

AMERICAN FORK CITY
COUNCIL MEETING MINUTES
DECEMBER 9, 2014

PUBLIC HEARING

ATTACHMENTS (3)

The American Fork City Council met in a public hearing on Tuesday, December 9, 2014, in the American Fork City Hall, 31 North Church Street, commencing at 7:02 p.m. Those present included Councilmembers Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter, and Clark Taylor. Mayor James H. Hadfield was excused as he had been in an automobile accident the day before.

Staff present: City Administrator Craig Whitehead
City Engineer Andy Spencer
City Recorder Richard Colborn
Finance Director Cathy Jensen
Library Director Sheena Parker
Parks & Recreation Director Derric Rykert
Planning Commission Chairman John Coffined
Public Relations/Economic Development Director Audra Sorensen
Public Works Director Dale Goodman
Technology Director George Schade

Also present: Matt Millis and Randy Lish

In the absence of Mayor Hadfield, Mayor Pro-Tem Councilman Clark Taylor conducted tonight's meetings. He explained that Mayor Hadfield had reviewed the agenda items with him.

7:00 p.m. Receiving of public comment on the (1) Proposed Storm Water and Transportation Impact Fee Facilities Plans and associated Impact Fee Analyses for the City and (2) an Enactment adopting impact fees for the City

Mayor Pro-Tem Taylor opened the hearing up for public comment.

Mayor Pro-Tem Taylor commented that there were some questions in the work session about businesses being properly notified. He had a copy of a letter from the City's Economic Development and Public Relations Director, Audra Sorensen, inviting people to this meeting tonight.

There being no further comment, the hearing adjourned at 7:04 p.m.

REGULAR SESSION

The American Fork City Council will meet in regular session on **Tuesday, December 9, 2014 in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.** The agenda shall be as follows:

Staff present: City Administrator Craig Whitehead

City Attorney Kasey Wright
City Engineer Andy Spencer
City Planner Adam Olsen
City Recorder Richard Colborn
Finance Director Cathy Jensen
Fire Chief Kriss Garcia
Library Director Sheena Parker
Parks & Recreation Director Derric Rykert
Planning Commission Chairman John Coffined
Police Chief Lance Call
Public Relations/Economic Development Director Audra Sorensen
Public Works Director Dale Goodman
Technology Director George Schade

Also present: Matt Millis, Randy Lish, Monica Lish, Christopher Lish, Ashland Griffiths, Marguerite Miller, Mrs. Ann Taylor, Kyle Barratt, Barbara Christiansen, David Johnston, Mr. & Mrs. Kent Roberts, Richard Mendenhall, Joe Rich, two Scouts, and eight additional persons

Mayor Pro-Tem Taylor led the audience in the Pledge of Allegiance and Adam Olsen offered a prayer.

Mayor Pro-Tem Taylor invited the Scouts in attendance to come forward and introduce themselves.

Troop 18 Jonah Phillips

Troop 729 Elliot

SWEARING IN OF YOUTH CITY COUNCIL MAYOR MONICA LISH; YOUTH CITY COUNCILMAN & YOUTH COUNCIL MAYOR PRO-TEM CHRISTOPHER LISH; YOUTH CITY COUNCILMAN ASHLAND GRIFFITHS; AND YOUTH CITY COUNCIL RECORDER MARGUERITE MILLER – *Councilman Shorter*

Councilman Shorter invited Monica Lish, Christopher Lish, Ashland Griffiths, and Marguerite Miller to the front.

The City Recorder issued the Oath of Office to

Youth City Council Mayor Monica Lish
Youth City Councilman & Mayor Pro-Tem Christopher Lish
Youth City Councilman Ashland Griffiths
Youth City Council Recorder Marguerite Miller

Each signed their Oath of Office. There was general applause.

Mayor Pro-Tem Taylor expressed appreciation for the great things the Youth City Council did in the community and the example they were to their peers.

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

There was no public comment at this time.

CITY ADMINISTRATOR’S REPORT

Mr. Whitehead had nothing to report at this time.

COUNCIL REPORTS CONCERNING COMMITTEE ASSIGNMENTS

Councilman Bowen was saddened to hear about the Mayor’s accident and hoped that he and his family recovered thoroughly and quickly.

Councilman Bowen stated that he encouraged the members of the Youth City Council that just took the Constitutional Oath to learn what the Constitution meant to them.

Councilman Bowen reported that the Beautification Committee enjoyed a Christmas Dinner at Rosemarie Taylor’s house.

Councilman Frost reported that an RFP had been sent out for the Memorial Garden at the Cemetery and were received this past Monday. They would be going through a review process to decide who would help the City with the design.

Councilman Frost reported that he had talked with Mayor Hadfield earlier in the day. He had his sense of humor back and seemed to be doing well.

Councilman Shelton commented that a few weeks ago new members were appointed to the Library Board. It was neat to see their enthusiasm and excitement and creativity and willingness.

Councilman Shelton reported that he attended the Utah Valley Chamber of Commerce Policy Committee meeting. The Utah County State Legislature Delegation was in attendance. A lot of the items on tonight’s agenda were discussed. Brian Greene and Kay Christofferson from the Utah House representing our area were in attendance.

Councilman Shorter reminded all that the Timpanogos Chorale had a program on December 19. He was excited about the Youth City Council and he wished everyone a Merry Christmas.

Mayor Pro-Tem Taylor reported that he participated in the Wasatch Winds Concert. There was something about listening to the music and hearing the talent of those good people that got one into the Christmas Spirit.

MAYOR’S REPORT

Mayor Hadfield was excused.

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 November 18, 2014 City Council special session minutes.
2. Approval of the November 20, 2014 City Council special session /work session minutes.
3. Approval of the City bills for payment, manually prepared checks, and purchase requests over \$25,000. – *Cathy Jensen*
4. Approval of authorization to release the Improvements Construction Guarantee in the amount of \$12,075.04 and issue a Notice of Acceptance for the Weldon Commercial Center at 821 South Auto Mall Drive. – *Staff*
5. Approval of authorization to release the Improvements Construction Guarantee in the amount of \$68,180 and issue a Notice of Acceptance for the Roderick Enterprises at North Pointe Business Park Phase 1 at 558 East 1100 South. – *Staff*

Councilman Shelton moved approval of the common consent items as presented.

Councilman Frost stated that as part of the City bills for payment was a check for his company. Over the years had had won and lost the competitive bid many times regarding maintenance on some of the landscaping around the City. He stated that he would be participating in the voting.

Councilman Shorter seconded the motion. Voting was as follows: Aye, Councilmembers Shelton, Shorter, Frost, and Taylor. Nay, Councilman Bowen. The motion carried.

ACTION ITEMS

REVIEW AND ACTION ON AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSES AND IMPOSING IMPACT FEES FOR TRANSPORTATION AND STORM WATER; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS – *Andy Spencer*

Andy Spencer stated that this was reviewed at last Thursday's work session and Matt Millis from Zions Financial was here this evening to answer any questions.

