AMERICAN FORK CITY COUNCIL
JUNE 23, 2026
CITY COUNCIL MINUTES

Members Present:

Clark Taylor	Mayor Pro Tem
Staci Carroll	Council Member
Tim Holley	Council Member
Ryan Hunter	Council Member
Ernie John	Council Member

Members Absent:

Bradley J. Frost	Mayor

Staff Present:

David Bunker	City Administrator
Christina Tuiaki	Executive Assistant
Anna Montoya	Finance Director
Terilyn Lurker	City Recorder
Derric Rykert	Community Services Director
Patrick O'Brien	Development Services Director
Sam Kelly	Public Works Director
Alister Scott	Public Works Assistant Director
Aaron Brems	Fire Chief
George Schade	IT Director
Heather Schriever	Legal Counsel
Diego Garcia	Police Sargeant

Also present: Kenadi Whitely, Rob Shelton, Michelle Anderson, Daniel Sroka, Robert Nelson, Royce Shelley, Rick Moltry, Mark Minson, Josh Walker, Renee Rhoton, Taylor Smith, Rita Law, Lenna Law, Oliva Hunziker, Chantel Hunziker, Alice Tauali'i, Koreena Tauali'i, Rod Martin, Whitney Wilkins, Daniel Swenson and approximately 20 additional attendees.

The American Fork City Council held a public hearing in conjunction with the regular session on Tuesday, June 23, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

PUBLIC HEARING

1. Receiving public comment regarding proposed pressurized irrigation rate schedule.
   Royce Shelley expressed appreciation for the advance notice of the proposed water rate changes and for the City's new online water usage dashboard, stating that both help residents prepare for the transition. He said he found the proposed rate schedule to be reasonable and encouraged the Council to adopt it and urged the city to finalize the water shareholder agreement before the new rates take effect in January 2027. Mr. Shelley expressed his concern about potential base rates for shareholders. He asked that the longstanding arrangement allowing shareholders who assign 50% of their water shares to the city to avoid a base rate remain unchanged. He also noted that unresolved shareholder requests have been delayed while the new agreement is pending.

   Mayor Pro Temp Taylor thanked Mr. Shelley for his comments and highlighted the City's online water usage dashboard, noting that it provides residents with information about their current water usage and an estimate of what their bills will look like under the new rate structure. He encouraged American Fork residents to access the dashboard through the City's website if they had not already done so.

   Rob Shelton expressed appreciation for the City's new water usage dashboard and alert system but raised concerns that basing irrigation rates on lot sizes reduces the incentive to conserve water. He noted that despite investing in water-saving landscaping improvements estimated to save approximately 600,000 gallons annually, his base rate would still exceed his actual usage. Mr. Shelton suggested the Council consider adjustments for hardscaped or non-irrigated areas, comparing the proposal to culinary water rates, which are based on service connections rather than property size. He concluded by offering to meet with City officials to discuss potential refinements to the rate structure.

   Robert Nelson, Vice President of the Temple Ridge Estates Homeowners Association, explained that the association's pressurized irrigation system has longstanding mapping and meter issues resulting from the original development, and that efforts to resolve them with the City have been ongoing for more than a year. He stated that the online dashboard does not accurately reflect the association's meters, making it difficult to understand the proposed rates. Mr. Nelson asked for clarification on how multiple meters, lot sizes, and public rights-of-way would be treated under the new rate structure. Based on his calculations, he estimated the association's irrigation costs could increase by approximately 27% in the first year and as much as 89% by 2030. He also expressed concern about the additional costs associated with converting landscaping, including permit fees, required architectural plans, and significant construction expenses.

   Rick Moltry questioned the timeline for implementing the proposed water rate changes, noting that state legislation allows compliance through 2030. He asked why the city was moving forward so quickly and suggested delaying implementation to allow residents more time to understand the new pressurized irrigation system, evaluate their water usage, and make conservation improvements before the new rates take effect. He encouraged the Council to slow the process and thanked them for the opportunity to comment.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member John; roll call.
   Mayor Pro Tem Clark welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and an invocation was offered by Council Member John.

