AMERICAN FORK CITY COUNCIL
FEBRAURY 10, 2026
CITY COUNCIL MINUTES

Members Present:

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

Members Absent:

Tim Holley	Council Member

Staff Present:

David Bunker	City Administrator
Christina Tuiaki	Administrator Executive Assistant
Anna Montoya	Finance Director
Stephanie Finau	Deputy Recorder
Sam Kelly	Public Works Director
Patrick O'Brien	Development Services Director
Derric Rykert	Community Services Director
Cameron Paul	Police Chief
George Schade	IT Director
Heather Schriever	Legal Counsel

Also present: Greg Hazard (AF Commercial), Elizabeth Phelon (Phelon Lakeland), Kevin Phelon (Phelon Lakeland), Kevin Phelon (Phelon Lakeland), Chad Christofferson (AFEWI LLC), Cole Cooper (AFEWI LLC), Jared Wolfgram, Ty Tillotson (Four Seasons Landscape & Design), Khulene Ann Gallo (Larson & Co.), Casandria Cran (AF Librarian Director), Kerstin Daynes (AF Library), Karen McCoy, Jared Worthall, AnnMarie Hatch (AF Library), and Robert Tillotson (Loudblast)

The American Fork City Council met in a regular session on Tuesday, February 10, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

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. The mayor excused Council Member Holley absence.

2. Presentation of the Quality Library Award to the American Fork City Library.
   Mayor Frost stated that he was proud to recognize the American Fork Library for receiving the *Utah State Library Division's Excellence in Library Services Award* for the fifth consecutive year. He noted that the library first received this award during the

COVID era, when innovation, customer service, and community engagement were especially critical for residents. During that challenging time, the library team stepped up and delivered services in ways that kept residents safe, connected, and supported.

Mayor Frost emphasized that this same high level of service continues today. He specifically recognized Library Director Cassandria Crane, stating that her leadership, vision, and dedication play a key role in the library's continued success. Under her direction, the library staff consistently find ways to innovate, expand access, and ensure the library remains a welcoming and valuable resource for residents of all ages. He also expressed appreciation for the entire library staff, volunteers, and board members, noting that the recognition belongs to all of them. Their hard work, professionalism, and passion for public service make a meaningful difference in the lives of American Fork residents.

On behalf of the City Council and the residents of American Fork, Mayor Frost extended congratulations on the well-deserved honor and expressed gratitude for the exceptional service the library provides to the community.

Library Director Cassandria Crane expressed her appreciation for the recognition and shared that, rather than focusing on statistics or growth metrics, she felt it was more meaningful to highlight feedback from library patrons. She explained that during a recent event, adult patrons were asked why the library is important to them. She read several of their responses, including:

- The library has been wonderful for their family of readers, especially appreciating the American Sign Language story time for a deaf child.
- The library allows them to "see the world without leaving home" and connect with interesting people.
- They value access to free books and opportunities for real socialization, recreation, and learning beyond screens.
- The library helps them encourage literacy and a love of reading in their children in a fun and engaging way.
- The library provides community access to excellent resources.

Ms. Crane shared her gratitude for the opportunity to serve the American Fork community, noting that it is not only where she works, but also where she lives and where her heart is. She expressed appreciation for her dedicated staff, the Library Board, the Friends of the Library, and the city administration for their ongoing support. She concluded by thanking everyone for the honor and recognition.

3. <u>Twenty-minute public comment period - limited to two minutes per person.</u>
Greg Hazard expressed appreciation for the opportunity to speak. He referenced a prior discussion held approximately six months earlier regarding two ADA-related parking concerns.

Mr. Hazard stated that one accessible parking stall located across the street is situated in the middle of a drive aisle and does not provide the shortest, most level, or most accessible route to the nearest accessible entrance. He also referenced the removal of an accessible parking stall at the courthouse and police station, noting that with 54 total stalls at that location, ADA guidelines require a certain number of accessible spaces. He

expressed concern that the removed stall has not been reinstalled and stated his belief that the city is not currently in compliance with ADA requirements.

