



AMERICAN FORK CITY COUNCIL
AUGUST 12, 2025
CITY COUNCIL MINUTES

ATTACHMENT*

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
Camden Bird	Assistant City Administrator
Terilyn Lurker	City Recorder
Derric Rykert	Community Services Director
Patrick O'Brien	Development Services Director
Christina Tuiaki	Executive Assistant
Anna Montoya	Finance Officer
Aaron Brems	Fire Chief
Joey Byington	Fitness Center Superintendent
Ellie Chatterley	Fitness Center Aquatics Manager
George Schade	IT Director
Heather Schriever	Legal Counsel
Ryan Archuleta	Police Lieutenant
Sam Kelly	PW Director

Also present: Molly Gygi, Spencer Gygi, Layden Hornsby, Marie Hoyal, Gabi Lindsay, Jack Morgan, Matt Pasket, George Brown, Deb Anderson, Eileen Miller, Guil Rand, Tea Taylor, Mike Horan, and approximately 15 additional attendees.

The American Fork City Council met in a regular session on Tuesday, August 12, 2025, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

1. Pledge of Allegiance; Invocation by Council Member Holley; roll call.
Mayor Frost welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and a prayer was offered by Council Member Holley. Roll call was taken.
2. Presentation of the HERO Award to American Fork City Lifeguards Molly Gygi, Spencer Gygi, Layden Hornsby, Marie Hoyal, and Gabi Lindsay.
Mayor Frost invited city staff to the forward for the presentation of the HERO award to Molly Gygi, Spencer Gygi, Layden Hornsby, Marie Hoyal, and Gabi Lindsay.

Mayor Frost stated that on July 12, 2025, a female in the pool started to have a seizure. The American Fork lifeguards stepped into action, and using their training, didn't hesitate to help. They performed lifesaving actions until paramedics arrived. The lifeguards quick, professional actions saved a life and were the reason a pulse was regained with the patient.

Mayor Frost presented the HERO Award to lifeguards Molly Gygi, Spencer Gygi, Marie Hoyal, Gaby Lindsay, and Layden Hornsby, and declared August 12, 2025, as "American Fork City Lifeguards Day." The award was presented in recognition of their extraordinary courage, rapid response, and life-saving actions on July 12, 2025. Their training, courage, and composure in a moment of crisis made the difference between life and death. Their actions stand as a shining example of what it means to serve with heart, honor, and integrity.

Joey Byington, American Fork Fitness Center Superintendent, stated they have great employees. He was not there on July 12, but after reading the report and watching the video, he was grateful for these awesome lifeguards. It is a traumatic experience to witness this type of event, but their training kicked in and with muscle memory went to work and saved this person's life. They have great employees.

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

Jack Morgan. Mr. Morgan thanked the council for all they did for the city. He came to the council to ask them to consider amending the golf cart law, suggesting the city adopt something similar to Highland City. He supported the golf cart law, and felt that a street legal, insured, registered, golf cart allowed on 25 mph road with an adult driving, and not at night, was a good option. He requested the council consider that change.

George Brown. Mr. Brown, mayoral candidate, stated he understood there were emails going around from him that were asking for gift cards. He was not sending out those emails and would talk to the Police Department about that.

Matt Paskett. Mr. Paskett stated he was here a few months ago about Thornwood Drive, and he was there again representing the residents. They had seen a message that went out regarding people conducting door-to-door surveys to obtain federal grant money for waterline replacement. The residents were wondering if there was a proposed plan for what streets would have the water line replaced. Their street is falling apart even more than when they were before the council earlier. They questioned where they find updates on prioritizing streets.

Mayor Frost stated he would have the public works director get in touch with him. Mr. Paskett stated he has asked for information but has not yet received it. Mayor Frost stated someone from public works would reach out to him.

