AMERICAN FORK CITY COUNCIL
OCTOBER 13, 2026
REGULAR SESSION MINUTES

Members Present:
Mayor Bradley J. Frost
Council Member Staci Carroll
Council Member Tim Holley
Council Member Ryan Hunter
Council Member Ernie John
Council Member Clark Taylor

Staff Present:

David Bunker	City Administrator
Christina Tuiaki	Executive Assistant
Anna Montoya	Finance Director
Stephanie Finau	Deputy Recorder
Sam Kelly	Public Works Director
Patrick O'Brien	Community Development Director
Aaron Brems	Fire Chief
Cameron Paul	Police Chief
George Schade	IT Director
Heather Schriever	Legal Counsel

Also present: John Boyd and 5 residents of American Fork.

The American Fork City Council met in a regular session on October 13, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 PM.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member John; roll call.
   Mayor Frost 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.*
   John Boyd introduced himself as a candidate for Utah House District 53, which he described as encompassing east Lehi, Traverse Mountain, and part of American Fork. He shared that he had lived in Lehi for 27 years, raised seven children, grew up in Alaska, and served in the Marine Corps, including a deployment to Okinawa during Desert Storm.

   Mr. Boyd stated that he was challenging long-time incumbent Kay Christofferson and had knocked on approximately 10,000 doors over the past year. He said residents expressed a desire for less political polarization, greater focus on community issues, and stronger representation at the Legislature. He thanked the council for the opportunity to introduce himself and expressed hope for working with them in the future.

3. City Administrator's report.
   Mr. Bunker had nothing to report.

4. Council reports.
   Council Member Hunter thanked staff for reminding council members to complete required fraud risk training. He also expressed appreciation to Ms. Montoya and her staff for their time and effort during the ongoing audit, recognizing their prompt responses to questions and the care and professionalism with which they handled the process.

   Council Member Holley reported that the Cemetery Committee had finalized the Veterans Day program, scheduled for November 11 at 11:00 a.m. at the Tabernacle. He also noted that ground preparation had begun for the cemetery's cremation remains site. He encouraged residents interested in serving the city to submit applications for committee vacancies, including openings on the Beautification Committee and Historic Preservation Commission.

   Council Member John had nothing to report.

   Council Member Carroll reported that, through her service on the League of Cities and Towns Legislative Policy Committee, she had volunteered to participate in discussions about potential reforms to the property tax increase process. She attended meetings and spoke with the Tax Commission and invited council members to share suggestions or concerns for consideration.

   Council Member Taylor had nothing to report.

5. Mayor's report.
   Mayor Frost reported attending his first Utah Lake Authority Board meeting at the end of September and expressed appreciation for the board's experience and staff support. He noted that its planned gala would be rescheduled due to a conflict with the BYU–Utah football game. He also joined Lehi's mayor for a presentation to approximately 70 students in an introductory American government class at UVU's Herbert Institute. He appreciated the students' thoughtful questions about local government. Additionally, he attended the Utah County Legislative Caucus meeting at the MAG building, where he discussed transportation data, advance planning, and regional transportation decisions with legislators.

   Mayor Frost highlighted ribbon cuttings for High Desert Spas, Matt Naturals, and Rancho Market. He described Rancho Market's opening as particularly well attended and recognized its investment in the renovated store, commitment to the community, and donation of $15,000 to two charities serving American Fork.

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 September 8, 2026, city council minutes.
2. Approval of the September 22, 2026, city council minutes.
3. Ratification of city payments (September 16, to October 6, 2026) and approval of purchase requests over $50,000.

Council Member Taylor moved to approve the common consent agenda Council Member John seconded the motion. Voting was as follows: Council Member Carroll – YES, Council Member Hunter-YES, Council Member John-Yes, Council Member Holley-YES, Council Member Taylor-YES.

ACTION ITEMS

1. Review and action on approval of the annual Utah State Auditor's Office Fraud Risk Assessment.
   Ms. Montoya presented the annual fraud risk assessment questionnaire required by the State Auditor's Office, noting that the city began completing it in 2020. The city's score remained unchanged in the very low risk category. She explained that the assessment identifies recommended best practices implemented at little or no cost and supplements the city's internal controls. She requested council acceptance and noted there was no budget impact.

   Council Member Taylor moved to accept the Fraud Risk Assessment for fiscal year 2026. Council Member Hunter seconded the motion. Voting was as follows: Council Member Holley-YES, Council Member Hunter-YES, Council Member Carroll-YES, Council Member Taylor-YES, Council Member John – YES.

2. Review and action on approval of a Master Services Agreement with the Utah Department of Transportation (UDOT) for the FrontRunner Double Tracking Project (FR2X).
   Council Member Holley asked for clarification regarding the waiver and release language in Section 20, "Acceptance and Maintenance," of the contract. He expressed concern that the provision released UDOT and its representatives from all claims, including those involving negligence, and asked whether it would leave the city responsible for damage resulting from UDOT's work, such as damage to a water line.

   Ms. Schriever explained that the contract's indemnification and risk allocation provisions generally made each party responsible for its own actions based on its insurance coverage. She noted that joint projects between governmental entities typically include mutual indemnification provisions, with each entity assuming responsibility for its own actions under the contract. She noted that the proposed language was standard but could be revisited if the council was uncomfortable with it. She explained that negotiating different indemnification provisions with other governmental entities would typically require reciprocal language.

   Ms. Schriever explained that risk allocation provisions can be challenging because governmental entities seek to preserve their governmental immunity and avoid assuming responsibility for the actions of others on joint projects.

