

AMERICAN FORK CITY COUNCIL
NOVEMBER 19, 2019
SPECIAL SESSION MINUTES

Members Present:

Kevin Barnes	Council Member
Staci Carroll	Council Member
Barbara Christiansen	Council Member
Rob Shelton	Council Member

Members Absent:

Clark Taylor	Council Member
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Staff Present:

Bradley J. Frost	Mayor
David Bunker	City Administrator
Camden Bird	Community Services Director
Wendelin Knobloch	Associate Planner
Terilyn Lurker	City Recorder
Aaron Brems	Fire Chief
Kyle Maurer	Finance Officer
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, Preston Kirk, Matt Dugdale, Bob Allen, Brandon Johnson

The American Fork City Council met in a special session/work session on Tuesday, November 19, 2019, at the City Administration Offices, 51 East Main Street, commencing at 4:00 p.m.

SPECIAL SESSION

1. Review and action on the Canvass of the 2019 Municipal City Council Election results.
Terilyn Lurker, City Recorder, presented the final election results. The total number of registered voters was 15,373, with the total number of ballots cast as 5,330. The voter percentage was 34.7%. The election results per candidate were as follows:

- Rob Shelton - 3,424 votes
- Clark Taylor - 3,048 votes
- Kevin Barnes - 2,879 votes
- Kyle Barratt - 2,495 votes
- Jeffery Shorter - 1,329 votes

Rob Shelton, Clark Taylor, and Kevin Barnes were reelected as City Council Members. Recorder Lurker then presented various statistics regarding the ballots not counted and other information from the County. She would present the election results for the fire station bond later in the meeting.

Council Member Shelton moved to convene as Board of Canvassers for the 2019 Municipal Election. Council Member Barnes seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Kevin Barnes, Council Member
AYES:	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton
ABSENT:	Clark Taylor

There was a brief discussion about the ballot boxes.

Council Member Carroll moved to accept and certify the 2019 American Fork Municipal General Election results and declare 4-year City Council candidates Robert Shelton, Clark P. Taylor, and Kevin J. Barnes as elected. Council Member Christiansen seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Barbara Christiansen, Council Member
AYES:	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton
ABSENT:	Clark Taylor

2. Review and action on a resolution declaring the results of the special bond election held in the City on November 5, 2019.

Brandon Johnson, from the Bond Council, explained that the bond election was technically a separate election, even though it was conducted at the same time as the other. They now needed to canvas the results of the bond election.

Recorder Lurker went over the election results for the fire station bond. There were 5,276 votes cast, with 3,711 in favor and 1,565, against the bond. The bond was approved.

Council Member Shelton moved to accept and certify the 2019 Special Bond Election Results and declare the American Fork Fire Station General Obligation bond to be approved, with 3,711 voting in favor of the bond and 1,565 voting against the bond for a total of 5,276 votes cast. Council Member Barnes seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Kevin Barnes, Council Member
AYES:	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton
ABSENT:	Clark Taylor

Council Member Carroll moved to adjourn as Board of Canvassers and reconvene as City Council. Council Member Shelton seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Rob Shelton, Council Member
AYES:	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton
ABSENT:	Clark Taylor

Council Member Carroll moved to adopt Resolution No. 2019-11-47R finding and promulgating the results of the special bond election held on November 5, 2019. Council Member Shelton seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll
SECONDER:	Rob Shelton
AYES:	Kevin Barnes, Staci Carroll, Rob Shelton
ABSENT:	Clark Taylor

3. Consideration and action on the adoption of a resolution of the City Council of American Fork, Utah, authorizing the issuance and sale of not more than \$8,500,000 aggregate principal amount of General Obligation bonds, Series 2020; and related matters.
Mayor Frost introduced Preston Kirk and Matt Dugdale from the Bond Council to speak about the item.

Preston Kirk commended the City for the successful election process. As part of the General Obligation bond, the City was required to adopt a parameters resolution, outlining what the funds would be used for, the maximum bond amount, maximum interest rate, and the maximum term of the bond. The resolution was set for a maximum amount of \$8,500,000, at a maximum interest rate of 5%. He was positive that they would be able to get a lower interest rate than 5%. The funds would be used for the new fire station, including the purchasing of land, design, construction, and equipment.

Council Member Shelton asked about the potential interest rate, and Mr. Kirk said that other recent GO bonds had an interest rate of 2.5%.

There was a discussion about the timing of the fire station project. City Administrator David Bunker said that the first step was deciding the location of the fire station. It would be difficult for design or engineering to start before they knew the property they would be working with. He anticipated the project to be about a year out for construction. Currently, things were looking good in terms of negotiations for purchasing property.

Council Member Shelton moved to approve Resolution No. 2019-11-48R authorizing the issuance and sale of not more than \$8,500,000 aggregate principal amount of General Obligation bonds, Series 2020, and related matters. Council Member Christiansen seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton
SECONDER:	Barbara Christiansen
AYES:	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton
ABSENT:	Clark Taylor

4. Adjourn to work session
Council Member Shelton moved to adjourn the special session. Council Member Christiansen seconded the motion. All were in favor.