Eileen Miller. Ms. Miller stated she is a 9th generation American Fork resident. She expressed her appreciation for Mayor Frost trying to solve a problem. She stated that the Woodridge Homeowners Association members mostly consist of elderly, retired citizens, single women, or young homeowners. For these demographics, the monthly HOA dues are intentionally low. Ms. Miller stated that the HOA does not have the funds to pay for engineering studies or other fees required by the city to solve their situation. They are

asking the city to draw up the necessary paperwork to transfer the roads to the city. She noted that some time after the developer filed for bankruptcy, the city released the bond; this has created problems for the last 40 years. Ms. Miller pointed that city traffic is funneled over their private roads' day and night. They are asking for the city to assume the value and ownership of the roads free of charge in exchange for relief of liability. She asked Mayor Frost to direct city staff to assume the costs for the engineering reports, legal costs, fees and paperwork for the conveyance of the roads from the Woodridge Homeowners Association in exchange for the fair market value of the land.

4. City Administrator's Report

Mr. Bunker reported that last week the Night Out Against Crime was held at Robinson Park, where the public was invited to get to know the police officers. He thanked the police department for their efforts in letting the public know they are there to serve them. He expressed his appreciation for the police department.

5. Council Reports

Council Member Hunter commented that Steel Days was an amazing event, which took hours and hours of preparation to pull off. In 2026, Steel Days will be July 18-26. He thanked the volunteers for their thousands of hours put in to make Steel Days successful.

Council Member Holley stated he had nothing much to report. The Garden Tour was held again this year, and it was great to see the beautiful yards that were viewed. The Historic Preservation Commission had a booth during Steel Days that showed a historical picture of American Fork.

Council Member John reported the final Concert in the Park was held the previous night with a sellout crowd. At the work session last week, they talked about water rates. He understands this is a sensitive issue and thanked Mr. Bunker for his hard work. Overall, the state of Utah is using water at a record rate. At the start of the season, all the reservoirs were full, but they are being used at a historic rate. He understands there may be conservation fatigue or maybe people were getting lackadaisical, but he encouraged residents to conserve. Our city staff does a great job of conserving water, but as a community they need to do better.

Council Member Carroll also expressed her appreciation for Steel Days and all the work that went on to make the event successful. She commented that she loves the Garden Tour. Council Member Carroll noted that city staff and the chamber put a lot of hours into Steel Days. She stated they did have a PARC Tax Advisory Board meeting where they talked about possible amendments to the ordinance and hoped there would be something soon.

Council Member Taylor stated he would never get tired of celebrating the HEROs in our community, especially the young kids like tonight. It was incredible the training they receive and the job they do. Council Member Taylor stated he loves Steel Days and knows that people outside of American Fork come to participate in our many events. Lastly, the Golf Course Committee will have their presentation to the councils on the August 21, 2025, at 6 p.m. The Golf Course is incredible, the tee times are always full, and the golf course is very popular.

6. Mayor's Report

Mayor Frost stated Steel Days was an incredible week. While it keeps them hopping, the number of smiles they see is wonderful. There are so many people there, and there are family traditions that go on. He noted the recreation department puts on so many different activities. It is a proud week for the city.

Mayor Frost stated he was first in the dunk tank at Night Out Against Crime. It is a wonderful event where the fire department and local businesses set up booths. It was an event where they could learn from the Police Department the different aspects of their job.

Mayor Frost stated they had a meeting with the new leadership of the Developmental Center, with Council Member Carroll and the Police and Fire Chiefs. It was a way for them to know the city was there for them. A special resident called the meeting, and their spirits were lifted by the optimism of this resident.

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 June 17, 2025, work session minutes.
2. Approval of the June 24, 2025, city council minutes.
3. Approval of the July 8, 2025, city council minutes.
4. Approval of the authorization to release the Improvements Durability Retainer of \$656,923.47 for Meadowbrook 1A, located at 560 South 850 West.
5. Approval of the authorization to release the Improvements Durability Retainer of \$1,796,753.70 for Meadowbrook 1B, located at 560 South 850 West.
6. Approval of the authorization to release the Improvements Construction Guarantee and issue a Notice of Acceptance for the Stonecreek Plat K construction of public improvements located at 850 South 370 West.
7. Approval of the authorization to release the Improvements Construction Guarantee and issue a Notice of Acceptance for the Stonecreek Plat J construction of public improvements located at 850 South 370 West.
8. Ratification of city payments (June 18, 2025, to August 5, 2025) and approval of purchase requests over \$50,000.

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

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

ACTION ITEMS

1. Review and action on a professional services agreement with Architectural Coalition for architectural drawings for the police station tenant improvements.