2. Twenty-minute public comment period. Members of the public may address the Council for up to two minutes each. The Council will listen to all comments but will not discuss or respond to matters raised during the public comment period.
   Rita Law, speaking on behalf of herself and other parents, expressed support for maintaining and improving the Recreation Center, including needed repairs to the mechanical systems, pool, and roof. However, she urged the Council to ensure that any renovation plans preserve the gymnasium and the youth programs that depend on it, particularly gymnastics and other indoor sports. Ms. Law stated that gymnastics and youth indoor sports programs generate substantial revenue for the city through tuition while requiring no City subsidy. She expressed concern that repurposing the gymnasium could displace these programs, reduce Fitness Center revenue, and discourage family memberships, particularly during any extended pool closure. She asked the Council to ensure that facility improvements protect these programs and their long-term contribution to the Recreation Center and the community.

   Lenna Law, a two-time state all-around gymnastics champion and member of the Utah Twisters competition team, urged the Council to preserve the Fitness Center's gymnastics program. She explained that she began in the Fitness Center's youth classes before advancing to the competitive team and said the program has helped her develop athletic skills, friendships, and the goal of competing in college gymnastics. Ms. Law stated that the Fitness Center provides an affordable opportunity for families and expressed concern that eliminating the program would leave participants without comparable options, potentially ending their ability to pursue competitive gymnastics. She said the program has strengthened her physically, mentally, and emotionally and asked the Council to preserve it for the benefit of current and future participants.

   Olivia Hunziker, a 12-year-old participant in the Fitness Center's gymnastics program, shared how gymnastics has helped her develop confidence, discipline, and perseverance since joining at age six. She noted that the program has contributed to her success as a regional champion and state medalist while also helping her grow personally. Ms. Hunsaker stated that the program provides children with valuable life skills and a positive environment in which to grow. She urged the Council to consider the impact on children and families before making any decision that would eliminate or reduce the gymnastics program.

Alison Tauali'i read a statement on behalf of her 18-year-old sister, Joselyn Tauali'i, who described her 9 years in the Fitness Center's Twisters gymnastics program. The statement explained that the program taught valuable life skills, including perseverance, teamwork, time management, and leadership, while providing lasting friendships and opportunities to become a gymnastics coach. Joselyn stated that coaching allowed her to positively influence younger athletes, just as her own coaches had influenced her. She urged the Council to preserve the gymnastics programs so future participants and coaches would continue to have the same opportunities.

Karin Tauali'i shared her family's nine-year involvement in the Fitness Center's gymnastics program, noting that two of her daughters currently participate and another now serves as a coach. She said the program has taught her children resilience, confidence, teamwork, and perseverance while providing strong mentoring relationships. Ms. Tauali'i explained that the Fitness Center is the only affordable option for her family to participate in competitive gymnastics and noted that, although her family does not live in American Fork, they contribute thousands of dollars annually to the City's program. She asked the Council to ensure that Fitness Center funding and future facility plans protect gymnastics and other youth programs from being eliminated.

Rob Shelton thanked the Council for its service and commented on the proposed budget and property tax increase. He questioned statements that the tax increase was needed to improve fire service, arguing that the planned third fire station was already part of the City's adopted level of service and should have been funded through growth-related revenues. Mr. Shelton stated that, in his review of the proposed budget, he identified approximately $600,000 in increased spending for items such as economic development, sidewalk improvements, Christmas decorations, and part-time communications. He encouraged the Council to be transparent about the purpose of the tax increase and suggested that discretionary expenditures should be evaluated before increasing property taxes to fund essential public safety services. He concluded by thanking the Council for its service.

Michelle Anderson urged the Council to preserve the Fitness Center's gymnastics programs and dedicated gymnasium space before making any final facility decisions. She stated that the gymnasium now supports successful revenue-generating programs and argued that basketball opportunities already exist at City parks and local schools, reducing the need to repurpose the Fitness Center gym for that use. Ms. Anderson, who works at the Fitness Center, described the positive impact the programs have on children and families and invited Council Members to visit the facility to observe the programs firsthand. She encouraged the Council to preserve the gymnastics program and the space it occupies.

Rod Martin, Chair of the American Fork Chamber of Commerce and a local business owner, expressed appreciation for the City's partnership with the Chamber in organizing Steel Days. He stated that the event has continued to grow through the efforts of businesses, volunteers, sponsors, City staff, and community members, and expressed confidence that the Chamber can continue to successfully manage the celebration. Mr. Martin also supported the use of appropriate conflict-of-interest safeguards, including recusal by elected officials who have professional relationships with the Chamber, to maintain transparency and public trust. He concluded by expressing appreciation for the City's police officers and encouraged the community to recognize the difficult nature of their work and extend them grace and support.

