



Members Present:

Bradley J. Frost	Mayor
Tim Holley	Council Member (participated electronically)
Ryan Hunter	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
Terilyn Lurker	City Recorder
Derric Rykert	Community Services Director
Patrick O'Brien	Development Services Director
Christina Tuiaki	Executive Assistant
Anna Montoya	Finance Director
Aaron Brems	Fire Chief
George Schade	IT Director
Heather Schriever	Legal Counsel
Ryan Archuleta	Police Lieutenant
Sam Kelly	Public Works Director

Also Present:

Members of the American Fork Police Department, Tanner Ballamis and family members, Delton Choates and family members, Kelepi Makai and family members, Issac Paxman, Scott Roudabush, Renee Rhoton, and Eileen Miller

The American Fork City Council held a public hearing in conjunction with a regular session on Tuesday, May 12, 2026, in the American Fork City Hall, located at 31 North Church Street, commencing at 7:00 p.m.

PUBLIC HEARING

1. Receiving public comments on the declaration of real property at approximately 1000 North 700 West to be surplus and disposed of.

There were no public comments.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Invitation; roll call.

Mayor Frost welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and the invocation was offered by Rajan Zed (President, Universal Society of Hinduism). Roll call was taken.

2. Swearing In of Tanner Ballamis as an American Fork Police Officer.

Tanner Ballamis and family were invited to the front. Mayor Frost issued the Oath of Office to Officer Ballamis.

3. Swearing In of Delton Choates as an American Fork Police Officer.

Delton Choates and family were invited to the front. Mayor Frost issued the Oath of Office to Officer Choates.

4. Swearing In of Kelepi Makai as an American Fork Police Officer.

Kelepi Makai and family were invited to the front. Mayor Frost issued the Oath of Office to Officer Makai.

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

Isaac Paxton. Mr. Paxton stated he was running for county commissioner with the encouragement of Commissioner Brandon Gordon. He has served as Deputy Mayor for Provo for 8 years, where we worked hard to represent the cities in the area. He was part of the Provo Airport expansion. He was not looking to step on any toes and would be happy to hear from anyone. He wanted to represent all the communities within the county, both large and small. He would look out for everyone and do right by the entire county.

Scott Rodebush. Mr. Rodebush, the chair of the Parks and Recreation committee, explained that they discussed a bond for the Fitness Center at their last meeting. He noted that everyone on the committee talks to different groups of people throughout the city, and they are on the same page supporting a bond for a new recreation center. He understands there will be many things on the ballot, but he felt there was enough interest and need for a new Fitness Center, or at least to make substantial improvements to the existing one. He encouraged them to consider a bond for a new fitness center and stated the committee plans to give unanimous support for a new recreation center.

6. City Administrator's Report

David Bunker expressed his appreciation for the officers Ballamis, Choates, and Makai for joining American Fork City Police Department. Mr. Bunker announced this Saturday is the Women of Steel women's triathlon at the Fitness Center, which is the longest running triathlon for women. He congratulated all the women participating. Mr. Bunker stated on May 25, Memorial Day, they will be having the Fireman's Breakfast at Station 51, followed by the Memorial Day Program at 11 a.m. at the American Fork Tabernacle.

7. Council Reports

Council Member Hunter stated he loves Memorial Day, celebrating those willing to put themselves in harm's way for our benefit. His son is serving in the military and recently he had to drop him off to leave for his military service once again. He expressed his appreciation for all those who serve us. Council Member Hunter announced that Steel Days will be coming up, and he encouraged everyone to go to steeldaysaf.com for additional information. He noted there was an increase in pricing, but there was a discount for residents for a limited time. He thanked everyone for their hard work on pulling Steel Days together.

Council Member Holley encouraged everyone to attend the Memorial Day Program, which is a great way to celebrate the military. He expressed his appreciation for the Beautiful Committee and their hard work on Arbor Day.

Council Member John echoed Council Member Hunter's comments. His son is a police officer, and he was proud of him, as well as Council Member Hunter's son. Council Member John mentioned water, noting that various water personnel went to inspect water basins. The situation is more dire than they thought it was. He felt they would make it this year, but it would take the entire community to conserve.

