

AMERICAN FORK CITY COUNCIL  
JUNE 26, 2018  
REGULAR SESSION MINUTES

Members Present:

Brad Frost	Mayor
Kevin Barnes	Council Member
Barbara Christiansen	Council Member
Rob Shelton	Council Member

Members Absent:

Staci Carroll	Council Member
Clark Taylor	Council Member

Staff Present:

David Bunker	City Administrator
Camden Bird	Admin Analyst
Wendelin Knobloch	Associate Planner
Terilyn Lurker	City Recorder
Aaron Brems	Fire Chief
Kyle Maurer	Finance Officer
George Schade	IT Director
Timothy Merrill	Legal Counsel
Adam Olsen	Senior Planner
Darren Falslev	Police Chief
Derric Rykert	Parks and Recreation Director
Scott Sensanbaugher	Public Works Director

Also present: John Woffinden, Captain Ben Anderson, Sergeant Josh Christensen and 2 additional people.

Scouts present: Connor Seppi (Troop 1074) and Daniel Shune (Troop 1135)

REGULAR SESSION

The American Fork City Council met in a regular session on Tuesday, June 26, 2018, in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.

1. Pledge of Allegiance; prayer by Council Member Taylor; roll call.
2. Twenty-minute public comment period - limited to two minutes per person.  
There were no comments.

### 3. City Administrator's Report

City Administrator David Bunker reported that Fire Chief Brems was examining a new fire engine purchased by the City. The department had completed CPR training and also provided the training to City employees. He noted the department recently received the new Kenwood radios. He reported Steel Day tickets were now on sale, and the Chamber Of Commerce was still looking for volunteers.

### 4. Council Reports

Council Member Christiansen had nothing new to report. She noted she was looking forward to Steel Days and asked when they would announce the Grand Marshal. She was informed that the Steel Days committee selected Elaine Hadfield.

Council Member Shelton reported that he participated in a ride-along with the sheriff's department. In addition, he also met with the Boy Scouts at the fitness center. Council Member Shelton stated that he met with North Point Solid Waste to discuss the landfill, and he noted the City would save a lot of money by changing locations for hauling waste. They also discussed the recycling program and a German company that compacted waste into a fuel cell. Several concerns were expressed with regards to the recycling company and Council Member Shelton indicated he was willing to meet with anyone to discuss their questions.

Council Member Barnes had no committee reports. He noted there were concerts in the park in July that would be held Monday evenings at Quail Cove.

### 5. Mayor's Report

Mayor Frost recognized the Boy Scouts in attendance. He said he was looking forward to Steel Days. He reported he would participate in the Miss American Fork Pageant. He explained he participated in a ribbon cutting for the Pacific Court Senior Living Center. He noted the facility filled all its occupancies in one week. He stated American Fork was committed to providing affordable housing.

### 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 29, 2018 special session minutes
2. Approval of the June 5, 2018 work session minutes
3. Approval of the June 12, 2018 city council minutes
4. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$8,338.00 and issue a Notice of Acceptance for the Brailsford Duplex construction of public improvements located at 386 North 200 West. (*Requested by Scott Sensanbaugher, Public Works*)
5. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$116,118.00 and issue a Notice of Acceptance for the Copper Ridge Lot 2

- construction of public improvements located at 824 South Automall Drive, American Fork, Utah. *(Requested by Scott Sensanbaugher, Public Works)*
6. Approval of the authorization to release the Improvements Durability Retainer of \$1,000.00 for Hardman Home, located at 475 North 100 West. *(Requested by Scott Sensanbaugher, Public Works)*
  7. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$23,425.00 and issue a Notice of Acceptance for the Lakeview Farms Plat A construction of public improvements located at 1040 North 540 West. *(Requested by Scott Sensanbaugher, Public Works)*
  8. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$110,033.40 and issue a Notice of Acceptance for the construction of Lakeview Farms Plat B public improvements located at 1040 North 540 West. *(Requested by Scott Sensanbaugher, Public Works)*
  9. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$79,326.60 and issue a Notice of Acceptance for the Lakeview Farms Plat C construction of public improvements located at 1040 North 540 West. *(Requested by Scott Sensanbaugher, Public Works)*
  10. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$58,395.00 and issue a Notice of Acceptance for the South Point Phase 4 construction of public improvements located at 740 East 400 South. *(Requested by Scott Sensanbaugher, Public Works)*

Mayor Frost asked for a motion to approve the common consent agenda. Council Member Barnes thanked everyone involved in maintaining a well-functioned City.