Whitney Wilkins thanked the Council for its support during her year of service and expressed appreciation for the opportunities she has had in American Fork. She credited the Fitness Center's Twisters gymnastics program with providing affordable opportunities that helped her develop skills, build lifelong friendships, and eventually earn a place on the American Fork High School drill team. Ms. Wilkins stated that the gymnastics program had a lasting impact on her life by teaching teamwork, discipline, and community involvement. She urged the Council to preserve the competitive gymnastics program and the space it occupies at the Recreation Center.

Kenadi Whitely spoke in support of the Fitness Center's programs, describing her involvement as a former gymnast, gymnastics coach, snack shack employee, and preschool volunteer. She said the Recreation Center has provided opportunities to develop leadership, communication, and mentoring skills while building meaningful relationships with children and families. Kennedy stated that the Recreation Center has had a significant positive impact on her life and urged the Council to preserve the existing programs rather than eliminate or relocate them.

Daniel Swenson thanked the Council for stating that it would listen to community concerns regarding police conduct and referenced a recent public demonstration on the issue. He cited several incidents that he characterized as examples of police misconduct, including matters involving search warrants, traffic stops, residential encounters, and use-of-force allegations, some of which he noted are the subject of litigation. Mr. Swenson urged the City not only to listen to community concerns but also to implement meaningful changes to protect residents' rights.

3. <u>City Administrator's Report</u>
   Mr. Bunker reported that the Timpanogos Special Service District has begun a sewer rehabilitation project on 1500 South involving the slip-lining of an existing 60-inch

pipeline. He stated that 1500 South will remain closed through July 31 while crews bypass pumps the sewer flow and complete the work. Mr. Bunker also announced that, effective July 1, the Timpanogos Special Service District will become the Timpanogos Sanitary Sewer District, operating as an independent district rather than under Utah County. He noted that the organization will continue to use the abbreviation "TSSD."

4. Council Reports

   Council Member Carroll had nothing to report.

   Council Member John thanked American Fork residents for their efforts to conserve water, noting that usage has been approximately 50% of normal despite the absence of mountain snowpack. He expressed appreciation for the community's response and commended the Public Works Department for effectively managing the City's limited water resources. He stated that, with continued cooperation, the city expects to make it through the irrigation season.

   Council Member Holley reported that the Beautification Committee recently met to discuss Steel Days activities, including the annual garden tour, which will be held on a single weekday this year. He encouraged residents to participate and view the featured gardens. He also reminded residents to exercise caution during the dry conditions and upcoming holiday celebrations. He urged the public to use fireworks responsibly, be careful with campfires, particularly in the canyon, and remain mindful of the elevated wildfire risk throughout Utah.

   Council Member Hunter reminded residents that Steel Days was approaching and encouraged them to purchase event tickets, noting that the early resident pricing had ended and tickets were now $2 each. He stated that ticket quantities are limited and have sold out in previous years. He highlighted the return of several traditional Steel Days events, including the burnout and fish grab, and expressed appreciation for the efforts of City staff, volunteers, and organizers in planning the celebration. He also thanked public safety personnel for ensuring the events remain safe for the community.

5. Mayor's Report

   Mayor Pro Tem Taylor had nothing to report.

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the May 26, 2026, city council minutes.
2. ~~Approval of the June 2, 2026, work session minutes.~~
3. Approval of the authorization to release the Improvements Durability Retainer of $151,471.54 for Edgewater North Roadway, located at 200 South 1100 West.

4. Ratification of city payments (June 3, 2026, to June 16, 2026) and approval of purchase requests over $50,000.

Council Member Hunter moved to approve the common consent agenda, striking the June 2, 2026, minutes. Council Member John seconded the motion. Voting was as follows:

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

ACTION ITEMS

1. Review and action on a resolution adopting the Interim American Fork City budget for fiscal year ending June 30, 2027.

Ms. Montoya presented the proposed interim budget for Fiscal Year 2027. She stated that the required public hearing was held on June 9 and that all statutory requirements had been met. She presented the interim budget for Council consideration and offered to answer any questions.

Ms. Montoya clarified that the proposed Fiscal Year 2027 budget is an interim budget that includes a proposed property tax increase. She explained that the Council will hold a public hearing on August 11 to consider the proposed tax rate before adopting the final budget. She noted that the final budget must be adopted by August 31, with or without the proposed tax increase, and that adoption of the interim budget by June 30 is necessary to ensure the continuation of City services beginning July 1.

Council Member Holley asked whether the revisions discussed during the previous budget work session, including the one-time expenditures, had been incorporated into the interim budget presented for approval. Ms. Montoya responded that the interim budget does not incorporate the revisions discussed during the previous budget work session. She explained that those changes will be reflected in the final budget based on the property tax rate ultimately adopted following the public hearing and final budget approval.