Mr. Hazard shared that he owns the Wells Fargo Bank building and recently closed on the former mortgage center in the same business area. He stated that an autism-focused school operating in multiple states has expressed interest in leasing both properties and inquired about the City's support for individuals with disabilities. He indicated that while he spoke positively about the community, he was unable to provide a strong response regarding the City's ADA compliance.

In closing, Mr. Hazard shared a personal story about observing a local business owner at 7-Eleven who has been providing complimentary beverages to a double amputee patron for several years. He stated that this act of generosity reflects the community's support for individuals with disabilities and encouraged the city to demonstrate that same level of commitment by ensuring ADA compliance and meeting the needs of the disabled community. He thanked the Mayor and Council for their time.

Chris Christofferson addressed concerns related to the AFEW1 project, which he stated he has been involved with for many years. He asked why another project, referred to as "The Yard AF," was granted certain approvals or allowances. Mr. Christofferson expressed frustration, stating that he has sought answers for several years and has received limited responses. He reported observing several issues at the site, including air conditioning units located on sidewalks and concerns about grading or slumping affecting adjacent property owned by Tyree Lamph. He stated that his project was required to construct a retaining wall at a cost of approximately $1 million to prevent slumping onto neighboring property, and he questioned why similar requirements were not imposed on the other development.

Mr. Christofferson also raised concerns regarding bond-related obligations, stating that based on his review of City meeting minutes, he believes certain bond responsibilities should not have been assigned to his project. He further noted that certain infrastructure improvements, including sidewalks and three-phase power, remain incomplete at the other development site. He questioned whether outside influence, possibly related to the Alpine School District, played a role in differing treatment between projects. Mr. Christofferson expressed concern that his project has been treated unfairly compared to others and stated that he feels his concerns have not been adequately addressed. He concluded by reiterating his frustration and requesting clarification regarding the City's decisions and processes.

Mayor Frost responded that he believes the city does have answers to Mr. Christofferson's concerns. He indicated that the Public Works Director or the City Administrator would contact Mr. Christofferson directly to discuss the matter further.

Karen McCoy addressed the Mayor and City Council and expressed appreciation for the City's efforts in responding to citizen concerns regarding TNVR (Trap, Neuter, Vaccinate, Return) for community cats. She specifically thanked Council Members Hunter and Holley, Mayor Frost, Chief Paul, the City Administrator, and staff for stepping up to address the issue. She stated that she had been concerned that the animal

shelter's only approach would be to trap and euthanize feral cats but emphasized that there is a more compassionate alternative for managing community cats.

Ms. McCoy expressed appreciation that the city is informing residents about available TNVR resources and believes many citizens will utilize the program. She shared that she has loaned out ten traps, though none have yet been used within American Fork, and noted that she has been communicating and building positive relationships with neighboring cities regarding similar efforts. She stated that other communities have been impressed with American Fork's willingness to promote a compassionate approach to managing community cats and concluded by thanking the Mayor and Council for their efforts and support.

Mayor Frost asked Ms. McCoy if she would be willing to remain for a few additional minutes during the meeting. He clarified that he did not want to disrupt the established public comment time but indicated that he had additional comments he wished to share with her. He noted that on previous occasions she had left following her remarks and stated that he wanted the opportunity to make some positive comments about her efforts.

Elizabeth Phelon addressed the Mayor and City Council, stating that she was representing Phelon Lakeland, Phelon Family Limited Partnership, and ESP Excavation, all based in American Fork. She shared that she has been a lifelong resident of the City and noted that her family has operated businesses locally since March 1986, when her father established their first company. She stated that their family now owns three businesses in the city, along with affiliated associates, including Land Blast.

Ms. Phelon expressed concern regarding proposed zoning changes that would affect their properties and businesses, as well as neighboring businesses in the area. She stated that they intend to be actively involved in the process and plan to attend City Council and Planning Commission meetings regularly, emphasizing their commitment to dedicating the same level of time and attention to City matters as the Council dedicates to serving the community. She referenced a recent Planning Commission meeting, which she described as well attended and reflective of the number of individuals who feel impacted by the proposed zoning changes. She also noted that updates to City standards and specifications are under review and indicated that those changes would directly affect their operations and livelihood, as their businesses must comply with those requirements in serving both the community and the city.