**Council Member Barnes moved to approve the common consent agenda. Council Member Shelton seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Barnes, Council Member
<b>SECONDER:</b>	Rob Shelton, Council Member
<b>AYES:</b>	Kevin Barnes, Barbara Christiansen, Rob Shelton
<b>EXCUSED:</b>	Staci Carroll, Clark Taylor

#### ACTION ITEMS

1. Ratification of city payments (June 5, 2018 to June 19, 2018) and approval of purchase requests over \$25,000

**Council Member Shelton moved to approve the ratification of City payments (June 5, 2018 to June 19, 2018) and approval of purchase requests over \$25,000. Council Member Christiansen seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Shelton, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Barbara Christiansen, Rob Shelton
<b>EXCUSED:</b>	Staci Carroll, Clark Taylor

2. Reimbursement Agreement for Cadence Homes Timp Hollow Development. *(Requested by Scott Sensanbaugher, Public Works)*

Scott Sensanbaugher explained that the work for the development had been completed to the

City's satisfaction. He said due to an oversight, the agreement was never approved and finalized by the Council.

Council Member Barnes asked if Cadence Homes was ever paid. Mr. Sensanbaugher answered in the negative. He said he received a request for payment and through reviewing the paper work he realized they were never paid for their services.

**Council Member Shelton moved to approve the Reimbursement Agreement with Cadence Homes for the Timp Hollow Development. Council Member Barnes seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Shelton, Council Member
<b>SECONDER:</b>	Kevin Barnes, Council Member
<b>AYES:</b>	Kevin Barnes, Barbara Christiansen, Rob Shelton
<b>EXCUSED:</b>	Staci Carroll, Clark Taylor

3. Review and action on ordinance adopting amendments to the American Fork City Municipal Code regarding hard-surfacing of travel ways within Mobile Home and RV parks and parking lots for Historic Conservation projects. (Requested by Adam Olsen, Planning)

Mr. Olsen explained that this action would clarify the surfacing requirements for mobile home parks, RV parks and historic conservation projects. The term "hard surfacing" was clarified to mean asphalt. The Planning Commission recommended approval.

Council Member Shelton asked what constituted an historic preservation project. Mr. Olsen explained that an example would be an old church being converted into a business. He said in the past, these types of buildings were allowed to have gravel parking lots.

Council Member Shelton asked if current mobile home parks were required to change their surfacing. Mr. Olsen explained this was not retroactive. The businesses were only responsible if they expanded or created new developments.

**Council Member Shelton moved to approve Ordinance No. 2018-06-27 adopting amendments to the American Fork City Municipal Code regarding hard-surfacing of roadways and travel ways within Mobile Home and RV parks and parking lots for Historic Conservation projects. Council Member Christiansen seconded the motion. Voting was as follows:**

Council Member Shelton commented that they were now compliant with fire standards. Chief Brems concurred.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Shelton, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Barbara Christiansen, Rob Shelton
<b>EXCUSED:</b>	Staci Carroll, Clark Taylor

4. Review and action on the Water Banking Agreement for Wendell P. Hansen Revocable Trust. (Requested by Terilyn Lurker, Recorder)

Scott Sensanbaugher explained this was a water banking agreement for Wendell P. Hansen Revocable Trust. He stated that the water rights attorney reviewed this agreement and recommended approval.

