



LOCAL BUILDING AUTHORITY OF
AMERICAN FORK CITY
JUNE 09, 2026
NOTICE AND AGENDA

Notice of Electronic Meeting

One or more Board members may be physically absent from this meeting but may participate electronically.

SPECIAL SESSION

Notice is hereby given that the Local Building Authority of American Fork City will hold a public hearing in conjunction with a special session on June 9, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 6:45 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comment on the Local Building Authority of American Fork FY 2027 (July 1, 2026, to June 30, 2027) budget.

SPECIAL SESSION

1. Roll call
2. Review and action on a resolution approving the Local Building Authority's fiscal year ending June 30, 2027 Budget.
3. Approval of the May 12, 2026, meeting minutes.
4. Adjournment.

Dated this 4th day of June 2026.

/s/ Terilyn Lurker
Secretary



Department: Finance

Director Approval: *Anna Montoya*

AGENDA ITEM

Review and action on a resolution adopting the Local Building Authority of American Fork budget for fiscal year ending June 30, 2027.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

State law requires that budgets be approved by June 30, 2026. The Building Authority's proposed budget is attached to the resolution.

BUDGET IMPACT

See budget.

SUGGESTED MOTION

I move to approve the resolution adopting the Local Building Authority of American Fork budget for fiscal year ending June 30, 2027.

RESOLUTION NO. 2026-BA-__ R

A RESOLUTION ADOPTING THE AMERICAN FORK BUILDING AUTHORITY 2026/2027 BUDGET.

WHEREAS, the American Fork Building Authority is required by Utah State Law to adopt a balanced budget prior to June 30, 2026; and,

WHEREAS, the American Fork Building Authority held a public hearing on June 9, 2026; and

WHEREAS, the American Fork Building Authority has complied with all legal requirements.

NOW THEREFORE, be it resolved that the attached budget is adopted for fiscal year 2026/2027.

PASSED AND SIGNED THIS 9 DAY OF JUNE 2026.

APPROVED:

Bradley J. Frost, President

ATTEST:

Terilyn Lurker, Secretary



Municipal Building Authority Fund

FUND SUMMARY

The Municipal Building Authority fund was created to account for the activities of the City’s Municipal Building Authority. The Authority was created to provide continuity between City Council changes. This method allows for small institutions to participate in financing. The City does not currently have any bonds outstanding issued by the Building Authority.

FUND BUDGET

Description	Actual 2024-25	Estimated 2025-26	Approved 2025-26	Proposed 2026-27
REVENUES				
Operating and Capital Revenues				
Interest Earnings	\$ -	\$ -	\$ -	\$ 500,000
Debt Proceeds	-	41,884,799	41,888,000	-
Total Operating and Capital Revenues	-	41,884,799	41,888,000	500,000
Transfers In				
Transfer From General Fund	646,918	-	-	-
Transfer From General Fund-Roads	-	-	-	494,758
Transfer From Culinary Water	-	-	-	494,758
Transfer From Pressurized Irrigation	-	-	-	494,758
Transfer From Sewer	-	-	-	494,758
Transfer From Storm Drain	-	-	-	494,758
Total Transfers In	646,918	-	-	2,473,790
TOTAL REVENUES	\$ 646,918	\$ 41,884,799	\$ 41,888,000	\$ 2,973,790
EXPENDITURES				
Operating				
Ordinances and Publications	\$ 140	\$ 43	\$ 100	\$ 50
Total Operating Expenditures	140	43	100	50
Capital				
Facility Improvements-Public Works Facilit	-	10,000	-	39,990,000
Property Purchase	646,918	-	-	-
Total Capital Expenditures	646,918	10,000	-	39,990,000
Debt Service				
Principal	-	-	-	210,000
Interest	-	-	-	2,263,791
Trustee Fees	-	-	-	1,000
Cost of Issuance	-	878,804	885,000	-
Total Debt Service Expenditures	-	878,804	885,000	2,474,791
TOTAL EXPENDITURES	\$ 647,058	\$ 888,847	\$ 885,100	\$ 42,464,841
Municipal Building Fund Net Revenue	(140)	40,995,952	41,002,900	(39,491,051)
Beginning Fund Balance	761	621	621	40,996,573
Ending Fund Balance	\$ 621	\$ 40,996,573	\$ 41,003,521	\$ 1,505,522



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Members Present:

- Tim Holley Board Member (participated electronically)
- Ryan Hunter Board Member
- Ernie John Board Member
- Clark Taylor Board Member

Members Absent:

- Bradley J. Frost Chairman
- Staci Carroll Board Member

Staff present:

- David Bunker City Administrator
- Terilyn Lurker City Recorder
- Derric Rykert Community Services Director
- Patrick O'Brien Development Services Director
- Anna Montoya Finance Officer
- Aaron Brems Fire Chief
- George Schade IT Director
- Heather Schriever Legal Counsel
- Cameron Paul Police Chief
- Sam Kelly PW 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

The Local Building Authority of American Fork City held a special session on May 12, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 6:40 p.m.

SPECIAL SESSION

1. Roll call

Vice Chairman Taylor welcomed everyone to the meeting. Chairman Frost and Board Member Carroll were excused. He noted Board Member Holley would join shortly.

2. Review and action on acceptance of the Local Building Authority's fiscal year ending June 30, 2027, Tentative Budget.

Anna Montoya explained they were required to adopt a tentative budget. They recently had activity with the issuance of lease revenue bonds this year; this was for the construction and improvement of the public works facility.

1 **Board Member John moved to accept the Local Building Authority’s fiscal year ending June**
2 **30, 2027, tentative budget. Board Member Hunter seconded the motion. Voting was as**
3 **follows:**

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

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5 *Board Member Holley began participating electronically.

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7 3. Review and action on the November 11, 2025, board minutes.
8 **Board Member Hunter moved to approve the November 11, 2025, board minutes. Board**
9 **Member John seconded the motion. Voting was as follows:**

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

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11 4. Review and action on the December 9, 2025, board minutes.
12 **Board Member Hunter moved to approve the December 9, 2025, board minutes. Board**
13 **Member John seconded the motion. Voting was as follows:**

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

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15 5. Old business.
16 There was no old business to discuss.

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18 6. New business.
19 There was no new business to discuss.

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21 7. Adjournment.
22 **Board Member Hunter moved to adjourn the meeting. Board Member John seconded the**
23 **motion. All were in favor.**

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25 The meeting was adjourned at 6:45 p.m.