Ms. Phelon further stated that their facility supplies topsoil for City projects, including the cemetery and parks, with materials reportedly being picked up on a regular basis. She reiterated that she and neighboring business associates would remain engaged in the process moving forward. She thanked the Council for their time.

Jared Wolfgramm addressed the Mayor and City Council and stated that he was speaking on behalf of Chad Christofferson regarding the AFEW project and Phases 1, 2, and 3, including the North Roadways. He expressed concern that Mr. Christofferson has not received fair treatment and stated his belief that the process has been inconsistent over time. He referenced turnover within the Public Works Department and indicated that multiple directors had been involved during the course of the project. He also mentioned work completed on 200 South, which is adjacent to "The Yard" development.

Mr. Wolfgramm stated that he felt the system was broken and expressed frustration regarding the situation. During his remarks, he asked if it would be possible to meet to discuss the matter further. The mayor responded that he has Mr. Christofferson's contact information and indicated that staff would follow up directly to arrange further discussion.

4. City Administrator's Report

Mr. Bunker congratulated the American Fork Library, Ms. Crane, and her team for their continued excellence. He stated that the library is a beacon for the area and noted that the city also assists other libraries, attributing that success to the hard work and dedication of Director Crane and her staff.

Mr. Bunker also referenced the City's annual audit, which was scheduled for discussion later on the agenda. He expressed appreciation for the City's external audit team as well as for the Internal Audit Committee. He noted that the committee consists of highly knowledgeable community members with extensive experience who review the annual audit and provide additional oversight. He thanked the members of the Internal Audit Committee for their time and service.

5. Council Reports

Council Member Hunter acknowledged and thanked the members of the audit committee, noting their decades of public audit experience and volunteer service, specifically recognizing Jim Hansen and Dave Anderson. He expressed regret for not forwarding a message from Mr. Bunker regarding the parking scenario for 88 stalls to Mr. Hazard, acknowledging that it may have impacted his perspective. He commended Ms. Crane and her team for their continued excellence, noting that the Quality Library Award often feels underwhelming compared to the level of service provided to the community. He also thanked Ms. McCoy for her efforts in bringing TNVR to the community and expressed optimism for its future.

Council Member Hunter reported attending the Chamber Awards luncheon, describing it as the largest and most well-attended event he has experienced in over a decade, and recognized the award recipients from multiple municipalities.

Council Member Hunter stated that following the recent work session on code changes and the land use map, he and Council Member Taylor attended a public meeting to hear community comments. He emphasized that the process is ongoing, noting inconsistencies between the proposed maps and council/staff direction, and expressed appreciation for public participation and the community's engagement in shaping policy, code, and land use decisions.

Council Member John expressed appreciation to Ms. Crane and the library staff. He shared that he attended the scavenger hunt the previous evening and was impressed by the library's ability to reach every corner of the community. He noted the wide range of participants, from young children attending story time to teenagers, and congratulated the library team for the excellent work they do.

Council Member John echoed Council Member Hunter's comments, emphasizing that the Council is listening to residents. He stated that he has received emails, phone calls, and had conversations in the community regarding the land use map and zoning. He assured residents that the process is ongoing and integrative, not a "one-and-done" decision. He expressed gratitude for public engagement and affirmed that the Council is working closely with staff and the Planning Commission to ensure the process works as intended.

He provided an update regarding Central 911. He explained that the county's dispatch system is divided into channels grouping various municipalities, and due to growth in the county, an additional law enforcement channel is needed. He shared that after a recent meeting with area chiefs; feedback was provided indicating adjustments were necessary. As a result, they are revisiting the plan and incorporating those comments before moving forward. He noted that the process has taken longer than anticipated—nearly four years rather than the expected one year—but progress is being made. Looking ahead, he stated that the next goal is to establish a fire-only channel, which will require additional training and personnel. He acknowledged the challenges first responders faced during COVID but expressed confidence that a strong core team is now in place. He affirmed the commitment to working collaboratively with neighboring communities to develop a solution that will effectively serve the area as growth continues.