**Council Member Shelton moved to approve the Water Banking Agreement with the Wendell P. Hansen Revocable Trust. Council Member Barnes seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Shelton, Council Member
<b>SECONDER:</b>	Kevin Barnes, Council Member
<b>AYES:</b>	Kevin Barnes, Barbara Christiansen, Rob Shelton
<b>EXCUSED:</b>	Staci Carroll, Clark Taylor

5. Review and action on the approval of the Sub-recipient Agreement for the FY2019 Community Development Block Grant (CDBG) Phase VII for water line replacement. (Requested by Scott Sensanbaugher, Public Works)

Mayor Frost stated that Phase 8 would be a difficult threshold. He explained the LMI showed to be about 53%, and the City's goal for next year was 70% to receive funds. There had been previous discussions to determine ways of meeting this percentage.

Council Member Shelton asked where Phase 7 would take place. Mr. Sensanbaugher explained that it would take place mainly in the southern part of town. Council Member Shelton then inquired as to where Phase 8 would occur, to which Mr. Sensanbaugher responded that he did not know. He explained they surveyed an area next to Phase 7 to determine the next phase areas. Council Member Shelton asked if they planned on 11 phases. Mr. Sensanbaugher explained that the number of phases depended on how much was awarded.

Council Member Barnes asked if he was correct in assuming they would spend more than the \$250,000 that was awarded. Mr. Sensanbaugher explained the grant agreement capped MAAG's participation. He said the City was able to participate as much as they wanted. Council Member Barnes asked if their best estimate included everything in Phase 7. Mr. Sensanbaugher answered in the affirmative.

Council Member Christiansen commented that the council should save money this year to apply it to a matching grant next year if possible.

**Council Member Barnes moved to approve the Sub-recipient Agreement for the FY2019 Community Development Block Grant (CDBG) project as presented and to authorize the Mayor and Finance Director to sign the Sub-recipient Agreement. Council Member Christiansen seconded the motion. Voting was as follows:**

In response to a question from Council Member Barnes, Mr. Sensanbaugher answered the work would begin next summer.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Barnes, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Barbara Christiansen, Rob Shelton
<b>EXCUSED:</b>	Staci Carroll, Clark Taylor

6. Review and action on approval of the 2018 Independent Business Week proclamation. (Requested by Terilyn Lurker, Recorder)  
 Mayor Frost read the Independent Business Week Proclamation.

**Council Member Christiansen moved to approve Mayor Frost signing the 2018 Independent Business Week Proclamation declaring July 1-7, 2018, as Independent Business Week. Council Member Shelton seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Barbara Christiansen, Council Member
<b>SECONDER:</b>	Rob Shelton, Council Member
<b>AYES:</b>	Kevin Barnes, Barbara Christiansen, Rob Shelton
<b>EXCUSED:</b>	Staci Carroll, Clark Taylor

7. Review and action on a Construction Contract for the FY 2018 Pavement Rehabilitation Project (ST201801). (Requested by Scott Sensanbaugher, Public Works)

Council Member Shelton asked if this item was mainly addressing the three-inch mill and overlay. Mr. Sensanbaugher explained that they had conducted studies on the City’s roads and found that some needed more attention than others. He explained they were planning on a mix of full depth reclamation and mill and overlay. Council Member Shelton asked if they planned on micro surfacing. Mr. Sensanbaugher answered in the negative.

Council Member Shelton asked if they could plan on spreading recycled asphalt along 400 East to give the road a better shoulder and drainage. Mr. Sensanbaugher stated that he would inquire into this issue.

Council Member Barnes asked if the City received more than one bid. Mr. Sensanbaugher noted that at least four bids were received.

**Council Member Shelton moved to approve the FY 2018 Pavement Rehabilitation Construction Contract as presented and to authorize the Mayor to enter into the contract with Staker Parson Companies. Council Member Christiansen seconded the motion. Voting was as follows.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Shelton, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Barbara Christiansen, Rob Shelton
<b>EXCUSED:</b>	Staci Carroll, Clark Taylor

8. Adjournment  
**Council Member Shelton moved to adjourn the meeting. Council Member Barnes**

**seconded the motion. All were in favor.**

The meeting was closed at 8:17 p.m.

A handwritten signature in cursive script that reads "Terilyn Lurker".

Terilyn Lurker, City Recorder