Council Member Holley confirmed that if the Council ultimately does not approve the proposed property tax increase, the budget items discussed during the previous work session would be revised accordingly. Council Member Taylor stated that, although the interim budget includes the proposed expenditures, no funds associated with the proposed property tax increase would be spent until after the Truth in Taxation process is completed and the Council adopts the final budget before August 30.

Council Member Holley sought assurance that the additional firefighter positions would be funded regardless of the proposed property tax increase. Ms. Montoya explained that the interim budget maintains current operations only and that any new positions or services will be considered during the Truth in Taxation process and adoption of the final budget. Staff noted that hiring could not begin immediately because the temporary Station 53 facility is not yet ready.

Council Member Holley stated that he would prefer to prioritize funding for the firefighter positions over other proposed expenditures if the property tax increase is not approved. Council Members Hunter and Taylor emphasized that the Council retains full authority to amend the final budget during the Truth in Taxation process and determine how available funds will ultimately be allocated.

Council Member Holley expressed concern that the interim budget, as written, indicates the hiring of additional firefighters is contingent upon approval of the proposed property tax increase. He stated that he would prefer the budget be revised to prioritize funding the firefighter positions regardless of the outcome of the Truth in Taxation process, with other discretionary expenditures reduced or eliminated if additional revenue is not approved.

Council Members agreed that there was support for hiring the additional firefighters and noted that the interim budget does not determine the Council's final funding decisions. They emphasized that the final budget adopted after the Truth in Taxation hearing will supersede the interim budget and may be modified based on the Council's direction. The Council discussion added that the interim budget format reflects changes required under recent state legislation governing the Truth in Taxation process. Ms. Montoya clarified that the Council may amend any portion of the budget at any time, including during the final budget adoption process following the Truth in Taxation hearing.

Council Member Holley confirmed that certain one-time expenditures could be deferred to a future budget year and expressed concern that ongoing employee wage increases create long-term budget obligations that may necessitate future property tax increases. He stated that he would prefer to reevaluate some wage increases before delaying projects and reiterated that funding additional firefighter positions should be the City's highest budget priority.

Council Member Holley also expressed concern that the interim budget ties implementation of the firefighter positions to approval of the proposed property tax increase. He suggested revising the budget narrative to show that the tax increase would instead fund other priorities, arguing that doing so would better communicate the Council's commitment to public safety. Council Member Hunter responded that the interim budget includes the firefighter positions, while emphasizing that the Council will determine the final budget and funding priorities during the Truth in Taxation process.

Council Member Carroll stated that the proposed firefighter positions represent a new service expansion and are therefore appropriately identified as part of the proposed property tax increase. She also noted that employee compensation increases reflect rising benefit costs as well as wages and emphasized the City's commitment to maintaining competitive compensation.

Council Member Holley responded that, under the City's zero-based budgeting process, all proposed expenditures, including wage increases, new positions, and the firefighter additions—are evaluated together each budget cycle and should be prioritized accordingly. Ms. Montoya noted that zero-based budgeting is a budgeting methodology and does not eliminate the City's existing operational commitments. Council Member Carroll added that current employees represent ongoing obligations, whereas the firefighter positions would expand City services.

Council Member Holley reiterated that discretionary items, including employee wage increases and new initiatives, should be prioritized only after funding the additional firefighter positions. He argued that the proposed property tax increase should be presented as supporting those discretionary expenditures rather than firefighter hiring.

Council Member Taylor acknowledged Council Member Holley's concerns but stated that any changes to the budget language could be addressed during adoption of the final budget following the Truth in Taxation hearing. Ms. Montoya explained that the Council may adopt any tax rate up to the proposed maximum and that staff would revise the final budget, accordingly, making changes to the interim budget unnecessary.

Ms. Montoya stated that staff would implement whatever direction the Council provided through its motion and could prepare the interim budget to reflect the Council's intent while making any necessary revisions during adoption of the final budget.

Council Member Holley suggested that the Council could approve the interim budget that evening while clarifying through its motion that the proposed property tax increase was intended to support other budget priorities rather than the hiring of additional firefighters. He stated that such a clarification would better reflect the Council's priorities in communicating with the public. Council Member Carroll responded that she was not ready to do that.

Council Member Holley reiterated that his concern was the message the interim budget sends to the public, stating that he would prefer the proposed property tax increase be described as funding discretionary items rather than the additional firefighter positions.