Council Member Carroll reported that she also wished to recognize the library. She shared that she has served on the Library Board for approximately one year, a position she specifically requested due to her love of libraries. She expressed that it has been enjoyable to participate in discussions regarding policies and patron engagement. She noted that the library open house is an annual event and serves as the library's primary community celebration each year. This year's theme was centered on "love" in connection with Valentine's Day and a love of reading, which she felt resonated well with attendees. She also offered personal congratulations on the library receiving the Quality Library Award. She acknowledged that it can be easy to become complacent without recognizing the consistent work required each year to maintain the standards necessary for that designation. Regarding her other committee assignments, she reported that PARC Tax applications are currently open and due within the next few weeks. While she did not have the specific deadline, she noted that the process was underway. She added that an item on the evening's agenda would clarify certain related policies.

Council Member Carroll also provided an update on the Legislative Policy Committee. She explained that the committee has been meeting weekly since the legislative session began and that the League has been sending daily updates outlining proposed bills. She commented on the high volume and fast pace of legislation, noting that while it is difficult to review every bill in detail, she monitors the updates and contacts her legislators when issues of particular concern arise. She encouraged others to pay attention to legislative activity, especially several land use bills currently under consideration. She highlighted one proposal that would require cities to allow accessory dwelling units and establish specific lot size requirements statewide, which she described as restrictive. She stated that she had contacted her legislator regarding that bill. She further reported that multiple property tax bills are being considered that would alter property tax structures in various ways. She expressed concern about the potential impacts of those changes and indicated she is closely monitoring them. She noted that with the number of bills introduced, it can be difficult to determine which measures to track most closely. Lastly,

she discussed a proposed statewide water fund that would require residents to contribute financially. She expressed opposition to the bill as currently written, stating that it does not guarantee that local communities would receive funding in return. She raised concerns about requiring additional resident contributions when the city is already funding infrastructure through existing rates and when other funding sources are earmarked for similar projects. She concluded by noting these are the primary legislative issues she is currently monitoring and encouraged awareness of their potential impacts.

Council Member Taylor reported on several committee items. He announced that Fox Hollow Golf Course has reopened as of February 1 following a two-month closure that allowed the course and turf to recover. He noted that despite unusual winter weather conditions, demand has been very high, with the tee sheet fully booked prior to reopening. He expressed appreciation for the strong community use of the course while also acknowledging concerns about water availability later in the year and emphasized the continued need for adequate moisture.

Council Member Taylor reflected on recent Council activities, particularly public response following a recent notice sent to residents. He stated that this notice generated significant community engagement and was one of the most impactful communications in terms of resident outreach. Due to the high turnout, he and Council Member Hunter met with residents outside the building and spoke with approximately 50 to 75 individuals, addressing concerns and discussing where the city currently is in the process. He acknowledged that receiving such notices can be alarming for residents but emphasized that dialogue and participation are essential to the process.

Council Member Taylor shared feedback from a conversation with staff member Mr. O'Brien who expressed encouragement at the number of residents who attended and demonstrated care for the community. He emphasized that the matters under discussion are not final, remain open for input, and will continue to evolve through public meetings. He expressed confidence in staff and stated that the outcome will look different—and better—than many may initially expect.

Council Member Taylor then expressed strong appreciation for Ms. Crane and library staff, sharing personal reflections on the library's long-standing importance to him and the community. He stated that the library has become a pillar of the community, noting that while the physical building is impressive, it is the staff and their dedication that make the library exceptional. He congratulated the library on receiving the Quality Library Award for the fifth consecutive year and commended the continued excellence and commitment demonstrated by the library team.

Council Member Taylor also addressed public perception of Council service, noting that some residents may not realize Council members are part-time volunteers with full-time jobs and families, receiving only a small stipend. He emphasized that despite these challenges, the Council is committed to serving the community and values resident participation. He concluded by encouraging residents to remain engaged, attend meetings, and share their perspectives, stating that public input is vital to the City's success.