Mr. Millis explained that previously the City did not have a storm drain impact fee. One would be established at the rate of 17¢ per square foot of impervious area with an ERU (Equivalent Residential Unit) of 3400 square feet. That would be \$578 for a new single family residential home. Currently the roadway impact fee for a new single family residential home was \$1348.39. That calculation originated back in 2007. A periodic review was needed to keep up with inflationary costs. Per their calculations a new single family home in 2014 would be fairly assessed \$2076.68. He reviewed the impact fees for non-residential users based on the number of trips. Trip generation data was drawn from ITE (International Transportation Engineers). He asked if there were any questions.

Councilman Frost asked how this would affect non-profit organizations.

Non-profit organizations were eligible to pay impact fees. Only public schools were expressly excluded.

Mayor Pro-Tem Taylor asked if there were any additional questions. There were none.

Councilman Shorter moved to approve Ordinance No. 2014-12-44 adopting the Transportation and Storm Drain Fees thereby adopting the associated Impact Fee Analysis and fee structure as conducted by Zions Bank Public Finance. Councilman Frost seconded the motion.

Councilman Frost thanked Matt Millis and Tenielle Tingey for their work.

Mayor Pro-Tem Taylor expressed that the impact fees allowed the City to share the burden equitably across new development and people who were already here.

Councilman Bowen was opposed to the motion. He clarified that he did not find a flaw in the analysis that was done. He was okay with lower impact fees that way persons had an incentive to build and live here. He noted that this motion raised the road impact fee substantially from \$1348 to \$2076 and imposed a new impact fee for storm drain. He was opposed and would rather keep the City's fees low.

Mayor Pro-Tem Taylor felt it was important to note that the impact fee for storm water was a mandate received from the federal government.

Councilman Bowen responded that it was not a mandate from the federal government to have an impact fee but to treat storm water.

Mayor Pro-Tem Taylor meant that there needed to be a way to be able to pay for that. Without an impact fee the burden would fall upon the taxpayers currently in the City.

Voting on the motion was as follows: Aye, Councilmembers Shorter, Frost, Shelton, and Taylor. Nay, Councilman Bowen. The motion carried.

REVIEW AND ACTION ON AN AGREEMENT WITH PERSONNEL SYSTEMS & SERVICES FOR A JOB CLASSIFICATION AND COMPENSATION STUDY FOR ALL POSITIONS WITHIN THE CITY OF AMERICAN FORK – *Craig Whitehead*

Mayor Pro-Tem Taylor noted that Mr. Whitehead had briefed the Council on this at a previous work session. This was something that needed to be done every few years. He asked Mr. Whitehead if he had anything further.

Mr. Whitehead explained that it had been just over seven years since the last comprehensive study.

Councilman Shelton thought this was a good opportunity to move forward on this. Natalie Gochnour, Chief Economist, Salt Lake Chamber of Commerce has basically stated that the unemployment rate in Utah has been really low lately which was good for economic development but at some point when it became too low there were more jobs than people and that created wage pressures for employers to increase wages.

Councilman Shelton continued that in his own opinion as a single Councilmember that this study did not in any way guarantee any employee any raises. This was basically a way to “check the oil as in a car with a dipstick” to see where the City was at competitively. That helped them strategically as a leadership group to determine where they wanted to be able to take wages.

Councilman Shorter agreed.

Councilman Shorter moved to approve the agreement with Personnel Systems and Services for a Job Classification and Compensation Study in the amount of \$30,936. Councilman Frost seconded the motion.

Mayor Pro-Tem Taylor asked if there was further discussion.

Councilman Bowen stated that he was not necessarily opposed to the study but he wished it was budgeted for. It was not in the current budget. He would prefer to wait the seven months for the new budget year.

Councilman Shelton reported that he saw the wisdom in that however there was adequate savings from the health insurance because the rates came back much lower than anticipated. There was no increase and they had budgeted for an increase. They needed the study now.

Councilman Bowen appreciated that perspective but his priority would be to spend that money on roads. Small amounts add up to substantial amounts.

Mayor Pro-Tem Taylor called for a roll call voice vote which was as follows:

Councilman Bowen	Nay	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Aye	
Councilman Taylor	Aye	The motion carried.

REVIEW AND ACTION ON THE APPROVAL OF THE INTERLOCAL COOPERATIVE AGREEMENT BETWEEN AMERICAN FORK CITY AND UTAH COUNTY FOR THE CONSTRUCTION OF THE 900 WEST PHASE II RECONSTRUCTION PROJECT CONSISTING OF THE ROAD BETWEEN 760 NORTH AND 1120 NORTH ON 900 WEST –
Andy Spencer

Andy Spencer explained that this agreement was for the completion of 900 West to 1120 North.

Councilman Shorter asked how the City knew how much they were on the hook for.

Mr. Spencer explained that anything over the contract amount of \$2,548,000 would be the responsibility of the City. The contract was funded by Utah County.

Councilman Shorter moved to adopt Resolution No. 2014-12-44R approving the Interlocal Cooperative Agreement between American Fork City and Utah County for the 900 West Phase II Reconstruction and authorize the Mayor to execute the document.

Councilman Shelton asked if this included work on 1120 North.

Mr. Spencer responded that was a separate issue and would be bid as an alternate. Staff believed that the close proximity and economies of scale would make it a viable addition but would not be part of this funding.

Councilman Shelton noted that 1120 North was a hot item with the residents in that neighborhood and the City was still keeping their commitment.

Councilman Shelton seconded the motion.

Mayor Pro-Tem Taylor commented that by having 900 West completed would provide a tremendous relief on other north-south corridors.

All were in favor.

REVIEW AND ACTION ON THE APPROVAL OF AN AGREEMENT WITH MEMBERS OF THE UTAH VALLEY DISPATCH DISTRICT TO CONSTRUCT A NEW FACILITY – *Craig Whitehead*

Craig Whitehead noted that back in September Executive Director of the Utah Valley Dispatch Special Service District Deborah Mecham, met with the Council concerning a new dispatch facility. A site had been selected and they were currently in process of selecting an architect for design. The City's share was \$525,455. The City had the option to pay half now and half after the new fiscal year.

Mayor Pro-Tem Taylor noted that when Ms. Mecham made her presentation ownership was talked about and how equity would work when a new City came in. He commented that in the agreement that was not addressed.

Mr. Whitehead responded that he brought that up at the next Board meeting after that and while the Board could see some concern there they could not come up with any mechanism to deal with it.

Mayor Pro-Tem Taylor expressed that was still his only concern. If American Fork eventually chose to pull out, it would get nothing back.

Mr. Whitehead added that if a new City were to come in they would have to pick up a share and it would reduce the City's monthly cost.

Councilman Bowen asked Mayor Pro-Tem Taylor if he had an interest in having a dispatch run by the City.

Mayor Pro-Tem Taylor answered that he did not. He did not think that would be effective. His point was that American Fork was the third highest user and providing over a half million dollars and it ought to have some type of equity and ownership.

Councilman Frost asked about operational expenses.

Mr. Whitehead responded that operational costs were spread out based on a three-year running average adjusted annually. American Fork had actually gone down a little bit over time in its percentage.

Mayor Pro-Tem Taylor commented that when this building outlived its purpose, would the City own a percentage?

Mr. Whitehead responded that as he understood, the City was 15 percent owner of that building.