He believed this would more clearly communicate the Council's commitment to public safety.

Council Member Taylor responded that he shared the goal of funding the firefighter positions but did not believe the interim budget language created the same concern. He stated that he intended to support funding the positions in the final budget and noted that Council Member Holley could offer a motion if he wished to revise the budget language.

Council Member Hunter asked staff to clarify the new statutory requirement to specify the purpose of a proposed property tax increase. He inquired about the level of detail required and whether a general description, such as supporting operational needs, would satisfy the statutory requirements.

Mr. Bunker explained that the revenue associated with the proposed property tax increase is placed in a separate fund and cannot be spent until after the Truth in Taxation hearing and adoption of the final budget. He stated that the interim budget is intended to preserve the Council's flexibility and that no expenditures from those funds are authorized at this stage. Mr. Bunker further explained that the Council may revise the final budget after the Truth in Taxation hearing to reflect its priorities, including reallocating funds to support firefighter positions if desired. He emphasized that the interim budget is a temporary, evolving document and that any future budget changes or amendments must be approved by the City Council.

Council Member Holley asked whether the city could begin hiring firefighters before completion of the Truth in Taxation process. Mr. Bunker responded that, while hiring could begin earlier if directed by the Council, staff had already planned to fill the positions after the first quarter of the fiscal year, so the August timeline would not delay implementation. Council Member Holley maintained that beginning recruitment earlier would demonstrate the City's commitment to public safety.

Council Member Hunter questioned proposals to reduce economic development funding, noting that previous Council discussions had emphasized its importance for generating long-term sales tax revenue. He expressed concern that the current discussion appeared inconsistent with those earlier priorities.

Council Member Holley clarified that he supports economic development but believes public safety should remain the City's highest budget priority. He stated that his concern was not with funding economic development itself, but with ensuring that funding for additional firefighters is prioritized ahead of lower-priority expenditures in the budget.

Council Members Hunter and Holley continued discussing how the proposed budget should prioritize funding for additional firefighters. Council Member Hunter stated that, although the Council had not discussed the matter as a group outside of the public meeting, he believed there was sufficient support among Council Members to ensure the firefighter positions would be funded regardless of the final property tax decision. He acknowledged that the budget could be amended in the future if necessary.

Council Member Holley responded that he remained concerned because salary increases, once implemented, would be difficult to reverse. He argued that wage increases represent ongoing costs that should be carefully evaluated before committing them, particularly if doing so could affect the City's ability to prioritize public safety. Council Member Hunter replied that he viewed the proposed wage increases differently and did not believe they were the determining factor in whether the City could fund the firefighter positions or reduce the need for a property tax increase.

Council Members continued discussing the relationship between the proposed property tax increase, wage adjustments, and other budget priorities. Council Member Hunter stated that he did not believe employee wage increases were the deciding factor in whether the City could adopt a budget with little or no property tax increase. While he expressed concern about adopting no tax increase at all, he indicated support for a significantly reduced increase and stated he would support clarifying the budget language if the Council wished to do so.

Council Member Holley stated that several proposed expenditures could be deferred to a future budget year, while funding for additional firefighters should be prioritized immediately. Ms. Montoya clarified that property tax revenues are allocated based on the City's tax base rather than an even split between residential and commercial properties.

Council Member Holley concluded that he was reassured the Council intended to fund the firefighter positions regardless of the final property tax decision but reiterated that public safety should have been presented as the City's highest budget priority rather than as contingent upon the proposed tax increase.

Council Member Taylor moved to approve Resolution No. 2026-06-26R adopting the American Fork City interim budget year effective July 1, 2026, and ending on June 30, 2027 or after the date which the taxing entity adopts the final budget. Council Member Carroll seconded the motion.

Council Member John stated that he understood Council Member Holley's concerns but did not share the same level of concern regarding the interim budget. He reaffirmed his support for ensuring that funding for public safety remains a priority while also emphasizing the importance of maintaining competitive wages to recruit and retain qualified City employees. He expressed confidence that the firefighter positions would be funded regardless of the final property tax decision. He added that the interim budget process provides the Council with additional time to review the budget, meet statutory deadlines, and consider whether further adjustments could reduce the proposed property tax increase before adopting the final budget.

Mayor Pro Tem Clark called for a vote on the motion. Voting was as follows:

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

2. <u>Review of the resolution adopting the Property Tax Impact Schedule.</u>
   Ms. Montoya explained that, under new legislative requirements, the Council is required to review the property tax impact schedule. She noted that the schedule had previously been approved by resolution on May 12 and that the current agenda item was for review only, with no Council action required.

