Members Present:

Bradley J. Frost	Mayor
Clark Taylor	Mayor Pro Temp
Staci Carroll	Council Member
Tim Holley	Council Member
Ryan Hunter	Council Member
Ernie John	Council Member

Staff Present:

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

Also present: Mark Walker, Joseph Call, Michelle Anderson, Rita Law, Aaron Law, Lenna Law, Mary Alice Law, Alina DeGroff, Daniel Sroka, Carol Bell, Tom Lemke, Carly Manis, Cristy Manis, Joely Manis, Cindy Miller, John Bell, Allyson Thompson, Nick Thompson, Chris Hubbard, Greg Hazard, Cynthia Miller, Skyler Simpson, Alex Sabin, Valecia Green, Mark Bell, August Hicks, Julie Rodriguez, Heidi Dickerson, Katherin Bergener, Blake Bergener, Bailey Pitt, Savannah Laycock, William Ackley, Josh Walker, and approximately 15 additional attendees.

The American Fork City Council held public hearing in conjunction with the regular session on Tuesday, June 9, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

<u>PUBLIC HEARINGS</u>

1. <u>Receive public comment on the American Fork City FY 2027 Interim Budget (July 1, 2026, to June 30, 2027). This budget includes a proposed property tax rate increase.</u>

Mark Walker, drawing on his experience in engineering, construction, land development, and local government, stated that developers have traditionally funded the infrastructure required for their projects. He expressed concern about the City's investment in infrastructure improvements on the southwest side of American Fork, referencing the bonded funding for those projects. Mr. Walker recommended that the city consider a temporary development moratorium until additional planning is completed and strategies are developed to increase developer contributions through impact fees or accelerated redevelopment agency funding. He encouraged the Council to ensure future growth pays a greater share of the associated infrastructure costs.

Joseph Call thanked the Mayor, Council, Police Department, and Fire Department for their service before commenting on the proposed budget. He suggested that the $4 million allocated for Fitness Center improvements be redirected toward planning or constructing a new fitness center rather than renovating the existing 33-year-old facility. Mr. Call stated that a modern recreation facility would better serve the City's projected population growth and the surrounding region. He noted that the Parks and Recreation Committee has supported a new facility and referenced community survey results indicating it is a high priority. Citing limitations of the current facility, he encouraged the Council to pursue a modern, financially sustainable recreation center and stated that he would support a bond to help fund its construction.

Michelle Anderson, a Fitness Center daycare employee of nearly 20 years, urged the Council to preserve the Fitness Center's gymnastics, preschool, and other youth programs. She described the positive impact these programs have on children and families, particularly parents who rely on them while using the facility. Ms. Anderson expressed concern that the proposed Fitness Center improvements could reduce or eliminate existing programs. She encouraged the Council to find an alternative solution, such as expanding the facility rather than repurposing program space, while acknowledging the City's need to continue investing in public safety.

Rita Law thanked the Council for pursuing a fiscally responsible approach to the Fitness Center improvements but urged the city to preserve the gymnasium's current use. Speaking on behalf of families participating in Fitness Center programs, she stated that the gymnasium is already fully utilized by gymnastics, tumbling, cheer, ninja, and other youth programs that serve hundreds of children and generate significant revenue for the city. Ms. Law argued that these programs require specialized equipment and space that cannot be relocated, while traditional gym activities have alternative locations elsewhere in the community. She expressed concern that repurposing the gymnasium would reduce program capacity, eliminate affordable recreational opportunities for children, and negatively affect Fitness Center memberships. She asked the Council to preserve the gymnasium's current use and maintain transparency throughout the planning process.

Alina Degroff spoke in support of the Fitness Center's Twisters gymnastics program from the perspective of both a gymnastics judge and a family member of a former Twisters athlete. She praised the program's competitive success, affordability, and positive reputation, noting that it produces high-level athletes despite operating as a recreation-based program. Ms. Degroff stated that the program fosters an inclusive environment and has earned respect from gymnastics organizations throughout the region. She expressed concern that relocating or eliminating the program would diminish its ability to compete and asked the Council to preserve the Twisters program and its dedicated space at the Fitness Center.

Daniel Sroka commented on the proposed budget and expressed concern that the city could face significant costs from potential civil litigation related to alleged police misconduct. He referenced several incidents involving the Police Department, disputed the accuracy of public statements made by the Police Chief regarding one case, and alleged improper police actions during an arrest. Mr. Sroka stated that these events had diminished his confidence in the Police Department and urged the city to address his concerns regarding accountability and public trust.