Councilman Shelton stated that he got an invite to look at the current facility and took a tour along with other elected officials in the County. It was amazing to sit and watch someone on the other side of the 911 call. One of the basic things that a City Council could do was to ensure public safety. It was great wisdom in being part of the district. He supported funding this over two fiscal periods.

Councilman Shorter moved to approve an agreement with members of the Utah Valley Dispatch District to construct a new facility as discussed. Councilman Shelton seconded the motion.

Mayor Pro-Tem Taylor asked if there was any further discussion. There was none.

Mayor Pro-Tem Taylor called for a roll call voice vote which was as follows:

Councilman Bowen	Aye	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Aye	
Councilman Taylor	Aye	The motion carried.

REVIEW AND ACTION TO AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT WITH ALPINE PINNACLE RECREATION TO OPERATE AN OUTDOOR SEASONAL ICE RINK AND BOAT HARBOR MARINA SERVICES FOR AMERICAN FORK CITY – Derek Rykert

Derek Rykert noted that this was discussed at the last work session and he was excited to add an ice rink venue at no cost to the City. If approved a December 20, 2014 Grand Opening was expected.

Councilman Shorter remarked that he had heard a lot of discussion and people were excited for this.

Mayor Pro-Tem Taylor commented that this would be the only ice rink between Salt Lake County and Provo. He thought it made sense to have the same people run the ice rink as would be running the boat harbor.

Councilman Frost moved to authorize the Mayor to sign an agreement with Alpine Pinnacle Recreation to operate an outdoor seasonal ice rink and boat harbor marina services for American Fork City. Councilman Shorter seconded the motion.

Councilman Bowen appreciated Mr. Rykert's comments that this was at no cost to the City. That was positive. He wanted to clarify that this had absolutely nothing to do with the PARC Tax.

Mr. Rykert answered that that was correct.

Councilman Bowen asked if anyone else had approached the City about running anything like this.

Mr. Rykert answered that there was no one else.

Mayor Pro-Tem Taylor asked if there was further discussion. There was none.

All were in favor of the motion.

REVIEW AND ACTION ON A RESOLUTION REGARDING REFUNDING THE 2005 RDA BOND. AUTHORIZING THE ISSUANCE AND SALE BY THE ISSUER OF NOT MORE THAN \$1,684,000 AGGREGATE PRINCIPAL AMOUNT OF ITS SALES TAX REFUNDING BONDS, SERIES 2015 (THE "SERIES 2015 BONDS"); DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2015 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PRESCRIBING THE FORM OF SERIES 2015 BONDS; PROVIDING FOR THE MANNER OF EXECUTION AND DELIVERY OF THE SERIES 2015 BONDS; PROVIDING HOW THE PROCEEDS OF THE SERIES 2015 BONDS WILL BE USED AND HOW PAYMENT OF THE SERIES 2015 BONDS WILL BE MADE; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY FOR THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS – Cathy Jensen

A Certificate of Compliance with the Open Meeting Law with respect to this meeting was provided by the City Recorder. (See **ATTACHMENT 1**)

Mayor Pro-Tem Taylor reported that this matter had been discussed at the last work session.

Preston Kirk, Vice President George K. Baum & Company explained that the benefit to the community was an annual savings of about \$16,000 to \$17,000 over the next five years. The City was currently paying about 4.25 percent in interest. The call date on these Series 2005 bonds was March 1, 2015. Tonight they were laying the ground work to refinance those bonds. An interest rate of about 1.5 to 1.6 percent was anticipated.

Mayor Pro-Tem Taylor asked if there was any discussion from the Council.

Councilman Bowen stated that he talked with the City’s Finance Officer Cathy Jensen more about this. He was hopeful that there was enough money in the RDA budget to just payoff the bonds rather than refinance them. He had an interest in using what funds they could to pay this down.

Cathy Jensen commented that the RDA had enough funds to pay it off but not to also do the projects in the area. There was \$3.5 million in the RDA. The intent of the RDA was to buildup the area and the tax base.

Councilman Bowen’s preference was to pay it off instead of refinancing.

Mayor Pro-Tem Taylor responded that that would be done at the expense of projects needed in that area.

Councilman Bowen asked what projects were scheduled.

Councilman Shelton answered that there was the sewer bid they just put out on the Utah Valley Business Park, power lines on 860 East, money towards work on Pacific Drive (100 North) between 100 East and 200 East.

Councilman Shelton moved to approve Resolution No. 2014-12-45R authorizing the issuance and sale by the issuer of not more than \$1,684,000 aggregate principal amount of its Sales Tax Refunding Bonds, Series 2015 (the “Series 2015 Bonds”); delegating to certain officers of the issuer the authority to approve the final terms and provisions of the Series 2015 Bonds within the parameters set forth herein; prescribing the form of Series 2015 Bonds; providing for the manner of execution and delivery of the Series 2015 Bonds; providing how the proceeds of the Series 2015 Bonds will be used and how payment of the Series 2015 Bonds will be made; providing for the publication of a Notice of Bonds to be Issued; providing for the running of a contest period; authorizing the taking of all other actions necessary for the consummation of the transactions contemplated by this Resolution; and related matters. Councilman Shorter seconded the motion. Voting by voice roll call was as follows:

Councilman Bowen	Nay	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Aye	
Councilman Taylor	Aye	The motion carried.

REVIEW AND ACTION ON SUBDIVISIONS, COMMERCIAL PROJECTS, CONDOMINIUMS, AND PUD’S INCLUDING 1) PLAT APPROVAL; 2) METHOD OF SATISFACTION OF WATER RIGHTS REQUIREMENTS; 3) POSTING OF AN IMPROVEMENT BOND OR SETTING OF A TIME FRAME FOR IMPROVEMENT INSTALLATION; AND 4) AUTHORIZATION TO SIGN THE FINAL PLAT AND ACCEPTANCE OF ALL DEDICATIONS TO THE PUBLIC AND TO HAVE THE PLAT RECORDED

- a. Review and action on an Ordinance adopting the final plat and site plan of South Pointe Planned Community Development Project Phase 1, consisting of 35 lots, located in the vicinity of 740 East 400 South in the PC-Planned Community zone – Oakwood Homes

Mayor Pro-Tem Taylor noted that this was part of the Vintaro Project. He asked if there were any questions from the Council.

Councilman Frost stated that he had read through reports for many years on this property. He was comfortable with this.

Councilman Frost moved to approve Ordinance No. 2014-12-45 adopting the final plat and site plan of South Pointe Planned Community Development Project Phase 1, consisting of 35 lots, located in the vicinity of 740 East 400 South in the PC-Planned Community zone and to authorize the Mayor and City Council to sign the plat and accept the dedications with instructions to the City Recorder to withhold recording of the plat and publication of the Ordinance subject to the posting of a Performance Guarantee to ensure the timely construction of required public improvements. Councilman Shelton seconded the motion.

Mayor Pro-Tem Taylor asked if there was any discussion on the motion. There was none.

Voting by voice roll call was as follows:

Councilman Bowen	Aye	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Aye	
Councilman Taylor	Aye	The motion carried.

Councilman Frost stated that he was out there today and there was a stop sign down by Big O Tire. Also that City road was pretty ugly and suggested that something needed to be done.