3. <u>Review and action on approval of a resolution amending the culinary water rates.</u>
   Ms. Montoya introduced the proposed 5-year water rate schedule, explaining that it represented approximately 18 months of analysis and work by City staff and Bowen Collins & Associates. She noted that the City's water rates were last comprehensively updated in 2018 and explained that, although a five-year rate schedule is being proposed, the Council will continue to review and approve the rates annually through the City's fee schedule process. Ms. Montoya also identified one recommended revision to the rate schedule included in the agenda. She explained that, after further discussion with Bowen Collins & Associates regarding the rate methodology, staff recommended restoring the original proposed 2027 Block 2 non-residential culinary water rate from $4.02 to $3.53. She noted that this was the only recommended change to the proposal.

   Council Member John reflected on the City's long-term efforts to establish sustainable water rates, noting that the process began around 2005 when the City first evaluated its pressurized irrigation system. He recalled that the initial review found the City's water rates were not fully covering the cost of delivering water, resulting in subsidized service. He stated that the proposed rate structure continues the City's effort to recover the full cost of operating, maintaining, and replacing the water system. He explained that maintaining cost-based rates will help the city comply with the requirements of House Bill 501, while noting that failure to do so could result in more restrictive state-imposed requirements. He added that water rate increases are occurring throughout the state and are not unique to American Fork.

Council Member John moved to approve Resolution No. 2026-06-27R amending the culinary water utility fees with modification as stated on the record effective July 1, 2026. Council Member Carroll seconded the motion.

Council Member Hunter questioned the proposed annual irrigation mapping fee, asking what work would be performed each year and expressing concern about charging property owners when no mapping changes have occurred. Ms. Montoya explained that the mapping requirement already exists in shareholder agreements, but the proposal would formalize an annual GIS review to verify changes. She noted that the process is still being developed and could be refined, including the fee structure, based on Council direction.

Council Member Hunter reiterated his support for charging mapping fees only when updates are needed, expressing concern about an annual fee in years with no mapping changes. Ms. Montoya explained that staff plan to use an online GIS-based review process to verify mapped irrigation areas each year for participating properties, noting that the annual fee is intended to recover the administrative costs of maintaining accurate mapping for utility billing.

Mr. Bunker suggested that the mapping review may not need to occur every year and proposed that the Council consider a less frequent review cycle, such as every two years or every five years, as an alternative to an annual renewal process.

Council Member John explained that mapping reviews help ensure irrigation rates remain accurate when property owners increase or decrease irrigated areas. Council Member Hunter noted that relatively few properties participate in the mapping program and questioned charging an annual fee when no changes occur. Ms. Montoya responded that staff is willing to reevaluate the fee structure, emphasizing that the goal is to recover administrative costs rather than generate revenue.

Council Members discussed modifying the proposed irrigation mapping fee so that it would be assessed only when a property owner requests a mapping change or when remapping is required, rather than as an annual recurring fee. The Council indicated support for replacing the annual renewal fee with a one-time change fee, with the amount to be determined based on the City's actual administrative costs. The consensus was that property owners should pay for mapping services only when changes occur, rather than being charged each year if no updates are necessary.

Ms. Schriever advised the Council that a motion and second were already pending. She explained that if the Council wished to amend the proposal, it would first need to address the pending motion.

It was noted that the mapping fees were included in the city's fee schedule, which would be considered later in the meeting. Any changes to the fee could be addressed during the fee schedule item.

Mayor Pro Tem Taylor called for a vote on the motion. Voting was as follows:

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

4. Review and action on approval of a resolution amending the pressurized irrigation rates.
Council Member John disclosed a conflict of interest due to his position as President of the American Fork Irrigation Company. Because the agenda item involved matters affecting the irrigation company, he recused himself from discussion and voting on the item.

Council Member Holley asked how the proposed rate structure would apply to water shareholders and whether those considerations were reflected in the proposal. He suggested that, if additional revisions were needed, the Council could address them over the coming months.

Council Members confirmed that no changes to the proposal would be made during the current meeting and agreed that any additional issues could be reviewed over the coming months. Ms. Montoya added that, if revisions are ultimately needed, staff would bring the proposed changes back to the Council for consideration and approval.