Mr. O'Brien went over the timeline for the project. With approval, they are looking at mid-fall for the finalization of plans and then demolition. They will then obtain a contractor with an anticipated move-in date in the summertime.

Council Member Taylor moved to approve the professional services agreement with Architectural Coalition LLC for architectural drawings for the police station tenant improvements and authorize the city to sign necessary documents. Council Member Holley seconded the motion. Voting was as follows:

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

2. Review and action on approval of an agreement with Wonderland Entertainment Inc.
Camden Bird stated he could respond to any questions and noted they needed to update the amount of insurance.

Council Member Holley clarified that this would be mid-October to end of January, which would include set up and take down, and limiting access to the park. Mr. Bird explained there would be access to the Art Dye Trail, dog park, and disc golf course, but other areas would not have access. He further stated the only event affected would be for launching fireworks on New Years Day and possibly Chinese New Year.

When asked what programs they have going on, Derric Rykert stated the organized sports would be finished by this time.

Council Member Carroll stated this was a one-year contract that was renewable. If they receive negative feedback, she questioned if it could be reassessed, to which Mr. Bird responded it could.

Council Member Taylor stated they need to make sure access to homes is not blocked and wanted to make sure they have something set up that would allow residents to come and go. Todd Glover, CEO of Wonder Entertainment, Inc., stated they have been doing this for 10 years and have done about 36 different shows. He noted the biggest concern is traffic. He explained they have advanced online sales and do not market on-site sales. They do not want to turn people away, but if it becomes an issue they can. He noted they operate a model with staging, where cars will be put into a corral system; that should help with congestion.

Mr. Glover stated they are excited about this and hope this will be a fun community event and are putting in an investment. He stated there will be problems but will do their very best to solve any issues and will work with the city for law enforcement if needed.

Mr. Bird noted the changes to the insurance coverage in the agreement before them would be to lower the aggregate amount from three million to two million.

Council Member John moved to approve the contract with Wonder Entertainment Inc. and authorize the city to sign necessary documents, with the change to

aggregate insurance requirements in part 1a from three million to two million.
Council Member Carroll seconded the motion. Voting was as follows:

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

3. Review and action on a proposed Land Use Map Amendment, known as Meadow View Ranch (App #2), located at approximately 7058 N 5750 W (800 South 100 East). On approximately 25.37 acres, the property proposes to change from the Residential Low Density to the Residential Medium Density land use designation.

Mr. O'Brien explained there was considerable discussion with the Planning Commission. Originally, it came forward as a joint application with additional land, but based on the difference in the proposal, staff recommended they split up the application. There has been considerable discussion on the area north of 1100 South to be residential rather than planned industrial. He felt the concept plan that was provided would be reasonable to consider in that part of the city. There may be some changes such as road alignments and accesses that need to be made. The applicant is seeking an amendment for when they annex it would be medium density to allow for a mixed residential use.

Council Member Taylor stated he had a concern about off-street parking. Mr. O'Brien stated that parking and setbacks needed to be addressed adequately, but those would be addressed later.

Mr. O'Brien pointed out that a change like this would meet affordable housing and meet state goals. The challenge was making sure the development was what they would want.

Council Member Taylor asked why Mr. Martin at the Planning Commission meeting would make the motion but then vote against it. Mr. O'Brien was not sure.

Mr. O'Brien stated one point that was a significant concern related to road improvements and road impacts that were going on in the city at this time. However, those challenges can be addressed.

Council Member Taylor pointed out it was always an issue when they go to a higher density. He acknowledged the governor's initiative, but this developer would provide what they say they will provide. Council Member Taylor felt this would be a great spot for this project.

Mr. O'Brien stated that staff would be recommending R1-7,500 to R1-6,000, which would be five to six units per acre.

Council Member Carroll stated she was okay with this as it had an emphasis on single family lots with townhomes on the edge adjacent to industrial areas. She did acknowledge she gets nervous when they switch a zone knowing it gives them more latitude than what was proposed. Mr. O'Brien noted that as they draft the annexation agreement, the zone would be included, and they would have to fit within that zone. They would have to meet all the development standards of that zone. They could seek a new land use or zone change, and the council could then say no.