Andy Spencer responded that they would be back discussing that road with the Council in January. That was in the works.

- b. Review and action on the final plat of the Starbucks Coffee Subdivision Plat A, consisting of one lot, located at 496 East State Street in the GC-1 General Commercial zone – Starbucks

Mayor Pro-Tem Taylor explained that this was “Parkers Corner.”

Ed Waldvogel from Wadsworth Development was present to answer any questions.

Councilman Shelton felt that with the demolition of the old building and construction of a new building would be a good addition to that corner.

Councilman Shorter moved to approve the final plat of the Starbucks Coffee Subdivision Plat A, consisting of one lot, located at 496 East State Street in the GC-1 General Commercial zone and to authorize the Mayor and City Council to sign the plat and accept the dedications with instructions to the City Recorder to withhold recording of the plat subject to the posting of a Performance Guarantee to ensure the timely construction of required public improvements and all conditions identified in the November 19, 2014 Planning Commission meeting. Councilman Shelton seconded the motion. Voting by voice roll call was as follows:

Councilman Bowen	Aye	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Aye	
Councilman Taylor	Aye	The motion carried.

- c. Review and action on confirming the Ordinance of Approval for the revised condominium plat for the Amended Village Green Condominium Project, Plat A Amended, consisting of 32 units at 30 South 700 East – Staff

Mayor Pro-Tem Taylor explained that this had been started many years ago on the west side of 700 East.

Adam Olsen reported that this would finish it out.

Councilman Shorter moved to confirm the previous Ordinance of Approval, to authorize the Mayor, Council and Planning Commission Chair to sign the plat, and have the plat recorded at the office of the Utah County Recorder. Councilman Frost seconded the motion. Voting by voice roll call was as follows:

Councilman Bowen	Aye	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Aye	
Councilman Taylor	Aye	The motion carried.

REVIEW AND ACTION ON A NOTICE OF APPROVAL OF PROPERTY LINE ADJUSTMENT AT THE TIMP PLAZA SHOPPING CENTER LOCATED AT 218 NORTH WEST STATE ROAD (US-89) – Vestwood LLC

Adam Olsen reported that this site plan had recently been approved by the Council and Planning Commission. This action adjusted the property line so that it did not go through the middle of one of the proposed buildings.

Mayor Pro-Tem Taylor asked if there were any questions. There were none.

Councilman Frost moved to approve the Notice of Approval of Property Line Adjustment for Vestwood LLC with the finding that no new dwelling lot or housing unit will result

from the exchange of title and the exchange of title does not result in a violation of any land use ordinance. Councilman Shorter seconded the motion. Voting by voice roll call was as follows:

Councilman Bowen	Aye	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Aye	
Councilman Taylor	Aye	The motion carried.

REVIEW AND ACTION ON THE APPROVAL OF AN AGREEMENT WITH THE SALT LAKE CITY CHAMBER, AS CONSULTANTS FOR THE UTAH TRANSPORTATION COALITION – Craig Whitehead

Mayor Pro-Tem Taylor explained that the Salt Lake Chamber as well as other entities have come together to provide an education system and different things for transportation. American Fork's participation was \$1,000.

Mr. Whitehead added that this was an educational campaign for the public and policy makers regarding the need for increased funding for roads and not a lobbying effort. Two-thirds of the cost would be by the private sector. Some of those firms would be paying \$25,000. The key was strength in numbers.

Mayor Pro-Tem Taylor asked if there were questions of Mr. Whitehead. There were none.

Councilman Shelton moved to approve the agreement between the City of American Fork and the Salt Lake Chamber of Commerce for professional services as outlined in the agreement in the amount of \$1,000.

Councilman Shelton noted that this was a hot topic in the meeting the Utah County Delegation. Kay Christofferson and Jake Anderegg who sat on the Transportation Committee had done a lot of research on ways to try and fund transportation.

Councilman Frost seconded the motion.

Mayor Pro-Tem Taylor asked if there were questions on the motion.

Councilman Bowen reported that everything that he had seen from this group advocated tax increases to address road funding. The group was asking a lot more from the City than the \$1,000. They wanted the City's reputation and clout. The more cities they could get onboard as part of this group, advocating for tax increases would be used in what he called lobbying efforts. He was opposed to that. He did not think it was a proper or appropriate role for the City to be involved in. He was strongly opposed to it. He thought that the vast majority of citizens of the community would be opposed to what this group would be advocating.

Councilman Shelton mentioned that it did not say anything about tax increases. One of the discussions that took place at the meeting he was at with the Legislators was the option of taking away of the federal tax portion and bringing that back to the State. Currently 70¢ on the dollar

came back to the State. The State would rather run that on their own. Citizens needed to be made aware of the issue of transportation and that was basically what the agreement provided for.

Councilman Bowen stated that in the last session of the Utah Legislature there was a movement to increase the tax at the State level. That failed, fortunately, in his opinion, because he felt they were taxed too high at all levels. The purpose of this group was to advocate some kind of tax increase and the City should not have a role in it.

Councilman Shelton thought that was a bad misrepresentation of the group to say there was going to be a tax increase. There were many other ways of doing it including rearranging how the funding was allocated. This was strictly just education. There was no material there that said what position they were going to be advocating. He fully supported it.

Mayor Pro-Tem Taylor appreciated the input. There were many elements to transportation that they needed to be aware of including mass transit, roads, and etc. From the information that he was able to read he thought this was a great opportunity to be educated. He asked if there was any new information on this item that needed to be discussed.

Councilman Bowen recognized a difference of opinion between himself and Councilman Shelton on this. This group has written editorials and the tone of those editorials has been, in his opinion, advocating for tax increases.

Mayor Pro-Tem Taylor called for a voice roll call vote which was as follows:

Councilman Bowen	Nay	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Nay	
Councilman Taylor	Aye	The motion carried.

REVIEW AND ACTION ON A RESOLUTION INDICATING THE CITY'S INTENT TO ADJUST THE COMMON BOUNDARY WITH LEHI CITY CONSISTING OF APPROXIMATELY 0.592 ACRES AT IN THE VICINITY OF 1010 WEST 850 NORTH. (west of the Ashley Meadows Annexation) - Staff

Adam Olsen explained that this would clean up a boundary line issue with Lehi City. It was anticipated at the time of the Ashley Meadows Annexation. Lehi City has passed a similar Resolution.

Councilman Frost moved to approve Resolution No. 2014-12-46R indicating the City's intent to adjust the common boundary with Lehi City consisting of approximately 0.592 acres at in the vicinity of 1010 West 850 North. (west of the Ashley Meadows Annexation) Councilman Shorter seconded the motion. Voting by voice roll call was as follows:

Councilman Bowen	Aye
Councilman Frost	Aye
Councilman Shelton	Aye

Councilman Shorter **Aye**
Councilman Taylor **Aye** **The motion carried.**

REVIEW AND ACTION ON A RESOLUTION INDICATING THE CITY'S INTENT TO ANNEX THE BRAD REYNOLDS AMERICAN FORK CITY ANNEXATION CONSISTING OF 18.45 ACRES AT 725 WEST 200 SOUTH – *Brad Reynolds*

Adam Olsen explained that this property was south of FrontRunner Station. Mr. Reynolds was interested in having the property placed in a holding zone at this time. They would be working with him on that.

