated the city was held to the same standard, and he noted there were nuisance areas where they are trying to work to where they can manage a 10-to-20-year event. Mr. Kelly further stated that a detention facility would manage a 20-year event, but in a 100-year event their site takes the water to the roadway. They do have a standard to adhere to, but they do not design the system for a 100-year event.

Mr. Kelly stated when they talk about the Geotech, they want to make sure the sumps are sized appropriately, and sites are balanced and can manage the water.

The council and staff discussed options for potential changes to the ordinance to eliminate any potential contradictory language. While some did not feel there was a contradiction, they felt a change would be appropriate. Ms. Schriever suggested they add subsection (D)(3) as an introductory clause to subsection (D)(4); that would not change the intent of the ordinance.

Council Member Carroll moved to adopt Ordinance No. 2025-06-19 approving the code text amendment to Section 13.94.040, titled Storm Water System Design and Management Standards, in addition to adding the verbiage in Section (D)(4) the words “subject to section (3)” with instructions to the city recorder to withhold publication of the ordinance subject to all conditions identified in the public record of the March 19, 2025, planning commission meeting except for the verbiage that the planning commission added. Council Member Taylor seconded the motion. Voting was as follows:

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

3. Review and action on a resolution approving the 2025-2026 General Fee Schedule.
Mayor Frost explained this was brought to the work session and small modifications were made.

Council Member John stated he did have a question on the boat harbor fees, noting he wanted to make sure the fees were appropriate. He looked at the fees at other marinas and wanted to make sure the fees were balanced between residents and non-residents. Council

Member Hunter liked keeping the resident fees lower than non-residents, and he would be in favor of increasing the non-resident annual pass.

There was a discussion on the fees the council felt they should charge. It was noted that the daily price would be difficult to check for daily passes, but they can check on the annual pass. Staff felt they did not want to price themselves out but agreed that the non-resident rate should be higher. Mr. Rykert reported the annual rates for Lindon Marina was a \$100 flat rate) and Saratoga Springs was \$50 for resident/\$75 for non-resident. Further discussion was held on the fees to charge. The ratio of those with annual passes was 80% resident and 20% non-resident.

Council Member Hunter moved to adopt Resolution No. 2025-06-10R approving the FY2026 General Fee Schedule with the change to the boat harbor annual pass to \$75 a year for residents and \$125 a year for non-resident. Council Member John seconded the motion. Voting was as follows:

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

4. Consideration and action to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205.

Mayor Frost explained they would meet downstairs where they would conduct the closed session to discuss real estate. At the end of the closed session, they will open the doors and reconvene in an open session to close the council meeting.

Council Member Taylor moved to enter into a closed session at 8:21 p.m. to discuss real estate. Council Member Hunter seconded the motion. Voting was as follows:

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

The City Council met in a closed session in a downstairs workroom to discuss real estate at 8:29 p.m. Those present included Mayor Frost, Council Member Carroll, Council Member Hunter, Council Member John, and Council Member Taylor. Also present included City Administrator David Bunker, City Attorney Heather Schriever, and City Recorder Terilyn Lurker. Council Member Holley was excused.

The sale and/or purchase of real estate was discussed and audio recorded as required by law.

**Council Member Taylor moved to re-convene in an open meeting at 8:59 p.m.
Council Member John seconded the motion. Voting was as follows:**

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

5. Adjournment.

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

The meeting was adjourned at 8:59 p.m.



Terilyn Lurker, City Recorder