



Members Present:

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

Members Absent:

Staci Carroll	Council Member
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Staff Present:

David Bunker	City Administrator
Christina Tuiaki	Administrator Assistant
Stephanie Finau	Deputy Recorder
Sam Kelly	Public Works Director
Aaron Brems	Fire Chief
Cameron Paul	Police Chief
George Schade	IT Director
Heather Schriever	Legal Counsel

Also present: Angie Cummings (Ruth Theater), Jessica Armitye (Ruth Theater), Gene Puckett, Ahorea Puckett, and Blake Hunziker.

The American Fork City Council held public hearing in conjunction with the regular session on Tuesday, January 27, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

PUBLIC HEARING

1. Receiving public comments on the vacation of a portion of the public utility easement at 452 West 1060 North.

Blake Hunziker, owner of the property, explained that the property in question is his personal residence and that the area discussed is his backyard. He stated that the request involves reducing the easement on one side of the property from 10' to 5' in order to accommodate a pool. He noted that a hot tub already exists on the property and is located some distance away from the proposed pool area.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Carroll; roll call.
Mayor Frost welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and an invocation was offered by Council Member Carroll.
2. Presentation of the Quality Library Award to the American Fork Library.
This presentation was postponed until the next council meeting.

3. Twenty-minute public comment period - limited to two minutes per person.
Angie Cummings. Ms. Cummings, a community advocate for the Ruth Theater in Pleasant Grove, addressed the council regarding an upcoming partnership highlighting the arts in American Fork. She shared that the Ruth Theater will be spotlighting American Fork City during the week of March 16–21. Ms. Cummings offered six complimentary VIP tickets for the Mayor, City Council, and/or City staff, to be used at the mayor’s discretion during the American Fork spotlight week.

In addition, Ms. Cummings noted that the Ruth Theater has prepared an advertisement that can be included in the city newsletter or other City communications. The ad includes a \$5 discount for American Fork residents attending performances during the spotlight week. She requested that this discount be shared only through American Fork City social media channels and communications. The discount is currently active and valid through the week of March 16–21 and applies only to shows booked during that week. The discount may be used for up to six tickets per order.

Ms. Cummings thanked the Council for their time, expressed her enthusiasm for hosting American Fork City, and stated she looks forward to welcoming City representatives to the Ruth Theater.

4. City Administrator's Report
Mr. Bunker reported that a new page has been added to the city website under the Animal Control Center section explaining the TNVR (Trap, Neuter, Vaccinate, and Return) program. He explained that TNVR is a humane feline population control option for residents who have cats in their neighborhood that need care. Through the program, residents may schedule an appointment for cats to be transported to the County to be spayed or neutered and vaccinated. The cats receive an ear tip to indicate they have been treated through the TNVR program and are then returned to the location where they were originally picked up. Additional information about the program is available on the City’s website at www.americanfork.gov.
5. Council Reports
Council Member Hunter stated that he is excited to see the TNVR program in use and expressed appreciation to staff for making it happen. He shared his hope that the cost savings from the program could be used in other areas.

Council Member Hunter further reported on a recent Audit Committee meeting held to review the City’s audits. He noted that the audit resulted in zero findings and described it as a strong, clean, and well-presented audit. He commended the Audit Committee members for their volunteer service, experience, and qualifications, stating that the city has one of the strongest audit committees. He added that when offered compensation for their service, the committee declined, expressing that they enjoy participating in the audit process. He stated that the audit will be brought forward to the Council soon. He expressed appreciation to Ms. Montoya, Finance Director, for the significant time and effort required by her and her staff in completing the audit. He also thanked everyone involved in the audit process and expressed appreciation to Mr. Bunker and his team.

Council Member Holley reported that the Historical Preservation Committee and the Beautification Committee met within the past few weeks. He noted that these were the committees' first meetings of the year, during which members discussed plans and ideas for the upcoming year. He added that both committees are looking to recruit new members and that applications for both committees are expected to be submitted in the coming weeks.