Brielle Anderson, a resident of the neighborhood near the American Fork Frontrunner Station, expressed concern about limited emergency access to her community. Citing a nearby fire earlier that day, she noted that the neighborhood currently relies on a single access road and stated that, if the fire had spread, thousands of residents could have been trapped. Ms. Anderson urged the city to prioritize additional roadway connections and transportation infrastructure as development continues in the area. She emphasized that additional access should be constructed before any future road closures or expansion projects occur to improve public safety and emergency evacuation capabilities.

Mayor Frost observed that many public comments focused on preserving the Fitness Center's gymnastics program and invited audience members who shared those views to indicate their support by raising their hands. After a count by staff, he noted for the record that 31 individuals in attendance indicated support for preserving the gymnastics program.

2. Receive public comment on the American Fork City FY 2027 Executive Municipal Officers compensation (July 1, 2026, to June 30, 2027).

No public comments were made.

3. Receive public comment on the vacation of a portion of a public utility easement at 1032 East 1060 North.

No public comments were made.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Holley; roll call.

Mayor Frost welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and an invocation was offered by Council Member Holley.

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.

Joely Manis, a member of the Twisters gymnastics competition team, described the positive impact the Fitness Center's gymnastics program has had on her over the past nine years. She explained that the program has provided friendships, encouragement, and a supportive environment while teaching her perseverance, confidence, and resilience. Ms. Mus urged the Council to preserve the gymnastics program, stating that it has become a safe and meaningful place for her to grow both as an athlete and as an individual.

Carol Bell thanked the Mayor and City Council for their service and referenced a petition signed by 28 residents regarding future development along 300 North. She asked the Council to consider three requests: restoring the planned extension of 200 North, maintaining appropriate zoning for the affected properties, and preserving a residential buffer along the south side of 300 North. Ms. Bell explained that her family has lived on 300 North for 40 years and recalled granting an easement in 2008 for the planned extension of 200 North without compensation because they supported the roadway. She stated that residents were never informed why the road extension was removed from the City's plans and urged the Council to review the petition and preserve the longstanding residential buffer along 300 North.

Tom Lemke, a resident of 300 North, urged the city to preserve the existing zoning requirements that provide a residential buffer between homes along 300 North and commercial development associated with the hospital. He also read a statement from a nearby resident expressing concerns that expanding the hospital's access to 300 North would increase traffic and create safety risks for neighborhood families. Mr. Lemke asked the Council to retain the residential buffer along 300 North while allowing any future hospital expansion to occur farther from the roadway.

Cindy Miller expressed concern that residents along 300 North have not consistently received notices regarding proposed zoning changes and public meetings affecting their neighborhood. She stated that several residents had been unable to locate information about a referenced open house despite searching the City's website and contacting staff. Ms. Miller urged the City to improve its public notification process and asserted that the notice requirements under Utah law should be followed, including mailing notices to affected property owners and posting signs on impacted properties. She stated that these measures would help ensure nearby residents are informed of proposed land use changes.

John Bell, a resident along 300 North, urged the Council to consider more flexible zoning options for properties near the hospital, such as mixed-use, senior housing, assisted living, or other compatible uses, rather than limiting the area exclusively to professional office zoning. He expressed concern that a narrow zoning designation could reduce the practical use and value of affected properties. Mr. Bell also emphasized the importance of preserving the longstanding residential buffer along 300 North and protecting the character and safety of the neighborhood. On behalf of residents, Mr. Bell asked the Council to honor previous planning commitments and ensure that future development balances the hospital's growth with the interests and quality of life of nearby homeowners.

Chris Hubbard expressed concerns about the American Fork Police Department's online complaint submission system, stating that it does not provide confirmation of successful submissions, clear error messages, or preserve information when errors occur. He argued that these issues make it unnecessarily difficult for residents to file complaints and requested improvements to the system, including confirmation emails with complaint numbers, detailed error notifications, and the ability to return to complete forms when corrections are needed. The speaker stated that these changes would improve accessibility and better protect the public's ability to submit complaints.

Alex Sabin criticized the American Fork Police Department's handling of public records and accountability, alleging that the department has prioritized institutional interests over constitutional rights. Referring to a prior case, he argued that public trust has been undermined and urged the city to take corrective action. Mr. Sabin called on the City Council to authorize an independent third-party audit of the Police Department, stating that greater accountability and transparency are needed to restore public confidence.

Greg Hazard submitted letters from Police Chief Paul and a 2024 news article for the Council's review before speaking. He stated that, based on his professional background and personal experiences, he wished to address concerns involving the American Fork Police Department. Mr. Hazard described two incidents in which he believed he was treated inappropriately by police officers. He stated that Police Chief Paul later apologized on behalf of the City and Police Department, acknowledged that the officers' conduct was inappropriate, and took corrective action, including rescinding a criminal trespass order issued against him. While expressing appreciation for Chief Paul's leadership and willingness to accept responsibility, Mr. Hazard emphasized the importance of accountability and maintaining public trust in the Police Department.