   Council Member Clark motioned to approve the Master Services agreement with UDOT on behalf of UTA for the Frontrunner double tracking FR2X project. Council Member John seconded the motion. Voting was as follows: Council Member John-YES, Council Member Holley-YES, Council Member Taylor-YES, Council Member Hunter-YES, Council Member Carroll-YES.

3. Review and action on the award of the contract for the Crack Seal 2027 project to Bonneville Asphalt & Repair LLC.
Council Member Carroll motioned the city award the Crack Seal 2027 project in the amount of $140,000 to the responsible low bidder of Bonneville Asphalt & Repair LLC. Council Member Taylor seconded the motion. Council Member Taylor seconded.

Council Member Taylor noted that the lowest bid was substantially below competing bids on some items and sought assurance that all project requirements were covered. He welcomed the taxpayer savings, noted years of experience working with Bonneville Asphalt, and appreciated receiving more bids and favorable pricing after several years of bids exceeding engineers' estimates.

Voting was as follows: Council Member Hunter-YES, Council Member Holley-YES, Council Member Taylor-YES, Council Member Carroll-YES, Council Member John-YES.

4. Review and Action on the Award of the American Fork City Upper PI Pond Joint Repair Project to Dennis Lierd II Construction, Inc.
Council Member Holley asked Mr. Kelly whether this was the project previously discussed involving damage and a recent leak on the north side or a separate project. Mr. Kelly clarified that the transmission line leak was a separate project and still needed repair. The proposed project involved removing and replacing sections of the ponds concrete lining that had settled and cracked.

Council Member Taylor moved to accept the bid submitted by Dennis Lierd II Construction, Inc for construction of the upper PI Pond Joint Repair project for improvements in the amount of $68,713.50 and award the construction and engineering contingency of $7,000 to be held by the city. Council Member John seconded the motion. Voting was as follows: Council Member Carroll-YES, Council Member Taylor-YES, Council Member John-YES, Council Member Hunter-YES, Council Member Holley-YES.

5. Review and action on approval of a partial release and termination of Notice of Interest for the Timpview Logistics Industrial Project.
Council Member Holley asked Ms. Schriever to clarify whether the "termination area" referenced in the recitals and the "encumbered area" referenced in the termination provision referred to the same area.

Ms. Schriever clarified that the encumbered area to be released was only a portion of the entire logistics property, shown in Exhibit B and legally described in Exhibit C. She confirmed that the "encumbered property" and "terminated property" referred to the same area. She acknowledged the confusing terminology and recommended approving the notice of intent to release in substantially the form presented, with clarification to the language.

Ms. Schriever recommended that the motion approve the notice in substantially the form presented and authorize staff to work with the developer to clarify the language.

Council Member Holley moved to approve the partial release and termination of the Notice of Interest of that portion shown as *Termination* area with any changes suggested or requested by the city attorney. Voting was as follows: Council Member Holley-YES, Council Member Carroll-YES, Council Member Hunter-YES, Council Member Taylor-YES, Council Member John-YES.

6. Review and action on approval of a parcel exchange cooperative agreement with the Utah Department of Transportation (UDOT) related to the Pony Express Parkway and 700 West Corridor agreement.
   Mayor Frost suggested to table this agenda item.

   Council Holley motioned to table this item. Council Member John seconded the motion. Voting was as follows: Council Member Holley-YES, Council Member John-YES, Council Member Taylor-YES, Council Member Hunter-YES, Council Member Carroll-YES.

7. Review and action on a resolution providing notice of the city's intent to sell certain real property located at 687 South Auto Mall Drive.
   Council Member John moved to adopt Resolution No. 2026-10-45R providing notice of the city's intent to sell certain real property located at 687 South Auto Mall Drive and instruct the City Recorder to publish the required notices. Council Member Carroll seconded the motion. Voting was as follows: Council Member Hunter-YES, Council Member John-YES, Council Member Carroll-YES, Council Member Holley-YES, Council Member Taylor-YES.

8. Review and action on a resolution providing notice of the city's intent to sell certain real property located at 163 South 300 West.
   Council Member Carroll moved to adopt Resolution No. 2026-10-46R providing notice of the city's intent to sell certain real property located at 163 South 300 West. Council Member Taylor seconded the motion. Voting was as follows: Council Member John-YES, Council Member Taylor-YES, Council Member Hunter-YES, Council Member Holley-YES, Council Member Carroll-YES.

9. Consideration and action on entering into a closed session to discuss (A) the sale, purchase, and/or lease of real property and (B) pending or reasonably imminent litigation as described in Utah State Code 52-4-204 and 52-4-205.
   Mayor Frost announced that the council would move downstairs for a closed session. Afterward, the council would reopen the meeting and adjourn from downstairs.

   Council Member Hunter motioned to enter into a closed session at 7:30 p.m. Council Member John seconded the motion. Voting was as follows: Council Member Carroll-YES, Council Member Taylor-YES, Council Member Hunter-YES, Council Member Holley-YES, Council Member John-YES.

   The City Council met in a closed session at 7:41 p.m. to discuss the sale, purchase, and/or lease of real property and pending or reasonably imminent litigation. Those present included Mayor Frost, Council Member Carroll, Council Member Holley, Council Member Hunter, and Council Member John and Council Member Taylor. Also present included City Administrator David Bunker and Legal Counsel Heather Schriever.

The closed session was audio recorded as required by state law.

Council Member Holley moved to return to regular session at 9:01 p.m. Council Member Taylor seconded the motion. Voting was as follows: Council Member Carroll-YES, Council Member Holley- YES, Council Member Hunter- YES, Council Member John- YES, Council Member Taylor-YES.

ADJOURNMENT

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

The meeting was adjourned at 9:01 p.m.



Stephanie Finau
Deputy Recorder