Council Member John addressed the council regarding water conservation. He indicated a brief notice will be included with the city newsletter to inform residents that the city has entered another drought cycle. He emphasized the importance of beginning conservation efforts now, particularly as residents prepare for spring landscaping and gardening. He suggested creating a dedicated webpage or including a link that would provide maps and data to help residents better understand the importance of the American Fork River to the community. Council Member John explained that the city has nearly 100 years of river flow data dating back to 1928. The record low flow is 6.6 cubic feet per second, and the current flow is approximately 7.2 cubic feet per second, which is very near the historical low. He expressed concern that without additional snowpack, reservoirs may not be fully replenished this year, noting that Silver Lake and Tibble Fork are not expected to reach full capacity. He stressed the importance of informing residents early so they can begin conserving water immediately. He also noted that with the installation of water meters, the city now has an improved ability to track conservation efforts. While acknowledging resident concerns regarding meters, he stated they provide an important opportunity to measure usage and monitor conservation progress. He concluded by stating that the city has sufficient water supply, but only marginally, and that surrounding cities are facing similar challenges. He emphasized that the community is facing the drought together and that the coming year will be difficult for water resources.

Council Member Taylor had nothing to report.

6. Mayor's Report

Mayor Frost stated that he customarily delivers a State of the City address early each year as a way to ensure accountability to residents. He explained that while unexpected matters arise throughout the year, the address provides an opportunity to communicate directly with residents about city initiatives, ongoing processes, and priorities. Mayor Frost noted that he has previously delivered this address to the Chamber of Commerce and that this meeting represents the final audience for the presentation.

Mayor Frost gave the State of the City Address for 2025:

It's speculated that the artist Vincent Van Gogh struggled early in his career to find his signature style. His earlier works, with their rural themes and drab palettes, left the artist searching for a new spark. It wasn't until he moved to Paris that inspiration struck him. He tried his hand at pointillism as seen in his 1887 self-portrait, before landing on a similar style that paired vibrant colors, rather than blending them. For him, beauty was built by small individual strokes. Later, in a letter to his brother Theos, Vincent wrote, "Great things are done by a series of small things brought together." Van Gogh is remembered today for masterpieces that hang in museums around the world, but what is often forgotten is that his work was built slowly, stroke by stroke, day after day, often without recognition at the time. He believed that progress did not come from

sudden breakthroughs, but from persistence, patience, and a willingness to keep showing up to the work in front of you. That idea resonates deeply with me as I think about American Fork City.

Our progress is not defined by a single project, decision, or year. It is built through countless small actions. Maintenance completed, plans reviewed, training conducted, budgets balanced, and services delivered. Quietly. Consistently. When those small efforts are brought together, year after year, they create something strong, reliable, and enduring. Today, I want to share how that steady approach shaped 2025, and how it continues to guide us forward.

Doing the Essential Things Well

Cities are often judged by what is most visible: new buildings, big projects, and obvious services. But the true measure of a city is found in how well the less visible, but essential, services are accomplished day after day. In American Fork, we take that responsibility seriously. At the most basic level, our residents expect reliable water, dependable utilities, safety, and responsive services. These systems matter immensely. But they often don't attract attention, or appreciation, when they're working well. In 2025, much of our focus remained on maintaining and strengthening these foundational services. Our water systems were monitored around the clock to ensure quality, safety, and reliability. We continued major investments in infrastructure that residents never see but depend on every day. Things like pipelines, valves, monitoring systems, and treatment facilities. While Residents have yet to see the impact of our new pressurized irrigation meters, staff and council have been working for over a year to set up the infrastructure and rates. As that process draws to a close, we move to set up software where residents can get better data and a clearer understanding of how to conserve one of our most precious resources. This work is not glamorous. But it is essential. And it reflects a simple commitment: to do the basics well, consistently, and responsibly.

Public Safety: Preparedness Through Consistency

One of the clearest examples of small efforts adding up to something great is public safety. When not responding to emergencies, our police officers and firefighters are preparing for them. In 2025, our Fire and Rescue Department set a city record by responding to more than 5,000 calls for service, once again making Station 5-1 the busiest station in Utah County. That level of demand requires more than courage—it requires training, coordination, and discipline.