Council Member Taylor gave a shout out to Scott Roudabush, who has served on the Parks and Recreation committee for many years. They have a fantastic committee, due in part to how it is led. He wanted Mr. Roudabush to know his appreciation. Council Member Taylor also expressed his appreciation for the three officers and their willingness to serve this community. Council Member Taylor stated he always enjoys Memorial Day Breakfast and the Memorial Day program; it was a wonderful thing to enjoy with his family. We were blessed to live in this great country and in American Fork. He encouraged the citizens to conserve water and turn off their automatic sprinkler clocks and turn them on when they want to water. Watering two nights every 7 days was enough. It would make them more mindful, and he felt it would help them make it through the dry year.

8. Mayor's Report

Mayor Frost stated that Memorial Day in American Fork shines. It was incredible when the American Fork Marching Band is inside the walls of the AF Tabernacle performing. It is something to look forward to.

Mayor Frost stated he was able to participate in Arbor Day, which was another tradition where they taught the kids the importance of trees. A few weeks ago, the city honored John Miller. Last week, the Wasatch Winds Symphonic Band had their 20th anniversary concert where John Miller was recognized again. They had a portion of the musical number made up of trumpets. The High School was packed, and he was grateful he was able to attend. American Fork was a wonderful place to live. Mayor Frost echoed the need for everyone to pitch in and conserve water. This year eclipses the other droughts. He encouraged everyone to conserve; a yellow lawn would be acceptable.

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 March 31, 2026, work session minutes.
2. Approval of the April 14, 2026, city council minutes.
3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$45,313.44 and issue a Notice of Acceptance for the Ragan Residence construction of public improvements located at 425 North 900 East.
4. Ratification of an agreement with Modern Display for the Royalty Float.
5. Ratification of city payments (April 8, 2026, to May 5, 2026) and approval of purchase requests over \$50,000.

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

Result:	Approved
Mover:	Council Member Taylor
Seconder:	Council Member Hunter
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

STATEMENTS

1. The Budget Officer intends to state that the tentative budget for fiscal year ending June 30, 2027, includes a proposed property tax rate increase.

Anna Montoya explained there was new legislation regarding truth in taxation amendments (HB236) was enacted this year with several new requirements. The purpose of the legislation was to promote transparency regarding a property tax increase, bring the public into the truth in taxation process as early as possible, and alleviate the public concern that an entity has already started spending money from the tax increase before the August Truth-in-Taxation hearing. The next five items will be related to the Truth in Taxation requirements and budget process.

She stated the Budget Officer intends to state that the tentative budget includes a proposed property tax rate increase as a separate item on the agenda. The meeting agenda must include a separate item notifying the public that the budget officer intends to make this statement.

Ms. Montoya stated, Mr. Mayor and City Council, this agenda item is included to comply with Utah Code § 59-2-919(4)(a)(ii) by providing notice that I, Anna Montoya, Budget Officer of American Fork City, **intend to state** that the tentative budget includes a proposed property tax rate increase, thereby ensuring transparency and public awareness consistent with Truth-in-Taxation requirements and to record such intention in the minutes of this meeting on May 12, 2026.

2. Statement of the Budget Officer that the tentative budget for fiscal year ending June 30, 2027, includes a proposed property tax rate increase and the city intends to adopt a tax rate that exceeds the certified tax rate.

Ms. Montoya stated the first item was the intention to state, and this item is the statement. She stated:

Mr. Mayor and City Council, this agenda item is included to comply with Utah Code §59-2-919(4)(a)(i) that I, Anna Montoya, Budget Officer of American Fork City, hereby provide notice and an official statement that the fiscal year 2027 American Fork City tentative budget includes a proposed property tax rate increase and to record such statement in the minutes of this meeting on May 12, 2026.

ACTION ITEMS

3. Review and action on a resolution adopting the fiscal year 2026-2027 American Fork property tax impact schedule.

Ms. Montoya explained this was a new requirement. The property tax impact schedule is required and is included in the tentative budget. The reason for the property tax increase was for staffing a new fire station on the south side of town. The total additional staffing costs for salaries and benefits for the requested nine firefighters is \$1.4 million. This does not include additional costs for equipment or upfitting new personnel.