Councilman Frost moved to approve Resolution No. 2014-12-47R indicating the City's intent to annex the Brad Reynolds American Fork City Annexation consisting of 18.45 acres at approximately 725 West 200 South. Councilman Shelton seconded the motion. Voting by voice roll call was as follows:

Councilman Bowen **Aye**
Councilman Frost **Aye**
Councilman Shelton **Aye**
Councilman Shorter **Aye**
Councilman Taylor **Aye** **The motion carried.**

REVIEW AND ACTION ON AN ORDINANCE REGARDING PARC TAX IMPLEMENTATION – *Kasey Wright*

Mayor Pro-Tem Taylor explained that this action put into motion the Parks, Arts, Recreation, and Culture Tax that was passed at the November Election. It would go into effect April 1, 2015 at 12:01 a.m.

Councilman Shorter moved approval of the Parks, Arts, Recreation and Culture Sales and Use Tax Ordinance No. 2014-12-46. Councilman Shelton seconded the motion.

Mayor Pro-Tem Taylor asked for any discussion on the motion.

Councilman Bowen stated that this was a new tax of .1 percent that would be added to people that shopped in American Fork City. Other cities that did not have this tax, their tax would be lower. He thought that was the wrong direction for American Fork City to go. He would like to see our taxes lower than surrounding communities rather than higher.

Mayor Pro-Tem Taylor asked if there was further discussion. There was not.

Voting by voice roll call was as follows:

Councilman Bowen **Nay**
Councilman Frost **Aye**
Councilman Shelton **Aye**
Councilman Shorter **Aye**
Councilman Taylor **Aye** **The motion carried.**

DISCUSSION AND ACTION ON THE BOWEN & COLLINS WASTEWATER RATES STUDY AND THE COST IMPACT OF THE TIMPANOGOS SPECIAL SERVICE DISTRICT (TSSD) RATE INCREASE TO TREAT WASTEWATER – Craig Whitehead

Craig Whitehead explained that earlier this year a study was completed by Bowen & Collins regarding the City’s sewer rates and provided some recommendations. Timpanogos Special Service District (TSSD) also passed a 13.8 percent increase. Bowen & Collins did an update that looked at the impact of that increase on the City’s costs and came back with additional recommendations. (See ATTACHMENT 2)

Table 1
New Recommended Rate Increases vs. Original Rate Study

Year	Original Study	New Recommendation
FYE 2015	0%	3.75%
FYE 2016	5.0%	3.75%
FYE 2017	5.0%	2.0%
FYE 2018	2.0%	2.0%
FYE 2019	2.0%	1.0%
FYE 2020	1.0%	1.0%
FYE 2021	1.0%	0%
FYE 2022	0%	0%
FYE 2023	0%	0%

Table 2
Recommended Sewer Rates

		FYE	FYE	FYE	FYE	FYE
Monthly Base Rate	Existing	2015	2016	2017	2018	2019
All Customers	\$35.55	\$35.55	\$35.55	\$35.55	\$35.55	\$35.55
Total Volume Rate (\$/kgal)						
All Customers	\$1.40	\$1.61	\$1.82	\$1.94	\$2.06	\$2.12

Mr. Whitehead noted that treatment costs trend was going down. (See ATTACHMENT 3) That was due to the City’s aggressive infiltration program that reduced flow to the treatment plant. The end of July 2014 it was \$2.354 million. With the rate increase it was projected to be \$2.648 million. Knowing that there was going to be a TSSD increase more money was budgeted in that expenditure line item to cover that increase.

Mr. Whitehead explained that the reason they were able to do that was because they cut \$240,000 out of the capital budget for this fiscal year. For the future they would need to do an analysis each year. He recommended that they keep the rate the same for this year and to continue to monitor costs. It brought to a close that study.

Mayor Pro-Tem Taylor thanked Mr. Whitehead for his presentation. He also noted appreciation to Aaron Brems and his staff for their infiltration program. That had certainly made a difference. He mentioned that citizens needed to bear in mind that as costs continued to go up the City would do its best to absorb those costs to the degree that it could.

Councilman Frost commented that this was great news that they were able to do this. He suggested that next year they consider an education process as to what BOD's meant and how they could help keep the costs down. The City could cut down on infiltration and if the public would stop flushing pain killers and other things associated with BOD this could be managed.

Councilman Frost moved to direct Staff to monitor and evaluate wastewater rates each year based on actual revenues and expenditures. Councilman Shelton seconded the motion. Voting by voice roll call was as follows:

Councilman Bowen	Abstain, he would like more information
Councilman Frost	Aye
Councilman Shelton	Aye
Councilman Shorter	Aye
Councilman Taylor	Aye

The motion carried.

REVIEW AND ACTION ON AN ORDINANCE APPROVING A ZONE MAP AMENDMENT FROM THE RA-1 RESIDENTIAL AGRICULTURAL ZONE TO THE R1-9000 RESIDENTIAL ZONE LOCATED IN THE AREA OF 550 SOUTH 100 WEST – Kent & Karen Roberts

Mr. and Mrs. Kent Roberts were in attendance.

Mr. Olsen explained that the change in zone was supported by the Land Use Plan.

Councilman Shorter moved to adopt Ordinance No. 2014-12-47 approving a zone map amendment from the RA-1 Residential Agricultural zone to the R1-9,000 Residential zone located in the area of 550 South 100 West. Councilman Bowen seconded the motion. Voting by voice roll call was as follows:

Councilman Bowen	Aye
Councilman Frost	Aye
Councilman Shelton	Aye
Councilman Shorter	Aye
Councilman Taylor	Aye

The motion carried.

REVIEW AND ACTION PROPOSED AGREEMENT BETWEEN THE CITY OF AMERICAN FORK AND PROPERTY OWNERS COMPRISED OF AFCC LIMITED, A UTAH LIMITED PARTNERSHIP AND/OR ITS ASSIGNS, WHOSE ADDRESS IS 2733 E. PARLEYS WAY, SUITE 300, SALT LAKE CITY, UT 84109, (HEREINAFTER "DEVELOPER") (A LIMITED PARTNERSHIP UNDER WOODBURY, INC.)

Richard Mendenhall stated that they had an opportunity to do some things that would be beneficial to the community and to the commerce opportunities in American Fork City in both the short and the long-term. This was brought up to the Mayor and some of the Staff about two months ago when some of the senior management people were in town from the Dick's Sporting Goods organization who also operated under the name of Field & Stream. They have developed a concept where they were producing a store along with the conventional Dick's Sporting Goods

Store that was being tested primarily in the east and the mid-west. American Fork has been selected as the location that they would like to locate their first store in Utah.

Mr. Mendenhall continued that the original Meadows project area was close to 200 acres. After taking out for wetlands, they ended up with 135 to 140 acres. In 2008, with the recession impact, the southern portion of the development got stalled. There was currently about 250,000 square feet of building opportunity that they were trying to finish up. The specific location for Dick's was eight acres along the freeway and adjacent to the extension of Pacific Drive that would come from the round-a-bout toward the freeway and ultimately that was being studied for an overpass that would connect to the Vineyard Connector. With that it made the site regionally accessible. The Dick's store would come in first with Field & Stream trailing in the next 24 to 36 months. Dick's Sporting Goods was a First Class Retailer. When it was combined with Field & Stream they were a really impactful retail tenant. The market area would be greatly expanded. This would be more like Cabella's than Scheels. It would have a dramatic impact in getting people off the federal transportation systems.