Throughout the year, firefighters and paramedics logged thousands of hours of training. They conducted emergency drills, multi-agency exercises, and medical readiness training. They invested in new equipment and upgraded systems to ensure faster response times and better care in critical moments. At the same time, they continued to focus on mental and physical wellness, recognizing that caring for our responders is essential to caring for our community.

Our Police Department likewise remained committed to preparedness and professionalism. Officers responded to tens of thousands of calls last year, ranging from serious issues to minor inquiries and traffic stops. Our officers do this while also engaging in extensive training, leadership development, and community outreach. They also continued to invest in officer wellness programs that save lives, both inside and outside the department.

Public safety doesn't succeed because of one dramatic moment. It succeeds because of thousands of small decisions made correctly, day after day. That is what keeps our community safe.

Roads and Infrastructure: Progress You Can Trust

For many residents, the most visible sign of city work is road construction. And while construction can be inconvenient, it represents progress built over time. In 2025, American Fork invested millions of dollars into roads and infrastructure. These investments weren't isolated projects. They were part of a long-term plan to improve mobility, safety, and reliability throughout the city.

Just because you may not see our streets crews on your road doesn't mean they're not working. Last year they patched 748 potholes, replaced 12k sq ft of sidewalk, treated 370k sq ft of asphalt, chip sealed another half a million sq ft of roadway, and crack sealed 1.7 million sq ft of roads in our city. They also worked with contractors to complete major road rehabilitation projects. By extending Auto Mall drive to 100 East, they provided much needed access for residents living close to the Frontrunner station. Additionally, they improved an old section of boat harbor road, portions of 200 South, 100 North, Center St, and Thornwood Dr. These roads improved connectivity for residents and businesses alike. The city also continued sewer rehabilitation and stormwater improvements that protect neighborhoods from flooding and system failures. Last year we also restored the American Fork River culvert at the golf course, which was destroyed during the flooding in 2023. Road work rarely happens all at once. It happens incrementally, guided by data, planning, and available funding. While progress can sometimes feel slow, I want residents to know that real work is happening, even when it isn't immediately visible. Great infrastructure is not built overnight. It is built by staying committed, year after year.

Quality of Life: Where Community Is Built

While infrastructure forms the backbone of a city, quality of life gives it a heartbeat. In 2025, American Fork continued to invest in the spaces and programs that bring people together. Our parks, trails, library, recreation programs, and senior services are not luxuries. They are essential components of a healthy community. Our library continues to set records. Last year they welcomed hundreds of thousands of visitors and offered nearly a thousand unique programs. Libraries today are more than places to check out books; they are gathering spaces, learning hubs, and safe environments for people of all ages. That doesn't happen by accident. It happens because of an award-winning staff and a commitment to serve the evolving needs of our community. Speaking of award winning, last year our library received the quality library award for the 5th time in a row.

Our recreation program is renowned and people know it. Last year they even won the department of the year by the Utah Recreation and Parks Association. Our parks teams maintained more than 200 acres of parkland and trail space while also delivering major improvements. A new playground at Hindley and Monarch parks, a bathroom added to Hunter, a new pavilion at Robinson, and improvements to the Monarch Park butterfly sanctuary, were all completed through a combination of city and PARC tax funding. These investments ensure that families, seniors, and visitors have places to gather, recreate, and connect.

In 2025 we reopened our Boat Harbor. This \$4.3 million project was funded primarily through grants and included a new jetty, improved parking lot, which increased

parking, playground, bathrooms, recreational amenities, ticket booth, and a revamped beach. It is an incredibly beautiful harbor, with amenities to enjoy even if you don't get wet. We're also excited to have Utah Lake Shore Trail come which will loop around all of Utah Lake, beginning with a 5-mile section on the north side that MAG will be funding to the tune of \$3.5 million.