WORK SESSION

The purpose of City Work Sessions is to prepare the City Council for upcoming agenda items on future City Council Meetings. The Work Session is not an action item meeting. No one attending the meeting should rely on any discussion or any perceived consensus as action or authorization. These come only from the City Council Meeting.

1. Discussion with MAG on regional transportation.

Bob Allen, with MAG, explained that for the last 25 years, MAG has held an open house every fall for the communities in the valley to talk about transportation issues. This year, they decided to visit each city individually instead. MAG recently adopted a new 30-year plan called TransPlan50. Studies have shown that by 2050, Utah County would grow more than Cache, Box Elder, Weber, Davis, Salt Lake, and Tooele Counties combined. That growth would be accompanied by great transportation needs. The TansPlan50 represents \$28 billion in transportation projects that will help keep people moving throughout the County.

The first theme in the plan was to increase connectivity by completing the grid system. Salt Lake County grew out from Salt Lake City, which is why this grid system was contiguous. Utah County grew from small satellite communities connected by one highway. Now that those cities are growing and abutting each other, the grid was not connecting well. MAG was working to keep the grid intact.

The second issue MAG intended to address with the TransPlan50 was to create multiple freeways. Salt Lake County had several highways, while Utah County only had one, and it was very congested, even with recent upgrades. One option they were pursuing was transportation across Utah Lake.

The third consideration of the plan was transit. There were many transit options to consider, and they had many projects listed in the plan. However, there was not enough funding to complete even half of these projects. Mr. Allen pointed out that the UVX project was a big success, increasing ridership from 3,000 riders to 15,000 riders per day.

Council Member Shelton commented that a few years ago, it was nearly impossible to find parking at UVU. Now there were at least a thousand spaces open because students were utilizing transit. Council Member Christiansen added that there were 600 fewer parking passes sold this year. Mr. Allen stated that transit was a huge benefit; it was just a matter of finding the funding and educating the public.

Mr. Allen explained that MAG had a certain amount of funding with which to build projects every two years. That cycle would be starting again in the fall, and they would have about \$80-85 million. Now was the time to work with staff on any projects.

Council Member Shelton asked for an update on the Murdock Connector. Mr. Allan explained that there were some right-of-way issues that were being worked out. Originally,

it was a Highland City project, but it was turned over to the County and then to UDOT. Additional money was needed, but the engineering and design were already done. He believed the project would move forward next year.

In response to a question from Council Member Shelton, Mr. Allen explained the STIP and said that the official list of projects was what UDOT came up with and prioritized. MAG and UDOT recognized the shortfall in the current system, and that there were no Utah County projects on that list. They are working to make the list more equitable. They discussed certain projects that were important to American Fork, including Meadows Crossing and Main Street.

There was a discussion regarding east-west connectivity in the valley. They agreed that I-15 caused a lot of issues when trying to move people east and west. Council Member Shelton said that they needed something like Triumph Boulevard to get locals around without having to use the interchange.

Council Member Shelton commented that the TransPlan50 focused a lot on future planning, but he had concerns about the historic rail trail. When UDOT talked about expanding State Street, the question came up about preserving the trail. Mr. Allen that this was one of the projects that they would have professional analyzed.

Council Member Carroll asked if North Shore would be taking place of the Vineyard Connector or if it was in addition to that. Mr. Allen said that part of the study was to determine if more than one connection should be made.

2. Discussion with Jibe Media on the proposed city re-branding.

Camden Bird, Community Services Director, said that he had received the results of the survey earlier and had sent them to the Council. His intention tonight was to go through the survey results and see what direction they wanted to take and what feedback they needed to give to Jibe Media. Their representative was not present at the meeting.

Based on the survey results, the prominent color choice was traditional blue and vibrant red, and there was a preference for the simple text. The results regarding the mark were varied, but the wagon wheel with the mountains was well ranked. In the written comments, some members indicated that they made their choices, but they weren't fully satisfied with any of the options provided. Mr. Bird said that they could discuss the logo options and give feedback to Jibe Media for some revisions. If the Council and staff wasn't satisfied with the logos provided, they shouldn't settle for one of them.

Mayor Frost commented that all of the options provided were an improvement to the current logo, but he didn't feel like they had the right logo yet. He felt that the Americana theme was unique. With the wagon wheel, the first thing that came to mind was "pioneers", which wasn't unique to American Fork.

Council Member Carroll agreed. The wagon wheel would reference their pioneer heritage, but their intention was to convey a hub. People may not understand that intention unless it was explained to them.

Mayor Frost felt that they should focus on an American theme, since it was part of the name of the City.

Council Member Carroll said that she liked the square image and suggested making some alterations to fit what they were looking for. Council Member Christiansen said that this one didn't rank very high and wondered if it would be a better image in a circle than a square.

Mr. Bunker said that there were a variety of rankings, and there wasn't one image that stood out to everyone. There was obviously more work to be done. Mr. Bird suggested that they agree on what they don't like and eliminate that.

Council Member Carroll liked the City Hall images, but she worried that they would look too similar to other cities.