Mr. Bunker explained that staff has been working with the American Fork Irrigation Company to update the shareholder agreements, including addressing the issues raised during the discussion. He stated that the proposed agreement revisions would be presented to both the City Council and the Irrigation Board for consideration within the next month or two.

Council Member Holley moved to approve Resolution No. 2026-06-28R adopting the pressurized irrigation utility fees effective January 1, 2027. Council Member Hunter seconded the motion. Voting was as follows:

Result:	**Approved**
Mover:	Council Member Holley
Seconder:	Council Member Hunter
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Clark Taylor
Abstained:	Ernie John

5. Review and action on approval of a resolution approving the 2026-2027 General Fee Schedule.
   Mayor Pro Tem Taylor suggested that the Council consider replacing the proposed $50 annual mapping renewal fee with a $75 one-time mapping change fee, to be assessed only when updates to a property's irrigation mapping are requested or required.

   Mayor Pro Tem Taylor asked whether the proposed fees are analyzed to ensure they reflect actual costs. Ms. Montoya confirmed that all fees are based on cost recovery and are calculated using staff time and other associated administrative expenses.

   Ms. Montoya reminded the Council that the proposed fee schedule had been amended to reflect the action taken earlier in the meeting, changing the 2027 Block 2 non-residential culinary water rate to $3.53.

   Council Member Hunter moved to approve Resolution No. 2026-06-29R establishing the Fiscal Year 2026-2027 General Fee schedule with the adjustment to the Block-2 rate to $3.53 as was mentioned on the public record as well as removing the mapping annual fee of $50 and making it a mapping fee when a change is requested at $75. Council Member Carroll seconded the motion. Voting was as follows:

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

6. Review and action on an ordinance approving a proposed Zone Change, known as American Fork Hotel, located at approximately 714 South 600 East. Consisting of 3.13 acres, the property proposes to change from the PI-1 Zone to the GC-2 Zone.
   Mr. O'Brien stated that the proposed zone change was intended to facilitate a specific anticipated use. He explained that the underlying land-use designation already supports the requested zoning and noted that planned industrial development would not represent the highest and best use of the property's frontage along I-15.

   Council Member Carroll moved to adopt Ordinance No. 2026-06-11 approving the proposed zone change located at approximately 714 South 600 East, American Fork City from the PI-1 zone to the GC-2 zone. Council Member John seconded the motion. Voting was as follows:

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

7. Review and action on a resolution approving a proposed Land Use Map Amendment, known as Dixie Well (943 South 900 West), located at approximately 943 South 900 West. Consisting of 0.78 acres, the property proposes to change from the Residential Very-Low Density land use designation to the Institutional Lands, Schools and Public Facilities land use designation.
Council Member Carroll moved to adopt Resolution No. 2026-06-30R approving the proposed Land Use map amendment located at approximately 943 South 900 West, American Fork City from the residential very low-density Land Use designation to the Institutional Lands, Schools and Public facilities Land Use designation. Council Member Holley seconded the motion. Voting was as follows:

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

8. Review and action on an ordinance approving a proposed Zone Change, known as Dixie Well (943 South 900 West), located at approximately 943 South 900 West. Consisting of 0.78 acres, the property proposes to change from the PR-3.0 Zone to the PF Zone.
Council Member Carroll moved to adopt Ordinance No. 2026-06-12 approving the proposed zone change located at approximately 943 South 900 West, American Fork City from the PR-3.0 zone to the PF zone. Council Member Holley seconded the motion. Voting was as follows:

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

9. Review and action on a resolution approving a proposed Land Use Map Amendment, known as 13:059:0130 and 13:059:0131 - LUMA, located at approximately 375 South 860 East. Consisting of 1.96 acres, the property proposes to change from the Planned Community land use designation to the Design Commercial land use designation.
Mr. O'Brien explained that the parcels were originally included in a broader land-use and zoning update near State Street, but that process was taking longer than anticipated. To avoid losing a valuable economic development opportunity, staff proposed separating these parcels from the larger amendment and changing their planned community designation to General Commercial and their zoning to GC-1. He noted that the parcels were too small to satisfy the 100-acre minimum for planned community development. The amendment also included an adjacent parcel that was not part of the applicant's project but would create a contiguous zoning area and could not feasibly be developed

under its existing designation. Mr. O’Brien emphasized the applicant’s history of successful projects and businesses within the city and recommended timely action to retain the proposed development.

Council Member Hunter expressed strong support for the proposal, stating that it would provide road improvements needed, address existing blight, and introduce a high-quality project that was well suited to the area. He also supported using the boundaries of the existing developed area to create a logical and contiguous zoning district.