Our Fitness Center and Senior Center continued to serve as anchors for health, wellness, and social connection. Participation and membership grew, supported by volunteers who donated tens of thousands of hours to help programs thrive. The fitness center had 280,000 visits last year. It's 'the little engine that could' of fitness centers when you consider that it was built for a population of 30,000 in 1993 and is operating today for 48,000 residents. These are the places where friendships form, healthy routines are built, and communities take shape.

Financial Stewardship: Discipline That Enables Progress

None of this work happens without careful financial management. In 2025, American Fork remained financially strong and disciplined. We maintained healthy reserves, clean audits, and a strong bond rating. Our Finance Department once again earned national recognition for excellence in budgeting and financial reporting. In 2025 the Moody's Ratings upgraded American Fork City's bond rating-- again! We are now rated at a double A1 (Aa1), the highest financial rating the city has ever enjoyed and one rating below the coveted triple A Bond rating (AAA). This puts American Fork City in the top 7 percent of cities nationwide. This designation offers greater security, lower borrowing costs, and lower interest rates for future borrowing, saving residents significant dollars.

Additionally, we once again received the Distinguished Budget award from the Government Finance Officers Association for the 8th year in a row. Fiscal responsibility is not about saying no to progress. It is about making sure progress is sustainable. It means planning carefully, living within our means, and prioritizing investments that deliver long-term value. Because of that discipline, we are able to respond to financial emergencies, invest in infrastructure, and maintain services even in uncertain economic conditions. That stability doesn't come from one good year. It comes from many years of consistent decision-making.

Growth and Business: Intentional and Balanced

American Fork continues to grow. Last year we issued 745 building permits and conducted 6,371 inspections. As always, we try to strike the balance between state mandates for more housing and higher density, and our residents desire to manage growth. In 2025, the City Council and staff held firm to the vision for our community, supporting development that aligns with our long-term plans while resisting pressure to build simply for the sake of building. We pushed back on developers and property owners wanting to build density where it doesn't belong. I want to express my gratitude to our wonderful city council who work hard, work together, and put the community first in everything they do. We remain committed to providing housing options for different stages of life and supporting our local businesses. Our businesses play an essential role in our community. They provide jobs, services, and gathering places for residents. We value their partnership and their investment in American Fork's future. A healthy business environment depends on reliable infrastructure, predictable policies, and a city that does the basics well. We're also grateful to the many entities and jurisdictions we

work with and who assist us in serving our residents. We are not an island existing alone. Together, we work to build in intentional and balanced ways.

Looking Ahead

As we look toward 2026 and beyond, our priorities remain clear. We will continue investing in roads, utilities, and public safety. We will continue planning carefully for growth and infrastructure needs. We will continue supporting quality-of-life services that strengthen community connections. And we will continue managing finances responsibly. For the city, even a seemingly simple thing like buying a vehicle is years in the making. This year we'll be taking possession of a much-needed fire truck. This fire truck cost over a million dollars and was ordered in April of 2023. There are no shortcuts to building a great city. The work ahead will require patience, collaboration, and consistency. But those are qualities this community has demonstrated time and again.

Conclusion

As we reflect on where we are today and look ahead to what comes next, I'm reminded again of that simple truth from Vincent Van Gogh: great things are done by a series of small things brought together. When looking in from the outside, residents may see the individual and seemingly unrelated tasks performed by the city as unimportant, like an insignificant spot of paint on a canvas. However, over time and with a step back, they will see a beautiful work of art. If we stay faithful to the process, honor the details, and keep moving forward, even when progress feels slow, we'll discover that greatness was never in a single dab of paint alone, but in the collection of beautifully paired brush strokes. Thank you

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 January 5, 2026, swearing in Ceremony minutes.
2. Approval of the January 6, 2026, work session minutes.
3. Approval of the authorization to release the Improvements Durability Retainer of \$90,214.29 for Edgewater Townhomes Phase 1, located at 1130 West 330 South.
4. Approval of the authorization to release the Improvements Durability Retainer of \$194,975.57 for Edgewater Townhomes Phase 3, located at 200 South 1100 West.
5. Ratification of city payments (January 7, 2026, to January 20, 2026) and approval of purchase requests over \$50,000.