There was some discussion regarding the geography of American Fork. One thing they had talked about in their initial meeting was "from the mountains to the lake." Council Member Shelton wondered if they could convert the water waves into an American Flag. The Council agreed that they wanted more options without the wagon wheel. Mayor Frost wanted something bold that emphasizes the patriotism of the City.

Mr. Bird took note of their suggestions and would provide the feedback to Jibe Media.

3. Discussion on a Tier 1 auto dealership agreement.

Mr. Bunker explained that a couple of Tier 1 auto dealerships had approached the City seeking partnerships, in which the dealership would receive a tax incentive for a certain amount of time to make improvements. One of these dealerships has proposed \$1 million over ten years. The City was proposing an incentive and a requirement to stay an additional amount of time after the incentive ceased.

Council Member Barnes asked what would happen if they partnered with a dealership and they went under. City Attorney Tim Merrill said that the City might not get all of their money back, and that was a risk. If the business were sold, the new owner would need to agree to the partnership.

Mr. Merrill said that what they wanted as a City was to guarantee the current tax revenue. The property under consideration had collected \$90,000 in their best year, so the agreement would be that anything over \$100,000 would give a portion of the tax incentive to the business.

Council Member Shelton liked the agreement structure, but he was concerned about the City giving tax incentives to some businesses but not to others. The City has approved and denied these requests in the past, but there was no policy stating what businesses would qualify for that partnership.

Council Member Carroll asked about the improvements mentioned in Section 3 of the potential agreement. Administrator Bunker said that the company would be putting money into the building to meet current GMC standards, and that's what the tax incentive would

pay for. Council Member Carroll didn't think it was fair that the City tended to only partner with big dealerships.

Mayor Frost said that partnerships with Tier 1 dealerships helped to keep those dealerships from moving to another City. He believed there was a way to make this process fair and equitable.

Council Member Shelton stated that other cities have policies for this, and American Fork could create one as well. First, the Council needed to decide what they were trying to do by partnering with businesses in this way.

Mayor Frost said that Tier 1 dealerships are being pressured by manufacturers to make their facility look a very specific way. Another dealership was pressured to make a million dollar's worth of upgrades to their building, so they sold their building and moved somewhere else.

There was continued discussion about how the City determined who to partner with, and the dollar amount they should incentivize. Mr. Merrill said that the Council needed to develop a policy on whether they want to incentivize at all, not to whom. It was impossible to compare different businesses, so they would have to be determined on a case-by-case basis.

Council Member Christiansen asked if they could have a policy on how much money they would give.

Council Member Shelton said that the State of Utah has a code outlining certain requirements for justification on the tax increment. Council Member Carroll added that the State's incentive was performance based. She wanted to make something that created fairness without binding the Council to anything specific. Council Member Christiansen suggested that the policy include a provision that considered the drain in City resources.

There was a discussion regarding growth and how that related to the success of the car dealership business.

Council Member Carroll was in favor of performance-based incentives.

Mr. Merrill said that the incentive was commonly used to bring in or keep big businesses in the City. If the business were to leave, they needed to consider how that would impact the City. Council Member Shelton said that if a business was generating 10% of the sales tax, they should be incentivized to stay. The Council needed to understand the impact of each potential partnership. They discussed how other cities could offer more aggressive incentives.

Mr. Bunker said that the dealership would like an answer soon because of its own timelines. The agreement before the Council was something the dealership was amenable to. This would come back before the Council at the next meeting for a decision.

Council Member Shelton didn't think an upgrade would change the owners' ability to sell more cars. He was worried that the improvements might not be enough to increase their revenue.

Mayor Frost suggested that they let the owner speak to the Council about his business and how this could benefit them.

4. Discussion on the design parameters for the 200 South project.

Scott Sensanbaugher, Public Works Director, gave a presentation regarding the 200 South project. The original scope for the trail along 200 South, with the federal money they received, was from Mill Pond Road to Center Street. The scope was vague enough that it gave them the ability to do a couple extra things as well. As the work progressed, they felt it was important to integrate the trail project and the 200 South widening project as much as possible. The trial money was defederalized, which allowed them to combine the two projects, and PEPG was starting the design of the combined project. This area of the City had seen a tremendous amount of growth since the projects were conceived, which meant that there was more impact fees and property tax to fund the project, but also additional infrastructure was needed. Both of these elements had significantly impacted the design. Additional funding would allow the design to include a pedestrian tunnel.

Council Member Shelton asked if there would be an impact to current residents, and Director Sensanbaugher said that there would be some land acquisition needed to complete the project.

Director Sensanbaugher noted that there were opportunities to use road rehabilitation funds for a portion of the project. The funds needed for the design of the combined project (including a new water line) was \$1,081,452.50. Construction costs would be in the area of \$25 million.

There was a discussion about funding. Director Sensanbaugher said that they had adequate funding for the design, but not for construction. They discussed the CRA and MAG. Mr. Bunker felt that they needed to push forward with the design.

5. Adjournment

The work session ended at 6:40 p.m.



Terilyn Lurker, City Recorder