6. Mayor's Report
   Mayor Frost reported that he had been reflecting on his own experiences using the library as a student. He shared that during his school years, he relied heavily on encyclopedias and the Dewey Decimal System for research, noting that his family did not own encyclopedias at home. He remarked that if someone had attempted to explain the future impact of the internet, artificial intelligence, and advancing technology at that time, he would not have believed that libraries would continue to thrive. However, he emphasized that the core functions of the library, particularly human interaction and access to physical books and research material remain timeless and irreplaceable. He echoed previous comments that while the facility itself is important, it is the people who make the library special. He expressed heartfelt appreciation to the library staff for their dedication and reaffirmed the Council's full support.

   Mayor Frost also publicly thanked Karen McCoy for her civic engagement. He noted that she had brought forward a concern along with a proposed solution and had committed her own time and effort to address the issue. He further stated that her vigilance regarding the watershed and American Fork Canyon played a critical role in raising awareness and mobilizing community support to preserve North Fork and maintain American Fork Canyon as public land. He acknowledged that her efforts had a significant and lasting impact on the community.

   Lastly, Mayor Frost addressed the recent public turnout at a meeting held the previous week, which he was unable to attend due to being out of town. He noted that the number of residents in attendance was significant, including individuals inside and outside the building. He viewed the turnout positively as a strong demonstration of community engagement. Mayor Frost explained that the city had undertaken extensive public outreach efforts regarding the land use planning process, including engagement at the Senior Center, Library, and community events such as Steel Days. However, he acknowledged that the mailed notice generated additional attention and feedback, indicating the need to reassess outreach strategies. He stated that the city is listening carefully to all comments, will make adjustments as necessary, and is committed to a transparent public process. He emphasized that public engagement strengthens good government and expressed confidence that the city will be better as a result.

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 13, 2026, city council minutes.
2. Approval of the January 20, 2026, work session minutes.
3. Approval of the January 27, 2026, city council minutes.
4. Ratification of city payments (January 21, 2026, to February 3, 2026) and approval of purchase requests over $50,000.

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

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

ACTION ITEMS

1. Presentation and acceptance of the audited financial statements for fiscal year ending June 30, 2025.

   Ms. Montoya stated that the purpose of the agenda item was to present the audit for the fiscal year ending June 30, 2025. She explained that state law requires the city to undergo an annual audit conducted by independent certified public accountants. She reported that the city received a clean audit and that the process went well.

   Khulene Gallo of Larson & Company was in attendance to present the audit for the fiscal year ending June 30, 2025. She summarized the audit opinions and their meaning rather than review detailed accounting terminology. She stated that the first and primary opinion relates to the City's financial statements and can be found on page 23 of the report. Larson & Company issued an unmodified opinion, which is considered a clean audit opinion. She explained that this means there were no material deviations, exceptions, or findings in the financial statements. She further explained that an additional report, found on page 160, addresses compliance with Government Auditing Standards. As part of that process, auditors are required to review internal controls. While they do not issue an opinion on internal controls, they must evaluate whether controls are in place and functioning. She noted that strong internal controls allow auditors to perform standard procedures efficiently, whereas deficiencies would require expanded testing and could increase audit costs. She reported that the City's controls were in place and functioning appropriately.

   Ms. Gallo then addressed the federal awards, also known as the Single Audit, which is conducted in conjunction with the financial statement audit for efficiency and cost savings. She stated that the city received an unmodified opinion on federal award compliance and on controls over compliance for major programs tested during fiscal year 2025. This opinion is found on page 162. She explained that auditors test both compliance with grant requirements and the effectiveness of related controls. She directed attention to pages 167–168, the Schedule of Findings and Questioned Costs, noting that the City had no financial statement findings, no federal award findings, and no questioned costs. She also reported on the third opinion, which relates to the state compliance requirements as established by the Utah State Auditor. This test focuses on specific compliance areas rather than the Utah Code in its entirety. She confirmed that the city received a clean opinion on state compliance as well, with no findings reported.

   In summary, Ms. Gallo stated that the City received clean audit opinions across the financial statements, federal awards, and state compliance.

   Council Member John stated that he serves on several committees and boards, including several water boards. He noted that this was his fifth audit experience and congratulated

Ms. Montoya and staff on receiving no findings and expressed appreciation for the great work done.