We are proposing a 9% tax increase to the city's assessed property tax that will generate an estimated \$660,000 in additional tax revenue. With additional personnel costs of \$1.4 million, the difference of \$755,000 is being absorbed in the budget.

The 9% proposed increase will be to the American Fork City property tax only, not to the residents' entire tax bill, which also includes assessments from the school district, county, and water districts. The 9% increase will equate to approximately \$2.83 per month per household for a median home valuation of \$492,300. This is only a 1.4% increase to a resident's total property taxes and a 1.6% increase to the city's total general fund revenue.

The last tax increase was five years ago in 2021. Additionally, the CPI over the last 5 years since the last property tax increase has been 18%. We are proposing a 9% increase, which is well below inflationary increases.

They are doing the best they can with the funding available. They have looked at all revenues and line items and cutting costs. They feel this is a reasonable amount to request.

Ms. Montoya stated they are required to state the following:

- The new property tax revenue is \$660,000.
- The estimated increase to the city's property tax revenue would be 9.0%.
- The estimated annual increase to a primary residence of \$492,300 is \$34.00 or 9.0%.

Ms. Montoya stated the impact of the tax increase:

The Fire department has requested staffing for a new fire station with 9 additional full-time personnel for a total cost of \$1,415,000. The property tax increase will fund staffing for 4 of 9 fulltime firefighter/paramedics. Should the proposed property tax increase not be passed, the new fire station will not have full shift coverage, leaving only 5 of the 9 positions filled resulting in gaps without staff at the new station.

Ms. Montoya stated this was included in the budget and recommends approval a resolution adopting the fiscal year 2026-2027 Property Tax Impact Schedule for American Fork City, Utah.

Mr. Bunker stated that by adopting the resolution, this does not mean the council has officially enacted the tax increase. There are more meetings and approvals to give. This is just to state what the tax increase would be and what it would be used for.

Council Member Taylor moved to adopt Resolution No. 2026-05-18R adopting the fiscal year 2026-2027 property tax impact schedule for American Fork City, Utah. Council Member Hunter seconded the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member Taylor
Secunder:	Council Member Hunter
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

4. Review and action on a resolution adopting a tentative budget for American Fork City for fiscal year beginning July 1, 2026, ending June 30, 2027, and setting June 9, 2026 as the date for public hearing to consider the tentative budget for adoption.

Ms. Montoya stated the city has held three work sessions to discuss various aspects of the budget. They held a budget open house on May 5, 2026 where the public was invited to attend and ask questions regarding the budget and the property tax impact schedule. They are recommending they approve the resolution adopting the tentative budget and setting the public hearing for the adoption of the interim budget for June 9, 2026.

Council Member Hunter thanked Ms. Montoya and her team for all their hard work in putting this together. He understands it was hard to find the funding needed, in addition to the proposed tax increase. He appreciated staff for their sacrifices. He stated no one wanted a tax increase, and he encouraged citizens to reach out.

Council Member Taylor noted that there were no citizens who came to the open house.

Council Member Hunter stated the purpose of the five items on this agenda was for transparency. He hoped people would read the budget.

Mayor Frost felt good about what they were doing with the potential increase. They were not building a new station; they were taking an existing house and using that as a station for the south side of town. A new station is needed, but it is important to get staff members down there now.

Council Member Hunter moved to approve Resolution No. 2026-05-21R adopting the American Fork City tentative budget beginning July 1, 2026, and ending June 30, 2027, and establishing a budget public hearing Tuesday, June 9, 2026, at 7 p.m. Council Member Taylor seconded the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member Hunter
Secunder:	Council Member Taylor
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

5. Review and action on a resolution stating the City Council's intent to consider a tax rate that exceeds the Certified Tax Rate and establishing a Truth-in-Taxation Public Hearing.

Ms. Montoya stated the certified tax rate is provided by the County mid-June. Therefore, the resolution states the intention to consider a property tax rate that may be above the certified tax rate once we get that number from the county. It also establishes a public hearing for August 11th. There is no tax rate increase now, as mentioned before, but just a consideration of a tax increase.