Council Member Hunter stated he did not like changing densities as they have a master plan for a reason and they have talked about not moving densities. For him, they have density available in the city. He appreciated the relationship with the Horans; however, he does have concerns about transferring credits.

Council Member Taylor stated he understood what Council Member Hunters was saying, but they could still ensure the quality of the project. Council Member Taylor stated the home prices are out of control, and he felt this was a quality product. They need to be more vigilant with developments coming in.

Council Member Hunter stated every developer comes in with higher density and not one asks for larger lots. They have current residents they need to be protect, and the master plan is what they use to protect them. If this was in an area of higher density, he would not have a problem.

Mayor Forst stated he felt this was appropriate for the area, and he was comfortable with the change. It has a mixture of attached housing and single-family homes, and it would be great across from a 30-acre park. He commented it did offer hope for home ownership for some people.

There was a discussion on the annexation agreement. That agreement could have a concept plan included that would outline the layout of the development.

Council Member John stated he was comfortable with this but wanted to make sure the adjacent property owners didn't want to put in high density. Council Member Hunter commented that the adjacent property owner wants to transfer density from the TOD area. He was concerned because the original application included high density, which was carved off with this application.

Council Member John liked the layout of this project and wanted to keep this type of project on the adjacent property.

The council expressed that they understood what Council Member Hunter was saying. Council Member Carroll stated she was concerned about the amount of high-density housing the city has, and she would prefer the smaller single family home lots. She felt the city was missing options of smaller lots. She didn't feel this was high density, but she agreed with Council Member Hunter's concerns.

Council Member Hunter commented that if the exterior of the project matched the interior, he may be able to get behind the project.

Mr. O'Brien stated this was just the land use approval, and when they get to the concept plan stage, they can meet with the council to make sure this is what they want to see.

Mayor Frost stated it sounded like they were comfortable with the five to six units per acre, and that they liked the little, single-family homes.

Council Member Taylor moved to adopt Resolution No. 2025-08-16R approving the Land Use Map Amendment, located at 7058 North 5750 West, from the Residential Low Density to the Residential Medium Density designation with instructions to the City Recorder to withhold publication of the resolution subject to all conditions identified in the public record of the July 16, 2025, Planning Commission meeting have been met. Council Member Carroll seconded the motion. Voting was as follows:

RESULT:	ADOPTED [4 TO 1]
MOVER:	Clark Taylor, Council Member
SECONDER:	Staci Carroll, Council Member
YES:	Staci Carroll, Tim Holley, Ernie John, Clark Taylor
NO:	Ryan Hunter

4. Review and action on an ordinance approving a code text amendment, known as Off-Street Parking Standards, of the American Fork City Municipal Code. Amending Section 17.5.133, the code text amendment plans to clarify the requirements for the surfacing of off-street parking by requiring a hard surface as recommended by a geotechnical engineer.

Sam Kelly summarized the code text amendment, noting this was cleaning up the code where there were conflicting areas to make it consistent and to spell out the type of product they want in the city. They do not want gravel or loose aggregate on the streets, but a hard surface for maintenance, cleanup, and consistency.

Council Member Holley asked who this applied to, and it was explained this was for both new residential and commercial projects where parking is required for the development.

Council Member Taylor moved to adopt Ordinance No. 2025-08-25 approving the proposed Code Text Amendment, amending Section 17.5.133, titled Off-Street Parking Standards, relating to clarifying the requirements for the surfacing of off-street parking, and providing an effective date for the ordinance, with instructions to the city recorder to withhold publication of the ordinance subject to all conditions identified in the public record of the July 16, 2025, planning commission meeting have been met. 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

5. Review and action on the award of the contract for the Fiscal Year 2026 Road Overlay Project to Asphalt Construction & Excavation Company.

Mr. Kelly explained this was for one specific project where they would overlay new asphalt. He further explained this was specific to overlaying asphalt, but the city did have other projects within the city.

Council Member John appreciated being able to get good prices. Mr. Kelly stated this is a brand-new contractor for the city, but they have checked their references, and they have been around for a few years.