Mayor Frost commented that the city has a responsibility not only to protect residents' lives but also to safeguard their finances. He stated that the city does a great job in fulfilling that responsibility and expressed appreciation for the leadership provided in guiding the team's efforts. He thanked Larson & Company for being present and noted that while he was already familiar with the audit findings, hearing them presented publicly and entered into the official record was very reassuring.

Council Member Taylor moved to accept the fiscal year ending June 30, 2025, audited annual financial statements. Council Member Hunter seconded the motion. Voting was as follows:

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

2. <u>Presentation on the findings of the PARC Tax fund audit for fiscal year ending June 30, 2025.</u>
   Ms. Montoya reported that this item relates to the 2024 award year, with funds expended during Fiscal Year 2025 (July 2024 through June 2025). She explained that the City contracted with Larson & Company to perform agreed-upon procedures to review park tax expenditures and ensure compliance with City ordinances. She then invited Ms. Gallo to present the report.

   Ms. Gallo explained that this was not a formal audit; therefore, no opinion or conclusion was given. She stated that the city specified the procedures to be performed, and the firm reported any findings identified. The procedures conducted included reviewing disbursements made by the entity that received park tax funds, examining the entity's financial report as it related to the grant, evaluating internal controls, and verifying that any unspent park tax funds were properly reported back to the City.

   Ms. Gallo concluded that there were no findings for Fiscal Year 2025. She further noted that prior-year findings, which were related to a lack of control, appear to have been addressed and corrected, with appropriate controls now implemented. Lastly, she expressed appreciation to Ms. Montoya and her team, as well as to Mr. Bunker and the administrative staff. She stated that they are great to work with and consistently make the audit process smoother each year. She conveyed gratitude for their efforts and noted that Ms. Montoya does an excellent job.

   Council Member Carroll asked whether, in reviewing year-end reports for PARC Tax funds, there are safeguards in place if an entity expends funds on items that were not specifically included in the original grant allocation request. She questioned whether this would fall under the audit review or internal City processes and sought clarification on what mechanisms are in place to address such situations.

Ms. Montoya responded that if funds were expended on ineligible or non-compliant items, those expenditures would be identified as such, and the entity would be required to return the funds. Council Member Carroll asked whether that review is part of the audit process. Ms. Montoya clarified that it is part of the agreed-upon procedures review. She explained that the reviewers examine the entity's application and the approved scope of the award to ensure expenditures fall within the authorized scope for which the funds were granted.

Council Member Hunter commented that the PARC Tax grant represents a significant and growing amount of money, noting that more than $1.5 million in grants will be awarded this year. He stated that ensuring those funds are spent appropriately is exactly what the City should expect of itself and expressed appreciation for the continued refinement of the process.

Council Member Taylor noted that the PARC Tax was approved by voters and widely supported by the public. He stated that applicants undergo substantial scrutiny and that the additional review demonstrates the City's commitment to being good stewards of public dollars. He expressed appreciation for the efforts to maintain transparency, uphold public trust, and ensure funds are used as intended. He added that while the review process creates additional steps, it provides accountability for both the City and grant recipients by establishing checks to ensure the process operates as intended. He acknowledged that the process required additional work and thanked Ms. Montoya for her efforts.

Council Member Carroll stated that although her comments may be somewhat redundant, she appreciates that the process creates accountability for both the city and grant applicants. She noted that having checks in place ensures the funds are administered as originally intended. While acknowledging that the additional review is an extra step, she emphasized that it is important and reflects a priority of the Council. She thanked Ms. Montoya and recognized that the process likely requires additional work on her part.

Council Member Taylor moved to accept the PARC Tax audit for fiscal year ending June 30, 2025. Council Member Hunter seconded the motion.

Council Member John expressed appreciation to Council Member Hunter and the Audit Committee, noting that committee members serve on a volunteer basis without compensation. He thanked them for their dedication and service to the city, stating that their efforts are greatly appreciated.