Mr. Mendenhall addressed the proposed agreement stating that the tax increment component and agreement would be limited to the 8.62 acres with a 15-year term which was coterminous with the original lease terms of these tenants. The incremental revenues would have a "hurdle amount" of \$70,000. That first \$70,000 each year would go to the City. Afterwards it was a sharing relationship 75% developer and 25% City. With the opening of the second tenant the "hurdle amount" would jump up to \$80,000. First tenant commitment had to be within 24 months. Maximum reimbursement to the developer would be \$2 million over its 15-year life. All utilities would be at their cost. The Project Area would be either subject to the terms of this agreement or to the previous development agreement.

Mr. Mendenhall explained that there was no cost to the City. All fees, impact fees, building permits etc., would be paid in accordance with the ordinary schedules. From this eight acre project area in 2014, the City was receiving in property tax \$7,046. The "hurdle amount" would take it to \$70,000 and \$80,000 with the two-store package. That was ten times what the City was getting now. At the minimum the City would be \$62,000 a year better off and at the maximum about a million dollars. These types of deals around the country were only coming together with public/private partnerships.

Mayor Pro-Tem Taylor asked if there were any questions of Mr. Mendenhall.

Councilman Bowen asked if Dick's was to be the first tenant. In the agreement it could be Dick's or Field & Stream.

Mr. Mendenhall answered that was correct. They had a Letter of Intent signed by the developers sent to Dick's Sporting Goods Inc. who owned both stores. Until they had a signed lease they did not know for sure what was going to happen. It was anticipated that Dick's would be first. It would be to the benefit of all if Field & Stream came first. Either store would be good.

Councilman Bowen thought it was great that there was interest in putting those stores in American Fork.

Mr. Mendenhall added that two things still had to happen. First, this tax increment agreement was needed and second, work with the Planning Commission to develop a modification to the sign standards for regional exposure. The agreement was specific to those tenants.

Councilman Shelton stated that it was great to be able to work on the economic committee with Mr. Whitehead, Ms. Sorensen, and Councilman Taylor. They have come a long way to this happy medium from when they first heard about this project. This agreement did not guarantee approval by the Planning Commission. As was pointed out, this was the first step. There were a lot of great protections in place particularly the “hurdle amounts.” He clarified that the PARC Tax was separate and not part of the rebate.

Councilman Shelton moved to adopt the Development Agreement as proposed with AFCC LIMITED, a Utah limited partnership and/or its assigns, and the City of American Fork, subject to the Economic Benefit Assessment meeting all legal requirements. Councilman Frost seconded the motion.

Councilman Frost noted that being in the City Council there were a lot of things to do. He thanked all who met and talked about this.

Mayor Pro-Tem Taylor asked if there was discussion on the motion.

Councilman Bowen was glad that these businesses wanted to come here. This agreement would provide up to \$2 million of tax revenue over the life of the agreement to Dick’s Sporting Goods and Field & Stream. He supported development and business, but philosophically he felt it was a little unfair to have those with a big draw favored over other businesses. He believed the proper role of the City was to provide a fair playing field and not to pick favorites. He did not think this should be common practice.

Mayor Pro-Tem Taylor commented that to Councilman Bowen’s point he raised that with Mr. Mendenhall and how it would work. He had a couple of friends that were restaurateurs and he asked them about this. They were not a recipient of any “favours.” One of the comments from them was that the traffic that would be generated from these businesses would be beyond what they could do in marketing to bring people in to their particular establishment. While they did not necessarily like it, they understood and also embraced what it meant to their individual businesses. They worked very hard to come up with an agreement where the citizens were paid on the increase first. It also needed to be understood that with these new developments they provide the City with more sales tax to do roads or whatever it might be that were key to the further viability of the City. He applauded all those that worked on that committee and for Councilman Shelton and his extra work to make this happen.

Councilman Bowen agreed that it would be a benefit to the City and to surrounding businesses with the increased traffic. It was just the assumption with these kinds of deals that if the City did not offer some kind of concession that the developer would not come in. He did not think that was always the case. This was a good location. He appreciated the efforts made with regard to the “hurdle amounts.” He again stated his difference of philosophy. The rules should be fair for everyone.

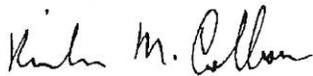
Councilman Shelton explained that philosophy was the first thing brought up with Mr. Mendenhall and Mr. Rich. Dick's Sporting Goods Board met on that issue and this agreement was needed for them to come. With that the committee wanted to take into consideration the businesses around it. They went to the top sales tax paying entity in American Fork and talked with them. He also talked with former Councilman Gunther who in the past had been very opposed to these types of transactions for the same philosophy. He also talked with the Utah Realtor Association and the American Fork Chamber of Commerce. All were in agreement that the times had changed. Rather that was fortunate or unfortunate it was where we stood. He appreciated the philosophical differences but really believed this would be a great economic benefit to the City and looked forward to the economic study that was done.

Voting by voice roll call was as follows:

Councilman Bowen	Nay	
Councilman Frost	Aye	
Councilman Shelton	Aye	
Councilman Shorter	Aye	
Councilman Taylor	Aye	The motion carried.

ADJOURNMENT

Councilman Shorter moved adjournment at 9:21 p.m. Councilman Shelton seconded the motion. All were in favor.



Richard M. Colborn
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Richard M. Colborn, the undersigned City Recorder of American Fork City, Utah (the “City”), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the December 9, 2014, public meeting held by the City Council of the City (the “City Council”) as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on December 8, 2014, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Daily Herald on December 8, 2014, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2014 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted December 26, 2013 at the principal office of the City Council, (b) provided to at least one newspaper of general circulation within the City December 26, 2013 and (c) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this December 9, 2014.



By: Richard M. Colborn
City Recorder

SCHEDULE 1

NOTICE OF MEETING

AMERICAN FORK CITY COUNCIL
DECEMBER 9, 2014

***2nd AMENDED** - NOTICE OF PUBLIC HEARING, REGULAR SESSION & AGENDA

PUBLIC HEARING

The American Fork City Council will meet in a public hearing on **Tuesday, December 9, 2014, in the American Fork City Hall, 31 North Church Street** as follows:

- 7:00 p.m. Receiving of public comment on the (1) Proposed Storm Water and Transportation Impact Fee Facilities Plans and associated Impact Fee Analyses for the City and (2) an Enactment adopting impact fees for the City.

