



AMERICAN FORK CITY COUNCIL
JULY 28, 2026
MEETING MINUTES

Members Present:

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

Members Absent:

Clark Taylor	Council Member
Tim Holley	Council Member

Staff Present:

David Bunker	City Administrator
Christina Tuiaki	Executive Assistant
Stephanie Finau	Deputy Recorder
Derric Rykert	Community Services Director
Patrick O'Brien	Development Services Director
Sam Kelly	Public Works Director
Cody Opperman	City Planner
Ben Hunter	City Engineer
Aaron Brems	Fire Chief
George Schade	IT Director
Heather Schriever	Legal Counsel

Also present: Ken Berg, Elizabeth Phelon, Randall Morrill, John Valerie, H.C. Adams, Jesse Wilson, Royce Shelley, Philip Bromley, Ryan Bromley, Kam Wong, Daniel Sroka, and Kevin Mulvey (Questar Gas).

The American Fork City Council held a regular session on Tuesday, July 28, 2026, in City Hall, located at 31 North Church Street, commencing at 7:00 p.m.

Mayor Frost announced that the water agreement had been removed from the evening's agenda to ensure the full Council was present for its consideration. He clarified that attendees could still provide comments and feedback and stated that the agreement would return at a future meeting when all Council members are available.

REGULAR SESSION

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

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

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

Greg Hazard expressed opposition to Officer Bronson Kitchen continuing to serve as the school resource officer at American Fork Junior High School. Citing incidents that he characterized as involving aggression, retaliation, and failures to follow safety protocols, Mr. Hazard questioned whether Officer Kitchen was an appropriate example for students and raised concerns about student safety and potential City liability. He urged the city to reevaluate the assignment and inform parents so they could make informed decisions regarding their children.

Vera Chadwick stated that she had intended to comment on the water agreement but instead asked about the City's plans for the houses it had purchased. She said residents had been asking what would happen to the properties and urged the City to provide an update because taxpayer funds were used for the purchases. Mayor Frost responded that the properties were intended for the City's planned Public Works facility. He suggested that Ms. Chadwick meet with the Public Works Director, who could provide detailed information regarding the project's timeline and current architectural plans and inform others.

Daniel Sroka reminded City officials and police officers of their oaths to uphold the Constitution and argued that they had a responsibility to address alleged misconduct within the Police Department. He stated that this was his fourth Council meeting and that he had not received a city response regarding concerns he previously raised. He urged residents who had experienced or witnessed alleged police misconduct to attend the August 11 Council meeting, exercise their right to speak, and hold the City accountable.

Kambria Wong, a lifelong American Fork resident and criminal justice graduate who works with incarcerated youth, discussed her personal connection to immigrant families as the child of an immigrant. She expressed appreciation that the American Fork Police Department had not used its facilities for federal immigration enforcement and asked the City Council to consider a formal resolution or executive action prohibiting federal immigration agents from using City- or county-owned properties for enforcement activities. She emphasized that all residents should feel safe in the community and requested an opportunity to discuss the proposal further with City representatives.

Mayor Frost asked whom Ms. Wong believed would be the most appropriate City representative to meet with and offered to meet with her personally to discuss the proposal. He asked Ms. Wong to complete a contact form so that they could arrange a meeting to discuss her concerns.

Angela Boban criticized the conduct and purpose of U.S. Immigration and Customs Enforcement, asserting that its activities create fear and harm within communities and may affect individuals based on their perceived immigration status. She urged American Fork City to adopt an executive order or formal resolution prohibiting federal agents from using City-owned schools, parks, libraries, and public buildings for immigration-enforcement activities and called for ICE to be abolished.

Jan Chamberlain asked City leaders and the Police Department to cooperate with U.S. Immigration and Customs Enforcement only when agents present a warrant signed by a judge.

She expressed concern about immigration-enforcement practices, emphasized the importance of protecting all people, and stated that immigrants should be properly vetted while retaining their legal right to seek asylum through lawful processes.

3. City Administrator's Report

Mr. Bunker thanked everyone who attended, volunteered, and contributed to the success of Steel Days. He recognized the many committees and volunteers involved and specifically thanked City staff, law enforcement, Fire and EMS, Public Works, the Parks Department, and the Chamber of Commerce for the significant time and effort devoted to the event.

4. Council Reports

Council Member Hunter expressed condolences following the passing of Brynn Carnesecca, whom he remembered as a bright presence in the community and for her outstanding service as Miss American Fork 2024. He extended his thoughts and prayers to her family, friends, and others, mourning her loss. He also thanked Mr. Bunker, the Chamber of Commerce, City staff, the Parks Department, law enforcement, and everyone involved in Steel Days, noting the extensive planning and countless behind-the-scenes tasks required to make the celebration successful. He specifically thanked the Police Department for managing traffic at the boat harbor on July 24. He added that planning for next year's Steel Days had already begun and that dates and other details would be announced once finalized.