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

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

ACTION ITEMS

1. Review and action on an ordinance approving the vacation of a portion of the public utility easement for property at 452 West 1060 North, located within the Lakeview Farms subdivision.

Council Member Hunter moved to adopt Ordinance No. 2026-01-03 approving the vacation of a portion of the public utility easement at 452 West 1060 North. Voting was as follows:

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

2. Review and action on a resolution approving updates to the General Fee Schedule regarding Timpanogos Special Service District fees.

Council Member Holley moved to approve Resolution No. 2026-01-05R amending the General Fee Schedule to include revisions to the TSSD Impact fee and User Fee rates. Council Member Hunter seconded the motion.

Council Member Hunter expressed appreciation to the City Administrator for the decision to lower the rate at this time, noting that it allows the city to remain aligned while functioning as a pass-through. He stated that the purpose of his comments was to place on the public record that this action is being taken and communicated to residents, and that it is likely the issue will return for future consideration. He added that, in the interim, the city will be able to maintain the reduced rate for approximately six months, which provides some temporary relief.

Council Member Taylor stated that it is important for residents and the community to understand that the city’s role in this matter is as a pass-through. He explained that changes or actions taken by entities such as North Point and the Timpanogos Special Service District are not directly controlled by the city. He emphasized that, in this context, the city functions as a collection agency.

Voting was as follows:

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

3. Review and action on the award of an agreement for the 2026 Sewer Rehabilitation Project to Insituform Technologies, LLC.

Council Member Taylor moved to approve that we accept the bid submitted by Insituform Technologies, LLC for the construction of the 2026 Sewer Rehabilitation project in the amount of \$418,928 with contingency of \$40,000 and approve the construction agreement as presented. Council Member John seconded the motion. Voting was as follows:

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

4. Review and action on a resolution expressing the City Council’s intent to pursue a property exchange with the Utah Department of Transportation (“UDOT”) subject to future approvals and compliance with applicable laws.

Council Member John moved to adopt Resolution No. 2026-01-06R expressing intent to pursue American Fork, UT property exchanged located at 700 West 620 South subject to future approvals and compliance with applicable laws. Council Member Holley seconded the motions.

Council Member Taylor stated that the action is necessary and expressed appreciation for having it placed on public record. Council Member John stated that this item represents Station 53 and emphasized that it is a significant milestone. Mayor Frost explained that the item will now proceed through the Transportation Committee and will likely receive administrative approval. Council Member John added that the action secures the needed transportation corridor for the connector and access through Lake Shore Drive, as well as what is required for Station 53.

Council Member Hunter noted that the council had received an email earlier that day from a resident inquiring about this specific issue, which he forwarded to staff. He acknowledged the frustration expressed regarding the length of the process but emphasized that this effort has been years in the making. He compared the timeline to major capital purchases, such as a fire engine, which can take nearly three years to complete. He stated that while the progress may not feel dramatic, it represents meaningful forward movement despite the lengthy process.

Voting was as follows:

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

5. Consideration and action to enter into a closed session to discuss the purchase and/or sale of real property as described in Utah State Code 52-4-204 and 52-4-205.

Council Member Hunter motioned to enter in a closed session to discuss the purchase and/or sale of real property. Council Member Holley seconded the motion.

Voting was as follows:

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

Mayor Frost noted they will meet the downstairs workroom for the closed session, after which they will adjourn the meeting from that location.

The City Council entered into a closed session to discuss the purchase and/or sale of real property at 7:46 p.m. Those present included Mayor Frost, Council Member Holley, Council Member Hunter, Council Member John and Council Member Taylor. Also present were City Administrator David Bunker and City Civil Attorney Heather Schriever.

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

Council Member John moved to return to the regular session at 8:35 p.m. Council Member Taylor seconded the motion. All were in favor.

6. Adjournment

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

The meeting was adjourned at 8:35 p.m.



Stephanie Finau
Deputy Recorder