REGULAR SESSION

The American Fork City Council will meet in regular session on **Tuesday, December 9, 2014 in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.** The agenda shall be as follows:

1. Pledge of Allegiance; prayer by Adam Olsen; roll call.
2. Swearing in of Youth City Council Mayor Monica Lish; Youth City Councilman & Youth Council Mayor Pro-tem Christopher Lish; Youth City Councilman Ashland Griffiths; and Youth City Council Recorder Marguerite Miller. – *Councilman Shorter*
3. Twenty-minute public comment period – limited to two minutes per person.
4. City Administrator's Report.
5. Council Reports concerning Committee Assignments.
6. Mayor's Report

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 November 18, 2014 City Council special session minutes.
2. Approval of the November 20, 2014 City Council special session /work session minutes.
3. Approval of the City bills for payment, manually prepared checks, and purchase requests over \$25,000. – *Cathy Jensen*
4. Approval of authorization to release the Improvements Construction Guarantee in the amount of \$12,075.04 and issue a Notice of Acceptance for the Weldon Commercial Center at 821 South Auto Mall Drive. – *Staff*
5. Approval of authorization to release the Improvements Construction Guarantee in the amount of \$68,180 and issue a Notice of Acceptance for the Roderick Enterprises at North Pointe Business Park Phase 1 at 558 East 1100 South. – *Staff*

ACTION ITEMS

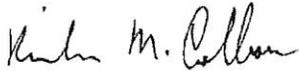
1. Review and action on an Ordinance adopting an Impact Fee Facilities Plan and Impact Fee Analyses and imposing Impact Fees for Transportation and Storm Water; providing

- for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same, and other related matters. – *Andy Spencer*
2. Review and action on an agreement with Personnel Systems & Services for a Job Classification and Compensation Study for all positions within the City of American Fork. – *Craig Whitehead*
 3. Review and action on the approval of the Interlocal Cooperative Agreement between American Fork City and Utah County for the construction of the 900 West Phase II Reconstruction Project consisting of the road between 760 North and 1120 North on 900 West. – *Andy Spencer*
 4. Review and action on the approval of an agreement with members of the Utah Valley Dispatch District to construct a new facility. – *Craig Whitehead*
 5. Review and action to authorize the Mayor to sign an agreement with Alpine Pinnacle Recreation to operate an outdoor seasonal ice rink and boat harbor marina services for American Fork City. – *Derek Rykert*
 - *6. Review and action on a Resolution regarding refunding the 2005 RDA bond. Authorizing the issuance and sale by the issuer of not more than \$1,684,000 aggregate principal amount of its sales tax refunding bonds, series 2015 (the “series 2015 bonds”); delegating to certain officers of the issuer the authority to approve the final terms and provisions of the series 2015 bonds within the parameters set forth herein; prescribing the form of series 2015 bonds; providing for the manner of execution and delivery of the series 2015 bonds; providing how the proceeds of the series 2015 bonds will be used and how payment of the series 2015 bonds will be made; providing for the publication of a notice of bonds to be issued; providing for the running of a contest period; authorizing the taking of all other actions necessary for the consummation of the transactions contemplated by this Resolution; and related matters. – *Cathy Jensen*
 7. Review and action on subdivisions, commercial projects, condominiums, and PUD’s including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.
 - a. Review and action on an Ordinance adopting the final plat and site plan of South Pointe Planned Community Development Project Phase 1, consisting of 35 lots, located in the vicinity of 740 East 400 South in the PC-Planned Community zone. – *Oakwood Homes*
 - b. Review and action on the final plat of the Starbucks Coffee Subdivision Plat A, consisting of one lot, located at 496 East State Street in the GC-1 General Commercial zone. – *Starbucks*
 - c. Review and action on confirming the Ordinance of Approval for the revised condominium plat for the Amended Village Green Condominium Project, Plat A Amended, consisting of 32 units at 30 South 700 East. – *Staff*
 8. Review and action on a Notice of Approval of Property Line Adjustment at the Timp Plaza Shopping Center located at 218 North West State Road (US-89). – *Vestwood LLC*
 9. Review and action on the approval of an agreement with the Salt Lake City Chamber, as consultants for the Utah Transportation Coalition. – *Craig Whitehead*
 10. Review and action on a Resolution indicating the City’s intent to adjust the common boundary with Lehi City consisting of approximately 0.592 acres at in the vicinity of 1010 West 850 North. (west of the Ashley Meadows Annexation) - *Staff*

ATTACHMENT 1 TO THE 12-09-2014 CC MINUTES – PAGE 5 OF 10

11. Review and action on a Resolution indicating the City’s intent to annex the Brad Reynolds American Fork City Annexation consisting of 18.45 acres at 725 West 200 South. – *Brad Reynolds*
12. Review and action on an Ordinance regarding PARC Tax implementation. – *Kasey Wright*
13. Discussion and action on the Bowen & Collins Wastewater rates study and the cost impact of the Timpanogos Special Service District (TSSD) Rate Increase to treat wastewater. – *Craig Whitehead*
14. Review and action on an Ordinance approving a zone map amendment from the RA-1 Residential Agricultural zone to the R1-9000 Residential zone located in the area of 550 South 100 West. – *Kent & Karen Roberts*
15. Review and action Proposed agreement between the City of American Fork and property owners comprised of AFCC LIMITED, a Utah limited partnership and/or its assigns, whose address is 2733 E. Parleys Way, Suite 300, Salt Lake City, UT 84109, (hereinafter “Developer”) (a limited partnership under Woodbury, Inc.)
16. Adjournment

Dated this 8 day of December, 2014



Richard M. Colborn
City Recorder

SCHEDULE 2

ANNUAL MEETING SCHEDULE

AMERICAN FORK CITY 2014 ANNUAL NOTICE OF REGULAR MEETINGS

This notice is provided to inform the public of the dates of regular American Fork City meetings for 2014. Agendas noting the exact time, date, location, and subject matter will be provided in accordance with the Open Meetings provisions of the State Code.

City Council Work Sessions

The purpose of City Work Sessions is to prepare the City Council for upcoming agenda items on future City Council Meetings. The Work Session is not an action item meeting. No one attending the meeting should rely on any discussion or any perceived consensus as action or authorization. These come only from the City Council Meeting.

Notice is hereby given that the American Fork City Council will meet in work sessions on the Thursday prior to each City Council meeting during 2014 at 3:30 p.m. in the American Fork Fire/Rescue Building, 96 North Center Street. Notice of the exact time, date, and location will be provided in accordance to the Open Meetings provisions of the State Code. The specific meeting dates are listed below:

January 9	January 23
February 6	February 20
March 6	March 20
April 3	April 17
May 8	May 22
June 5	June 19
*July 3	July 17
August 7	August 21
September 4	September 18
October 9	October 23
November 6	November 20
December 4	*December 18

*These meetings may be rescheduled due to holidays.

City Council Meetings

Notice is hereby given that the American Fork City Council will meet in regular sessions on the second and fourth Tuesdays of each month during 2014 at 7:30 p.m. in the American Fork City Hall, 31 North Church Street. Notice of the exact time, date, and location will be provided in accordance to the Open Meetings provisions of the State Code. The specific meeting dates are listed below:

January 14	January 28
February 11	February 25
March 11	March 25
April 8	April 22

ATTACHMENT 1 TO THE 12-09-2014 CC MINUTES – PAGE 8 OF 10

May 13	May 27
June 10	June 24
July 8	July 22
August 12	August 26
September 9	September 23
October 14	October 28
November 11	November 25
December 9	*December 23

*These meetings may be rescheduled due to holidays.