Felicia Green thanked the Council for its service and spoke regarding the proposed rezoning along 300 North. She stated that she had discussed the matter with a member of the Planning Commission, who indicated that determining the appropriate location for zoning boundaries can be challenging. Ms. Green encouraged the Council to consider the interests of existing property owners who have invested in their homes and neighborhoods when evaluating future zoning decisions along 300 North.

Mark Bell urged the Council to preserve the residential buffer along 300 North and to consider the interests of longtime residents when making future land use decisions. He encouraged the Council to prioritize the character and stability of established neighborhoods while evaluating requests associated with hospital expansion and surrounding development.

August Hicks expressed concerns regarding the American Fork Police Department's handling of an investigation involving a business dispute over collectible items. He alleged that law enforcement actions taken during the investigation were excessive and improperly interfered with civil legal proceedings, including interactions involving the investigator and service of court documents. Mr. Hicks stated that these events had diminished public confidence in the Police Department and urged the city to conduct an investigation into the officers involved and take appropriate disciplinary action if misconduct is found.

Ms. Rodriguez expressed appreciation for the service provided by law enforcement while acknowledging recent public concerns involving the Police Department. She encouraged the mayor and other public officials to review the issues that have been raised, fulfill their responsibilities, and ensure appropriate action is taken where necessary. Ms. Rodriguez stated that she believes the community can move forward positively and expressed her continued support for local law enforcement and efforts to maintain public trust.

3. City Administrator's Report

Mr. Bunker had nothing to report.

4. Council Reports

Council Member Hunter thanked everyone who attended the meeting and participated in public comment, expressing appreciation for the community's engagement and the passion shown for the Fitness Center and its programs. He acknowledged that speaking before the Council can be difficult and thanked those who took the time to share their perspectives. Council Member Hunter also expressed appreciation for the American Fork Police Department. He shared that his family had recently experienced a situation in which they were the target of an incident and publicly thanked the officers who responded for their assistance.

Council Member Holley thanked those who attended and participated in public comments, stating that civic engagement strengthens both the community and the country. He expressed appreciation for residents who took the time to share their concerns and assured them that the Council takes those comments seriously. Council Member Holley also reflected on a recent visit to Bastogne, Belgium, and the American Cemetery in Luxembourg, where he observed sites associated with the Battle of the Bulge. He spoke about the sacrifices of those who served and died in defense of the nation's freedoms, emphasizing that the ability to participate in public discourse and local government is made possible by their service. He encouraged residents to remember and honor those sacrifices throughout the year, as well as the continued service of members of the military and public safety personnel.

Council Member John thanked residents for their comments and correspondence, stating that the Council takes public input seriously. He noted that he has received hundreds of emails, sometimes in a single day, and although he has been unable to respond to each one, he has read every message. He expressed appreciation for the public's engagement and said the feedback helps the Council better understand residents' concerns, even when some communications contain inappropriate language. Council Member John also commended the staff at Central Utah 911, which serves American Fork and most of Utah County. He noted that the dispatch center recently experienced call volumes reaching approximately 400% of normal levels but continued to answer both emergency and non-emergency calls without interruption. He expressed appreciation for the dispatchers' professionalism, long hours, and commitment to maintaining emergency response services.

Council Member Carroll expressed appreciation for the residents who participated in public comments, stating that hearing directly from the public is valuable to the Council. She noted that although Council Members are unable to engage in dialogue or ask follow-up questions during public comment because of meeting requirements, they do listen carefully to the concerns presented. Council Member Carroll stated that public comments often raise issues she was previously unaware of and help increase her understanding of matters affecting the community. She thanked those who took the time to share their perspectives.

Council Member Taylor stated that he had no formal report but expressed appreciation for the large public turnout and the respectful manner in which residents shared their views. He emphasized the importance of civil discourse, noting that meaningful progress is achieved when people with differing opinions treat one another with respect and work together to find solutions. Council Member Taylor thanked residents for participating in the public process, acknowledging that speaking before the Council is not easy. He also expressed appreciation for those who serve and protect the community, including public safety personnel, and recognized the commitment of residents who advocate for issues they care about. He concluded by reaffirming that local government is where community concerns are addressed most directly and thanked everyone for their continued engagement and service.

5. Mayor's Report

Mayor Frost expressed appreciation for the large number of residents who attended and participated in the meeting, thanking them for sharing their perspectives in a respectful and constructive manner. He remarked that local government is where community issues are addressed most directly and emphasized the importance of civic engagement. Mayor Frost assured those in attendance that the Council had heard their comments and would carefully consider the issues raised. He encouraged residents to continue participating in future meetings and reaffirmed the Council's commitment to working together with the community to address concerns and find solutions.