Voting was as follows:

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

3. <u>Review and action on an ordinance approving the application for a Zone Change, known as Scott Zone Change, located at 672 West 750 North. The Zone Change will be on approximately 2.54 acres and is in the RA-1 Residential Agriculture Zone and it is proposed to change to the R1-9000 Residential Zone.</u>
Mr. O'Brien reported that the property is currently zoned RA-1 and the applicant is requesting a rezone to R1-9000. He explained that this represents a step down in zoning intensity, although other zoning options were considered. Mr. O'Brien stated that, based on staff's understanding, the applicant intends to retain the existing dwelling and accessory structure on one lot and create two new lots as part of a potential future subdivision. The R1-9000 zoning is necessary to accommodate that plan. He noted that an R1-12,000 designation would leave the property slightly short of the minimum frontage requirement for future development, particularly if development were oriented along 640 West, which provides frontage for the property. He noted that staff discussions with the applicant led to the R1-9000 request based on the applicant's development goals, and that is why the petition is before the Council in its current form.

Council Member John provided comments on the proposed rezone, noting that the property is surrounded by R1-9000 zone and that he has no issues with the request. He highlighted that Mitchell Springs water runs through the property, describing it as a watercourse that will eventually accommodate a trail. He noted his familiarity with Mitchell Springs Irrigation Company, which is 90% owned by American Fork City, meaning the water in this area is primarily city water. He expressed concern about a "pinch point" at the bottom of the property on the west side, emphasizing the need to ensure adequate space for the future trail and to protect the critical wetland in that area

Mr. O'Brien responded that, based on his understanding, if a development application is submitted in the future, the city would secure the necessary easements for the trail and watercourse through the plat approval process. He noted that these easements would be critical. He added that it is not yet determined whether the Engineering Department would seek to acquire the land outright immediately or if easements alone would be sufficient, and that this matter would be addressed at a later stage if the proposed zone change is approved.

Council Member John moved to approve the proposed zone change located at 672 West 750 North, American Fork City from RA-1 Residential Agriculture zone to the R1-9000 Residential zone subject to any conditions found in the staff report. Council Member Taylor seconded the motion.

Council Member Hunter noted that while the property is largely surrounded by R1-19,000 zoning, there is an "island" of R-12,000 zoning within the area and sought confirmation. Mr. O'Brien clarified that the R1-12,000 zoning still exists as an "island" and that the RA-1 property in question serves as a buffer between this R1-12,000 zone and the surrounding R1-9,000 zoning. He noted that even if the RA-1 property were rezoned, the R1-12,000 area would remain an island on its own.

Discussion ensued in regard to R1-9000 and R1-1200 zones amongst the Council and staff.

Voting was as follows:

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

4. Review and action on a resolution approving amendments to the PARC Tax policies and procedures.
   Council Member Carroll commented that she may share some responsibility for the lateness of the item on the agenda and clarified the delay was not due to legal counsel. She noted that if anyone had concerns, the Council could delay consideration.

   Council Member Hunter noted that, although the item was submitted late, it is identical to what was previously reviewed and discussed during the Council workshop and he was comfortable moving forward.

   Council Member Taylor moved to approve the resolution approving amendments to the PARC Tax policies and procedures. Council Member Hunter seconded the motion. Voting was as follows:

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

5. Review and action on approval of a contract for criminal prosecuting legal services.
   Mayor Brad Frost remarked that this item marks the "end of an era," noting that the associated work has been handled by the same firm throughout his time with the city, even dating back to his high school years. He acknowledged past staff such as Casey Wright and Cherylyn Egner, praising them as good people, and noted that they are now moving on to new opportunities. The mayor stated that he had met with the applicant and described him as knowledgeable and experienced in government, noting that the applicant had served as a board member for the Canyon School District and managed similar work for other cities.

   Council Member Hunter commented that it may become necessary for the city to bring this function in-house in the near future. He noted that similar discussions have taken place regarding other aspects of legal counsel and suggested that the City begin considering the budget implications, acknowledging that in-house management may not be less expensive.

   Mayor Frost responded that he expects this topic to be addressed in upcoming budget discussions.

   Council Member John moved approve the city execute contract for American Fork City Criminal Prosecuting Legal Services with Cowdell Law. Council Member Carroll seconded the motion. Voting was as follows:

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

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

   The meeting adjourned at 8:10 p.m.

   Stephanie Finau
   Deputy Recorder