Council Member John honored Brynn Carnesecca, recalling her as the first Miss American Fork with whom he worked as a council member and praising her service as a positive representative of the city. He thanked City staff, Public Works, public safety personnel, Mr. Bunker, the Chamber of Commerce, and Council Member Hunter for the extensive time and effort devoted to Steel Days. He stated that the celebration made the city proud and had become an event that former residents and visitors regularly return to attend.

Council Member Carroll reflected on her conversations with Brynn following her service as Miss American Fork and expressed condolences to her family. She stated that Brynn would remain part of the fabric of the community and expressed gratitude for the time they had shared. She also described Steel Days as an enjoyable and meaningful celebration and thanked Mr. Bunker, Mayor Frost, Josh Walker, and others who devoted significant time to organizing it. She emphasized that community traditions such as parades bring residents together to celebrate American Fork's shared history and heritage, strengthen community connections, and enrich residents' lives.

5. Mayor Report

Mayor Frost reflected on Steel Days from the perspective of its planning and execution, noting that its wide variety of activities provided something for everyone and brought the community together. He highlighted the quilt and art shows, night golf, fish grab, coloring contest, children's parade, and jigsaw-puzzle competition, many of which experienced strong participation. He thanked Josh Walker, the Chamber of Commerce, Mr. Bunker, City staff, and the Police Department for their extensive work, including accommodating approximately 18,000 people at Art Dye Park during the carnival, Big Show, and fireworks. He announced that planning was already underway for the 2027 celebration.

Mayor Frost also honored Brynn Carnesecca, Miss American Fork 2024, who had recently passed away. He praised her community service, kindness, and commitment to using her title to

uplift others, noting that she had also been named Miss Congeniality at the Miss Utah pageant. He announced that a vigil would be held that evening at Quail Cove Amphitheater and expressed condolences to her family, stating that she would be greatly missed.

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 June 23, 2026, city council minutes.
2. Approval of July 7, 2026, work session minutes.
3. Approval of corrected June 9, 2026, city council minutes.
4. Ratification of city payments (July 8, 2026, to July 21, 2026) and approval of purchase requests over \$50,000.

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

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

ACTION ITEMS

1. Review and action on a resolution accepting the Chipman/Stake Center Annexation petition consisting of 23.991 acres and located at approximately 510 South 100 West.

Council Member John stated that he had reviewed the plans and confirmed that the necessary property swaps had either been completed or incorporated into the process, with all parties now in agreement.

Mr. Bunker reported that the City had received strong cooperation from all parties involved, although the property exchanges had not yet been completed. He explained that accepting the petition would initiate the annexation process and a 30-day protest period, after which the matter would be returned to the Council. He clarified that the City would not review or approve any development projects until the property had been annexed.

Council Member John acknowledged the complexity of the annexation and commended Mr. Bunker and Ms. Schriever for their persistence and extensive work in bringing the matter forward.

Council Member Hunter moved to adopt Resolution No. 2026-07-33R accepting the petition for annexation of the Chipman Stake Center consisting of approximately 24 acres at 510 South 100 West. Council Member Carroll seconded the motion. Voting was as follows: Hunter, Carroll, John

Result:	Approved
Mover:	Council Member Hunter
Second:	Council Member Carroll
Yes:	Ryan Hunter, Staci Carroll, Ernie John
No:	

Absent: Clark Taylor and Tim Holley

2. Review and action on an ordinance approving a code text amendment, known as Easements of the American Fork City Municipal Code. Amending Chapter 15.01.110, the Code Text Amendment plans to amend the code related to Floodplain Management.

Council Member John stated that the code text amendment was timely following approval of the Chipman annexation, through which the American Fork River runs. He said the amendment appropriately established standards to protect the river channel as individual portions of the area are developed and supported by the proper approach moving forward.

Ms. Schriever clarified that the agenda item addressed two separate matters: easement and the floodplain. She asked staff to distinguish between them during the presentation.

Ms. Schriver also reminded the Council that recent state legislation requires cities to consider how proposed ordinances and regulations affect families and stated that she could provide appropriate language for the motions. She explained that Senate Bill 232, effective May 6, requires local legislative bodies to consider how a proposed ordinance may affect family health, stability, and formation before adopting it. She clarified that failure to document this consideration would not invalidate an ordinance but stated that, when ordinances are added or amended, City staff should brief the Council on potential family impacts, and the Council should acknowledge that it considered those impacts.

City Engineer Ben Hunter explained that the proposed floodplain ordinance amendment incorporated updated state and FEMA flood maps for Utah Lake. The new maps include coastal flood zones based partly on an analysis of wave velocity and its potential effect on shoreline flooding. The amendment establishes what development may occur within those zones and formally adopts the updated maps, allowing the City and its residents to remain eligible for federal flood-insurance programs.