Council Member Hunter moved to adopt Resolution No. 2026-06-31R approving the proposed land use map amendment located at approximately 375 South 860 East, American Fork City from the Planned Community land use designation to the Design Commercial land use designation. Council Member John seconded the motion. Voting was as follows:

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

10. <u>Review and action on an ordinance approving a proposed Zone Change, known as 13:059:0130 and 13:059:0131 – Zone Change, located at approximately 375 South 860 East. Consisting of 1.96 acres, the property proposes to change from the PC and GC-2 Zones to the GC-1 Zone.</u>
Council Member Hunter moved to adopt Ordinance No. 2026-06-13 approving the proposed zone change located approximately 375 South 860 E, American Fork City from the PC and GC-2 zones to the GC-1 zone. Council Member John seconded the motion. Voting was as follows:

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

11. <u>Review and action on the award of the contract for the Dixie Well Drilling Project to Hydro Resources – Rock Mountain, Inc.</u>
Council Member John moved that the city award the Dixie Well Drilling Project in the amount of $2,327,733 to the responsible locator Hydro Resources-Rocky Mountain Inc. and approve the construction contract as presented in the addition to a project construction and engineering contingency in the amount of $200,000 to be held by the city. Council Member Holley seconded the motion. Voting was as follows:

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

12. Review and action on a resolution approving a cooperative agreement between American Fork City and Utah Department of Natural Resources Division of Wildlife Resources for funding to replace docks at the American Fork Boat Harbor.
    Council Member Carroll asked how much it would cost for the project to be completed. Mr. Rykert explained that the available $27,000 would be used to replace the existing docks. The old docks would then be repurposed on the opposite side of the harbor for kayaks, paddleboards, and swimming, with any remaining funds used for swimming platforms and kayak launches.

    Council Member Hunter moved to adopt Resolution No. 2026-06-32R approving the cooperative agreement and authorized the mayor to sign the cooperative agreement with Utah Department of Natural Resources. Division of Wildlife Resources to accept the grant funding to replace the docks at American Fork Boat Harbor. Council Member Holley seconded the motion. Voting was as follows:

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

13. Review and action on approval of an agreement with the American Fork Chamber of Commerce for the management of the Steel Days celebration.
    Council Members asked about the agreement's duration and whether it could be modified during its term. Ms. Schriever explained that the staff-proposed agreement would remain in effect for up to three years, subject to annual Council review and renewal, and could be amended at any time. She noted that the Steel Days Committee and Chamber of Commerce had not yet considered it.

    Council Member Hunter expressed concern about considering the agreement while organizers were heavily engaged in preparations for Steel Days. He recommended conducting future annual reviews and renewals after each year's event, potentially in conjunction with the organizers' October report, rather than immediately before the celebration.

    Council Member Hunter recommended leaving the current agreement unchanged but conducting future annual reviews after receiving the post-event report, with renewal occurring no later than the first Council meeting in December. He stated that this schedule would allow both parties to evaluate and negotiate changes well before the next event. Mr. Walker noted that the existing agreement was automatically renewed unless either party requested renegotiation by October 1, while Council Members Carroll and Taylor confirmed that the proposed schedule could be incorporated into the motion and would allow annual revisions during the three-year term.

Ms. Schriever confirmed that the agreement would take effect upon the mayor's signature and be reviewed annually after submission of the post-event report. Council Member Hunter recommended renewal at the first Council meeting in December to provide both parties with sufficient notice and prevent uncertainty after preparations for the following year had begun. Ms. Schriever noted that the schedule would provide approximately 30 days for negotiations before year-end.

Council Members proposed requiring the Chamber's post-event report by October 31 to allow sufficient time for review and negotiation before renewal at the first Council meeting in December. Mr. Walker requested that the Mayor Pro Tem sign the current agreement because of a change in Chamber leadership and the mayor's involvement in negotiations.

Council Member Hunter moved to approve the agreement between the American Fork City and the American Fork Chamber of Commerce for the management of the Steel Day celebration 2026 with the caveat that there be a reporting to the council for the most recently completed Steel Days celebration no later than the end of October and it will be renewed or considered for renewal by the first council meeting in December. Council Member Holley seconded the motion. Voting was as follows:

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

14. Adjournment.
Council Member John moved to adjourn the meeting. Council Member Carroll seconded the motion. Voting was unanimous.

The meeting was adjourned at 8:52 p.m.

Terilyn Lurker

Terilyn Lurker, City Recorder