Planning Commission Meetings

Notice is hereby given that the American Fork Planning Commission will meet in regular sessions on the first and third Wednesdays of each month during 2014, at 7:00 p.m. in the American Fork City Hall, 31 North Church Street. Notice of the exact time, date, and location will be provided in accordance to the Open Meetings provisions of the State Code. The specific meeting dates are listed below:

*January 1	January 15
February 5	February 19
March 5	March 19
April 2	April 16
May 7	May 21
June 4	June 18
July 2	July 16
August 6	August 20
September 3	September 17
October 1	October 15
November 5	November 19
December 3	December 17

*These meetings may be rescheduled due to holidays.

Deadlines for submission for each Planning Commission Meeting during 2014 may be obtained from the City Planner at 275 East 200 North. Staff Site Plan Review Meetings are held on Mondays at 2:00 p.m. and by appointment in the Public Works Offices, 275 East 200 North.

Board of Adjustment

Notice is hereby given that the American Fork Board of Adjustment will meet in regular sessions on the second Wednesday of each month during 2014 at 6:30 p.m. in the American Fork Public Works Building, 275 East 200 North. Notice of the exact time, date, and location will be provided in accordance to the Open Meetings provisions of the State Code. The specific meeting dates are

ATTACHMENT 1 TO THE 12-09-2014 CC MINUTES – PAGE 9 OF 10

listed below:

January 8	February 12
March 12	April 9
May 14	June 11
July 9	August 13
September 10	October 8
November 12	December 10

Library Board

Notice is hereby given that the American Fork Library Board will meet in regular sessions on the second Wednesday of each month during 2014, unless otherwise noted, at 6:30 p.m. in the American Fork Library, 64 South 100 East. Notice of the exact time, date, and location will be provided in accordance to the Open Meetings provisions of the State Code. The specific meeting dates are listed below:

January 8	February 12
March 12	April 9
May 14	June (no meeting)
July (no meeting)	August (no meeting)
September 10	October 8
November 12	December (no meeting)

Recreation Committee

Notice is hereby given that the American Fork Recreation Committee will meet in regular sessions on the third Thursday of each month during 2014 at 6:00 p.m. in the Library, 64 South 100 East. Notice of the exact time, date, and location will be provided in accordance to the Open Meetings provisions of the State Code. The specific meeting dates are listed below:

January 16	February 20
March 20	April 17
May 15	June 19
July 17	August 21
September 18	October 16
November 20	December 18

Cemetery Committee

Notice is hereby given that the American Fork Cemetery Committee will meet in regular sessions on the first Monday of each month during 2014 at 10:00 a.m. in the Cemetery Office at 40 West 600 North. Notice of the exact time, date, location, and subject matter will be in accordance with the Open Meetings provisions of the State Code. The specific meeting dates are listed below:

ATTACHMENT 1 TO THE 12-09-2014 CC MINUTES – PAGE 10 OF 10

January (no meeting)	February 3
March 3	April 7
May 5	June 2
July 7	August 4
*September 1	October 6
November 3	December 1

*These meetings may be rescheduled due to holidays.

Beautification Committee

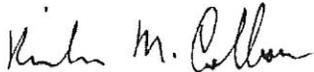
Notice is hereby given that the American Fork Beautification Committee will meet in regular sessions on the third Wednesday of each month during 2014 at 6:00 p.m. in the American Fork City Hall, Room 2, 31 North Church Street. Notice of the exact time, date, and location will be provided in accordance to the Open Meetings provisions of the State Code. The specific dates are listed below:

January 15	February 19
March 19	April 16
May 21	June 18
July 16	August 20
September 17	October 15
November 19	December 17

Historical Preservation Committee

Notice is hereby given that the American Fork Historical Preservation Committee will meet as necessary during 2014. Notice of the exact time, date, location, and subject matter will be in accordance with the Open Meetings provisions of the State Code.

Dated this 26 day of December, 2013.



Richard M. Colborn
City Recorder

Projected Impact of TSSD 13.8% Rate Increase

November 1, 2014

	<u>BOD</u>	<u>TSS</u>	<u>Flow</u>	<u>Total</u>
Current Rates	0.154	0.117	1.96	2.231
Proposed Rates	0.223	0.179	2.077	2.479
Percent Change	44.8%	53.0%	6.0%	11.1%

Fiscal Year 2014 - Actuals

<u>Month</u>	<u>BOD</u>	<u>TSS</u>	<u>Flow</u>	<u>Total Billing \$</u>
July-13	146,997	143,631	76,136	\$ 188,669
August-13	138,017	145,991	71,889	\$ 179,238
September-13	114,288	117,711	63,150	\$ 155,147
October-13	163,163	160,671	76,601	\$ 194,064
November-13	161,506	171,110	76,770	\$ 195,361
December-13	182,077	189,780	83,968	\$ 214,822
January-14	185,938	174,034	80,414	\$ 206,608
February-14	160,652	156,886	71,344	\$ 182,930
March-14	163,188	180,754	78,740	\$ 200,610
April-14	164,335	166,783	78,270	\$ 198,230
May-14	216,179	213,080	96,503	\$ 247,368
June-14	124,062	150,476	79,020	\$ 191,590
Totals	1,920,402	1,970,907	932,805	\$ 2,354,636

Projected FY2015 Costs w/Rate Increase**

					<u>\$ Increase</u>	<u>% Increase</u>
July-14	\$ 20,274	\$ 15,161	\$ 148,315	\$ 183,750	\$ (4,919)	-2.61%
August-14	\$ 18,563	\$ 13,631	\$ 153,541	\$ 185,735	\$ 6,497	3.62%
September-14	\$ 18,224	\$ 13,245	\$ 146,177	\$ 177,645	\$ 22,499	14.50%
October-14	\$ 28,094	\$ 21,227	\$ 158,778	\$ 208,099	\$ 14,036	7.23%
November-14	\$ 36,016	\$ 30,629	\$ 159,451	\$ 226,096	\$ 30,735	15.73%
December-14	\$ 40,603	\$ 33,971	\$ 174,402	\$ 248,975	\$ 34,153	15.90%
January-15	\$ 41,464	\$ 31,152	\$ 167,020	\$ 239,636	\$ 33,028	15.99%
February-15	\$ 35,825	\$ 28,083	\$ 148,181	\$ 212,089	\$ 29,159	15.94%
March-15	\$ 36,391	\$ 32,355	\$ 163,543	\$ 232,289	\$ 31,679	15.79%
April-15	\$ 36,647	\$ 29,854	\$ 162,567	\$ 229,068	\$ 30,837	15.56%
May-15	\$ 48,208	\$ 38,141	\$ 200,437	\$ 286,786	\$ 39,418	15.94%
June-15	\$ 27,666	\$ 26,935	\$ 164,125	\$ 218,726	\$ 27,135	14.16%

Total Projected \$ 387,974 \$ 314,384 \$ 1,946,536 \$ 2,648,894 \$ 294,258 12.50%

Percent of Bill 14.6% 11.9% 73.5%

Monthly Average \$ 220,741 \$ 24,521 Mo. Ave.

TSSD Treatment Costs FY 2010 - FY 2014 & Projected FY 2015