Mr. Hunter explained that the proposed Public Utility Easement (PUE) amendment addressed how easements are documented. When plat approval is required, the easement must be conveyed to the City through the plat. For an existing lot or parcel of record that does not require plat approval through the Development Review Committee (DRC) process, the easement must include a graphical exhibit showing its location, typically prepared by a surveyor to ensure accuracy. He clarified that the PUE and floodplain revisions were separate code text amendments.

Council Member John moved to adopt Ordinance No. 2026-07-14 approving a code text amendment to Section 15.01.110 of the American Fork City code entitled easements subject to all conditions identified in the public record of the July 8, 2026, and the impact the ordinance may have on family health, stability and formation. Council Member Carroll seconded the motion.

Council Member Hunter questioned whether the Council and staff had meaningfully evaluated the amendments' effects on family health, stability, and formation, as required by state law. He stated that if the Council intended to formally declare that it had considered those impacts, it should conduct an actual analysis and discussion rather than merely include the required language in the record.

Mayor Frost stated that future staff reports should address the required family-impact consideration and asked whether staff had evaluated those impacts for the amendments under consideration. Mr. Hunter responded that the PUE amendment would protect the property rights of families by requiring easements to be shown graphically, ensuring property owners clearly understand their location on the property.

Council Member Hunter agreed that the amendment addressed a practical concern, noting that easements described only through technical legal descriptions can be difficult for property owners to locate or understand. He stated that requiring a graphical exhibit would clearly show where an easement is situated.

Voting was as follows:

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

3. Review and action on an ordinance approving a code text amendment, known as Floodplain Management, of the American Fork City Municipal Code. Amending Chapter 15.16, the Code Text Amendment plans to amend the code related to Floodplain Management.

Mr. Hunter stated that the floodplain amendment would benefit affected families by identifying where flood zones are located and ensuring residents understand the risks to their properties. He added that adopting the updated regulations would preserve access to the National Flood Insurance Program, helping protect property, public welfare, and lives within flood-prone areas.

Council Member John clarified that the amendment would not necessarily prohibit development within the floodplain. Rather, development would be required to comply with the applicable regulations, while adoption of the updated ordinance would allow eligible property owners to obtain flood insurance.

Mr. Hunter explained that development within a flood zone would be permitted only if it satisfied the requirements established in the ordinance. He added that the amendment included standards intended to protect emergency responders by addressing proposed development that could jeopardize their safety or hinder emergency response during a flood.

Council Member Hunter moved to adopt Ordinance No. 2062-07-15 amending chapter 15.16 of the American Fork City code entitled floodplain management subject to all conditions identified in the public record of the July 8, 2026, Planning Commission meeting and having considered all of the impacts that could happen upon the health and safety of those families that may be impacted. Council Member John seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Hunter
Second:	Council Member John
Yes:	Ryan Hunter, Staci Carroll, Ernie John

No:

Absent: Clark Taylor and Tim Holley

4. Review and action on an ordinance approving a code text amendment, known as AF014-Natural Gas Regulator Station, of the American Fork City Municipal Code. Amending Section 17.4.601 PF Public Facilities Zone, the Code Text Amendment proposes Natural Gas Regulator Stations as a Conditional Use within the zone.

Mr. O'Brien explained that the applicant requested an amendment allowing a Natural Gas Regulator (NGR) station as a permitted use in the Public Facilities zone. This request was presented as Option A and would require only site-plan approval without additional development standards.

Staff and legal counsel recommended Option B, which would classify the station as a conditional use and establish requirements such as maximum building height, perimeter walls, and other measures intended to mitigate effects on neighboring properties. Mr. O'Brien noted that Public Facilities zones are generally small and often adjacent to residential neighborhoods, making these safeguards relevant to the required consideration of family impacts.

The Planning Commission recommended Option A but used the broader term "natural gas facility." Staff opposed that terminology because it could encompass uses beyond the more narrowly defined "natural gas regulator station." Mr. O'Brien clarified that approving Option B would differ from the Planning Commission's recommendation but remained within the Council's legislative authority.

Council Member Carroll stated that the information was helpful but requested the Planning Commission's recommendation and related discussion before voting on the item. She agreed that the conditional-use approach appeared to be the better option and questioned why the Planning Commission had recommended otherwise, suggesting there may be a specific reason underlying its recommendation.

Council Member Hunter expressed support for staff's recommendation to classify NGR stations as a conditional use in the Public Facilities zone. Although he did not object to the proposed facility, he was concerned that permitting such facilities outright could be overly broad, particularly if privately owned facilities were proposed in the future. He stated that conditional-use review would allow each proposal to be evaluated individually rather than automatically approving natural gas facilities throughout all Public Facilities zones.