Council Member Carroll moved to award the fiscal year 2026 Road Overlay Project in the amount of \$222,731.00 to the responsible low bidder, Asphalt Construction & Excavating Company and approve the construction contract as presented in addition to a project construction and engineering contingency of \$15,000 to be held by the City. Council Member John seconded the motion. Voting was as follows:

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

6. Review and action on a resolution approving an Interlocal Cooperation Agreement with Lehi City related to the Pony Express Parkway Extension.

Mr. Kelly explained this interlocal agreement with Lehi. The city was partners with Lehi for a MAG project, and this was a component of the Pony Express Parkway. They will look at an alignment and design for Pony Express from the Lehi boundary to 700 West. They will receive \$1 million to start on design, preliminary right-of-way, and starting the environmental studies. Mr. Kelly further explained this would be a 50/50 split cost between the cities for our portion of the funding. If there is additional funding left over, they can use that going north on 700 West. He noted they are working on Lakeshore Drive, and there is a chance that could be in by the time this road was designed and built. Lehi City has hired the environmental consultants who are already starting. Mr. Kelly commented there will be another agreement brought forth for the actual funding of the project.

Mayor Frost stated this was an important road to the region, with a lot of pressure on the city to get traffic moving east and west. It was important to make a grid network in the city, and he would support what would help with traffic movement. They needed to do what was best for the citizens of American Fork, for movement north and south as well as east and west.

It was noted this road was on the transportation master plan and was critical. The scope was to purchase the right-of-way for two lanes in each direction, for a total of five lanes. However, they would only build one lane each direction initially while working on the intersections. There was a lot of work that needed to be done for this project.

Council Member Hunter appreciated the mayor's comments, noting the last thing they needed to do was push a lot of traffic into this area that was already busy. They have talked about Lakeshore Drive, and they needed to continue moving forward with those plans as that would help.

Council Member Taylor moved to adopt Resolution No. 2025-08-17R approving the Interlocal Cooperation Agreement between Lehi City and American Fork City related to the Pony Express Parkway Extension, Lehi to AF project, and authorize the city to sign the necessary documents. Council Member Carroll seconded the motion. Voting was as follows:

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

7. 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 the purpose of the closed session was to discuss the sale and/or purchase of property, the professional character and competence of an individual, and investigative proceedings regarding allegation of criminal misconduct. They would convene downstairs in the closed session. At the conclusion of the closed session, they will open the door and convene the regular meeting from downstairs.

Council Member John moved to enter into a closed session at 8:33 p.m. Council Member Hunter seconded the motion. Voting was as follows:

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

The City Council entered into a closed session to discuss the sale and/or purchase of property, the character and professional competency of an individual, and investigative proceedings regarding allegation of criminal misconduct at 8:42 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 were City Administrator David Bunker, City Attorney Heather Schriever, Police Lieutenant Ryan Archuleta, and City Recorder Terilyn Lurker. The investigative proceedings regarding allocations of criminal misconduct and the sale and/or purchase of property were discussed and audio recorded as required by law. This portion of the closed session ended at 9:32 p.m. The professional character and competence of an individual was then discussed (see attached affidavit).

Council Member Taylor moved to end the closed session and returned to the open meeting at 10:00 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, Holley, John, Taylor

8. Adjournment.

Council Member Hunter moved to adjourn the meeting. Council Member Carroll seconded the motion. All were in favor.

The meeting was adjourned at 10:00 p.m.



Terilyn Lurker, City Recorder

ATTACHMENT TO THE AUGUST 12, 2025, CITY COUNCIL MINUTES

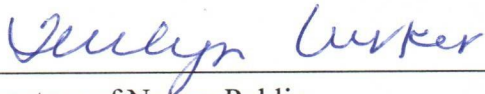
**AMERICAN FORK CITY
MAYOR'S AFFIDAVIT
Bradley J. Frost, Mayor**

I, Mayor Bradley J. Frost, do solemnly swear and affirm that a portion of the closed session of the American Fork City Council meeting on Tuesday, August 12, 2025, was to discuss the professional character and competence of individual(s).


Bradley J. Frost, Mayor

State of Utah
County of Utah

Subscribed and sworn to before me this 13 day of August 2025 by Bradley J. Frost.


Signature of Notary Public

My Commission Expires: 2/4/28