Council Member Hunter moved approval of Resolution No. 2026-05-22R stating the City Council's intent to consider a tax rate that exceeds the Certified Tax Rate for and establishing a Truth-in-Taxation Public Hearing. Council Member John seconded the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member Hunter
Secunder:	Council Member John
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

6. Review and action on appointment of Ric Cantrell to the Historic Preservation Commission.

Council Member Holley stated that Rick Cantrell came to an event and expressed interest in joining the commission. They were excited to have another member on their commission.

Council Member Taylor moved to approve the appointment of Ric Cantrell to the Historic Preservation Commission with a term ending 2030. Council Member Hunter seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Taylor
Secunder:	Council Member Hunter
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

7. Review and action on a resolution approving amendments to the General Fee Schedule for facility rentals.

Council Member Taylor moved to approve Resolution No. 2026-05-23R updating the General Fee Schedule for facility rentals. Council Member John seconded the motion.

Council Member Holley asked if the fees for Quail Cove Park are for one day rentals, to which Mr. Rykert answered it was a full day rental for the amphitheater. There would be additional special events fees on top of the rentals.

Council Member Holley asked if they would have an off-season fee. Mr. Rykert stated they are not proposing an off-season fee as it would be difficult to identify what was off-season. He feels that if someone wants exclusive use of the facility, they should pay the fee.

Council Member John thanked staff for staff's reasoning for why they were defining it this way. For over 500 people, the police are needed to help, and it is an expense the city incurs. They are not just charging a fee to collect money; the fees are to cover the city's costs.

Mayor Frost called for a vote on the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member Taylor
Secunder:	Council Member John
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

8. Review and action on an ordinance amending Section 5.06.010 of the American Fork City Code regarding the definition of special events.

Council Member Taylor moved to approve Resolution No. 2025-05-24R approving amending Section 5.06.010 of the city code regarding the definition of special even with the addition of the following statement: “Whereas, the City Council considered the impact the proposed ordinance may have on family health, stability, and formation.

Ms. Schriever stated there was an additional section in the proposed ordinance, Section 5.06.040, which creates an administrative review process if a special event was denied.

Council Member Taylor amended his motion to include Section 5.06.010 and 5.06.040, of the city code. Council Member Hunter seconded the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member Taylor
Seconded:	Council Member Hunter
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

9. Review and cation on approval of a master services agreement with Sunrise Engineering for building inspection services.

Council Member John commented they have used Sunrise for a long time and noted they do have a requirement from the state they have to have an inspection in 3 days. If they do not have enough staff, they can utilize Sunrise Engineering to comply with the law.

Council Member John moved to approve the agreement with Sunrise Engineering for building inspection services. Council Member Taylor seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member John
Seconded:	Council Member Taylor
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

10. Approval to award a professional services agreement to Infrastructure Power Group for Street Light Repair, Construction, and Maintenance Services.

Council Member Taylor stated he did not understand what was in the packet, and he would love to get additional information later. Council Member Hunter stated he had talked with Mr. Bunker about this yesterday. They are trying to find every way to save money, and this was an opportunity to save money without losing level of service.

Council Member Taylor moved to accept the request for proposal from Infrastructure Power Group and authorize the city administrator to enter into a professional services agreement. Council Member John seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Taylor
Seconded:	Council Member John
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor

No:	
Absent:	Staci Carroll

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

Mayor Frost explained this was to discussion the sale and/or purchase of real estate. He stated they would meet in the closed session in the downstairs workroom. At the conclusion of the closed session, they would adjourn the meeting from that location.

Council Member Hunter moved to enter into a closed session at 8:08 p.m. to discuss the sale and/or purchase of real estate. Council Member Taylor seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Hunter
Seconded:	Council Member Taylor
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

The American Fork City Council met in a closed session to discuss the sale and/or purchase of real estate at 8:16 p.m. Those present included: Mayor Frost, Council Member Holley (electronically), Council Member Hunter, and Council Member Taylor. Council Member Carroll was absent. Also present included City Administrator David Bunker, Legal Counsel Heather Schriever, and City Recorder Terilyn Lurker.

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

Council Member Hunter moved to end the closed portion of the meeting and return to open meeting at 8:58 p.m. Council Member Taylor seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Hunter
Seconded:	Council Member Taylor
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

12. Adjournment.

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

The meeting was adjourned at 8:58 p.m.



Terilyn Lurker, City Recorder