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 19, 2026, work session minutes.
2. Ratification of city payments (May 20, 2026, to June 2, 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: Carroll, John, Holley, Taylor, Hunter

ACTION ITEMS

1. Review and action on a resolution regarding the Certified Tax Rate and setting the Truth in Taxation Public Hearing date for August 11, 2026.

Mayor Frost tabled this item and asked for a motion to table it.

Council Member Carroll motioned to table the resolution. Council Member John seconded the motion. Voting was as follows:

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

2. Review of the resolution adopting the Property Tax Impact Schedule.

Mr. Bunker explained that the resolution had previously been presented to the Council and that no changes had been made. He stated that the item was being presented again following the public hearing to reaffirm its budgetary impact before Council consideration.

3. Review and action on an ordinance approving the disbursement of FY2026-2027 PARC Tax funds.

Mayor Frost noted that the PARC Tax allocation item had previously been tabled and was being brought back for further discussion. He invited Council Members to indicate whether they wished to propose any changes to the funding allocations recommended by the PARC Tax Advisory Board before taking action.

Council Member Carroll expressed appreciation to the PARC Tax Advisory Board for the time and effort its members devoted to reviewing applications and developing funding recommendations. She commended the committee's thoughtful deliberations and collaborative approach and publicly thanked its members for their service to the community.

Council Member John also thanked the PARC Tax Advisory Board for its work and expressed appreciation to staff for promptly answering his questions throughout the review process. He stated that the information provided addressed his concerns and indicated that he did not have any proposed changes to the committee's funding recommendations.

Council Member Taylor moved to adopt Ordinance No. 2026-06-09 approving the disbursement of the Fiscal Year 2026-2027 PARC Tax Funds as presented and allow the City Administrator to enter into disbursement contracts with terms substantially similar to those presented under the direction of the mayor. Council Member John seconded the motion. Voting was as follows:

Result:	**Approved**
Mover:	Council Member Taylor

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

4. Review and action on an ordinance approving the vacation of a portion of the public utility easement for property at 1032 East 1060 North, located within the Autumn Crest subdivision.

Council Member Carroll moved to adopt Ordinance No. 2026-06-10 approving the vacation of a portion of the public utility easement at 1032 East 1060 North, American Fork, Utah. 84003 Council Member Taylor seconded the motion. Voting was as follows:

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

5. Review and action for an approval of a Reimbursement Agreement for OZ AF East, LLC for the High Pointe Apartments Public Right of Way Improvements.

Council Member John moved to approve the reimbursement agreement with the Oz AF East LLC for system improvements for the amount no greater than $27,322.50 for High Point Apartments public right of way improvements. Council Member Carroll seconded 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:	

6. Review and action on a pioneering agreement with AFEW LLC for system improvements.

Mayor Frost stated that the item was not yet ready for Council consideration and requested that it be tabled. He indicated that staff expected to bring the item back for consideration within the next one or two Council meetings.

Council Member Taylor moved to table the pioneering agreement with AFEW LLC. Council Member Hunter seconded the motion. Voting was as follows:

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

7. Consideration and action on entering into a closed session to discuss (A) the sale, purchase, and/or lease of real property; (B) pending or reasonably imminent litigation; and (C) the professional character or competence of an individual(s) as described in Utah State Code 52-4-204 and 52-4-205.

Mayor Frost explained the purpose of the closed session was to discuss the sale, purchase and/or lease of real property; pending or reasonably imminent litigation; and the professional character or competence of an individual. They would meet in the downstairs workroom, and at the end of the closed session would open the doors and close the meeting.

Council Member Taylor moved to enter into a closed session at 8:10 p.m. Council Member Hunter seconded the motion. Voting was as follows:

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

The City Council met in a closed session at 8:21 p.m. to discuss the sale, purchase and/or lease of real property; pending or reasonably imminent litigation; and the professional character or competence of an individual. Those present included Mayor Frost, Council Member Carroll, Council Member Holley, Council Member Hunter, Council Member John, and Council Member Taylor. Also present included City Administrator David Bunker, Legal Counsel Heather Schriever, and City Recorder Terilyn Lurker.

The sale, purchase and/or lease of real property and pending or reasonably imminent litigation were discussed and recorded as required by state law. This portion of the close session ended at 8:58 p.m. The professional character or competence of an individual was then discussed. (See attached affidavit).

Council Member John moved to end the closed portion of the meeting and return to open meeting at 9:38 p.m. Council Member Holley seconded the motion. Voting was as follows:

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

8. <u>Adjournment.</u>

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

The meeting was adjourned at 9:38 p.m.

Terilyn Lurker

Terilyn Lurker, City Recorder