Mr. O'Brien explained that, based on the Planning Commission minutes, one commissioner was concerned that classifying NGR stations as conditional use while electrical substations remained a permitted use could result in unequal treatment of similar energy facilities. He added that the classification of electrical substations may also need to be reviewed.

Mr. O'Brien added that public entities, including some cities, occasionally operate electric utilities, which may explain why electrical substations are permitted in the Public Facilities zone. Although municipally operated natural gas utilities are far less common, such facilities could potentially fall within the same category. He agreed that stricter criteria should be considered to manage potentially intensive uses and their impacts, particularly when located near residential neighborhoods.

Council Member John asked whether selecting Option B and classifying the facility as a conditional use would simply add another step to the applicant's approval process. Mr. O'Brien responded that the approval process would remain the same, but the conditional-use designation would establish specific development criteria that are absent under the permitted-use option. These standards would address matters such as facility height and area, enclosure and fencing, proximity to a public roadway, and site access.

Council Member John noted that the applicant had indicated a willingness to comply with staff's recommended fencing and landscaping requirements, which would be incorporated into the conditional-use approval. Mr. O'Brien added that utility providers often install fencing and landscaping voluntarily, but without adopted standards, they may choose materials or designs that differ from the City's expectations. The conditional-use criteria would not prohibit the facility but would establish more stringent and consistent requirements. If an applicant satisfied each requirement, approval would be a ministerial checklist process without additional discretion.

Mayor Frost acknowledged that NGR stations are necessary but emphasized that they should be designed to blend with surrounding neighborhoods. He referenced an existing facility on 300 North that resembles an unfenced industrial yard between residential properties, with its pipes and equipment exposed. He suggested that a wall or similar screening would reduce the facility's visual impact and improve compatibility with adjacent homes.

Mr. O'Brien added that staff's recommendation incorporated criteria used for similar facilities and invited the Council to identify any additional standards it believed should be considered.

Mr. Mulvey stated that Questar Gas was comfortable with the conditional-use designation and would comply with the City's requirements. Although it would add a step to the approval process, he suggested that the required applications could be submitted and reviewed concurrently.

Council Member Hunter moved to adopt Ordinance No. 2026-07-16 approving Option B of the proposed text amendment amending Section 17.4.601 titled Public Facility zone relating to natural gas regulator stations and providing an effective date for ordinance. Council Member Carroll seconded the motion. Voting was as follows:

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

5. Review and action on an ordinance approving a code text amendment, known as "N" Definitions, of the American Fork City Municipal Code. Amending Section 17.12.214, the Code Text Amendment plans to provide a definition to Natural Gas Regulator Stations.

Mr. O'Brien explained that the proposed definition limits an NGR station to an area used to control and maintain uniform natural gas pressure. He emphasized that it would not be interpreted as a broader natural gas facility or permit other natural gas-related activities. He

acknowledged that the term is difficult to define but stated that staff could further refine the definition if the Council desired.

Council Member Carroll moved to adopt Ordinance No. 2026-07-17 approving the proposed code text amendment amending section 17.12.214 title N definitions relating to natural gas regulator and providing an effective date for the ordinance. Council Member Hunter seconded the motion. Voting was as follows:

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

6. Review and action on approval of a contract for streetlight repair, construction, and maintenance services with Infrastructure Power Group, LLC.

Council Member Hunter moved to approve the contract with Infrastructure Power Group and authorize the City Administrator to sign the contract. Council Member Carroll seconded the motion. Voting was as follows:

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

7. Review and action on an ordinance amending Title 15 of the American Fork City Code entitled “Buildings and Construction.”

Mr. Bunker explained that the item would adopt the latest edition of the International Building Code, updating the City’s regulations to the new code cycle it is required to follow.

Council Member Hunter moved to approve Ordinance No. 2026-07-18 amending Title 15 of the American Fork City Code entitled “Buildings and Construction. Council Member John seconded the motion. Voting was as follows: Hunter, John, Carroll

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

8. Review and action on the award of American Fork City Garage Reorientation Project to Construction IQ LLC.

Mr. Bunker explained that the project involved a city-owned home at 300 West and 200 South, near the planned roundabout. Because the roundabout would limit access to the home’s existing

west-side driveway, the City proposed relocating the garage and driveway to the south side of the property.

Council Member Hunter moved to accept the bid submitted by Construction IQ LLC for reorienting the existing garage from a west-facing configuration to a south-facing configuration. Improvements in the amount of \$27,000 and approve the construction contract as presented in addition to a project construction and engineering contingency of \$3,000 to be held by the city. Council Member Carroll seconded the motion. Voting was as follows:

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

9. Adjournment.

Council Member Hunter moved to adjourn the meeting. Council Member John seconded the motion. Voting was unanimous.

The meeting adjourned at 8:03 p.m.



Stephanie Finau
Deputy Recorder