

AMERICAN FORK CITY COUNCIL  
DECEMBER 3, 2019  
WORK SESSION MINUTES

Members Present:

|                      |                |
|----------------------|----------------|
| Bradley J. Frost     | Mayor          |
| Kevin Barnes         | Council Member |
| Staci Carroll        | Council Member |
| Barbara Christiansen | Council Member |
| Rob Shelton          | Council Member |

Members Absent:

|              |                |
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| Clark Taylor | Council Member |
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Staff Present:

|                     |                               |
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| David Bunker        | City Administrator            |
| Camden Bird         | Community Services Director   |
| Wendelin Knobloch   | Associate Planner             |
| Terilyn Lurker      | City Recorder                 |
| Stephanie Finau     | Deputy Recorder               |
| Ben Hunter          | Engineer                      |
| Aaron Wilson        | Engineer                      |
| 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, Rob Smith, Shane Farnsworth, Sarah Beeson, John Hawkins, Dan Hemmert, Craig Peterson, Ryan Peterson,

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.*

The American Fork City Council met in a work session on Tuesday, December 3, 2019, in the City Administration Office Conference Room, located at 51 East Main Street, commencing at 4:00 p.m.

1. Presentation by Alpine School District.

Rob Smith, with the Alpine School District, provided the annual update to the City Council. He thanked the Board of Education and American Fork City for their support. He reported on this years' theme of "Shine Alpine", educator trainings, and their work with the community. He showed a list of Board members, and a map showing the areas within the School District

boundaries. Alpine School District serves 14 municipalities, and just over 81,000 students. The highest priority of the Board was to recruit and retain the best educators. Currently, there was a shortage of teachers, which made for a competitive field. In a recent survey, the principals of the schools in the District expressed a desire to focus on the social and emotional well-being of the students. Recent legislation was passed that would help fund the hiring of additional counselors, professionals, school psychologists, behavioral analysts, social workers, and school nurses. The District would have to provide matching funds for these positions, but it was a significant enhancement.

Council Member Shelton asked how they keep everything organized, and Mr. Smith said that they work in clusters. This helps them understand the specific needs of each community in the school district.

Mr. Smith reported that they recently redesigned the webpage so it was easier to navigate, and they had increased their presence on social media. The District was also working to improve various processes, such as how snowstorms are handled. Rather than cancelling school altogether, they could choose to have a two-hour delayed start time.

Shane Farnsworth, with Alpine School District, expounded on the snow day procedures. When they are aware that a snowstorm will hit, they have the ability to suggest a two-hour delay. This would be communicated to parents via text and email. The schools would still provide supervision for children that were dropped off at the usual time, since it may not be possible for some parents to accommodate the delayed start. They would also have to coordinate this with the cities because of the crossing guards. With a delayed start, kindergarten and preschools would be cancelled. Mr. Farnsworth confirmed that they had the ability to close a school, a cluster, or the entire district.

Mr. Farnsworth reported on the status of current District projects within American Fork City, including Greenwood Elementary, American Fork High School, Legacy Elementary, and Central Elementary. They were looking into a possible boundary adjustment to accommodate future growth.

Mr. Farnsworth then stated that they just finished their accountability for the 2016 bonds, and they were looking at going out to bond again in 2020. They would soon be receiving feedback from the patrons and analyze those comments. One of the projects they wanted to finish was the remodel of American Fork High School. Council Member Shelton stated that the auditorium needed to be larger to support the larger school. Mayor Frost asked if the continued remodel would include additional parking. Mr. Farnsworth said that they were looking at expanding the parking into the old tennis courts. Additional improvements would be made within the school, which wouldn't be visible from the outside.

Mayor Frost commented that the City was hoping to obtain a grant to improve traffic flow in and around Greenwood School. These improvements would help with safety.

Council Member Shelton asked if there was a way to enhance communication. Often when a resident sees something happening with a school, they approach the City about it. However, the School District isn't subject to municipal code, so there wasn't much the City could do. He also suggested looking into making some connection between the school libraries and city libraries.

City Administrator David Bunker asked how many gyms the High School would have after the remodel. Mr. Smith said that the school currently has four gymnasiums, which is more than the other high schools in the district. The decision on how many gyms they would have would be made by the Board and the Bond Committee. Gym space was in high demand. Council Member Shelton noted that the High School Activities Association recently approved women's wrestling and competitive cheerleading, which would create additional demand on those facilities.

There was a discussion regarding traffic and parking concerns, and Mr. Smith noted that they had changed the traffic pattern for their schools. Mayor Frost encouraged the City and the School District to work together to address traffic concerns.

## 2. Legislative Update by State Representatives.

Dan Hemmert and John Hawkins were present as State Representatives to provide an update on the upcoming legislative session. Mr. Hemmert anticipated that they would have a special session on December 12<sup>th</sup> to discuss the tax reform bill. The bill would lower income tax and increase sales tax. Most likely, they would see income tax credits, the restoration of the sales tax on food, and a slight increase to fuel. He stated that local sales tax should not be affected with this bill. The issues they were trying to address with the tax reform were state roads and other infrastructure needs. Only a few services would be added to the current list of taxable services, such as UBER and Lyft services.

Mayor Frost asked if there was support for the tax reform bill. Mr. Hemmert said that this was an interesting issue because everyone recognizes the needs that need to be addressed, but no one really likes it. The feeling among the legislature is that this bill was a necessary evil.

Rob Smith said that Alpine School District has made statements saying that they recognize the issue and they have offered to help. However, they did have some concerns about unintended consequences.

Council Member Shelton asked if trade-in cars were included in the reform bill, and Mr. Hemmert said they were not.

Council Member Shelton recently attended a meeting at UVU with the Valley Chamber of Commerce and some representatives of the counties in the area. He was concerned that Utah County wasn't being considered as much as Salt Lake County when it came to road projects. One of the greatest challenges in Utah County was the lack of east-west connections. He asked how they could get some of these important projects on the list to be considered for funding. Mr. Hemmert said that road projects have been allocated evenly when it came to dollars. There were major traffic concerns north of Salt Lake, and they would likely see money being allocated to those projects in the coming years. Council Member Shelton said that there was a local road that was very important to American Fork that extended from Dicks Sporting Goods over the freeway. As other communities continued to develop, they were seeing more pressure on the interchange. Mr. Hemmert said that the State wouldn't use state funds for local roads, so that road would have to be taken over by the state before they would fund that project. Council Member Shelton said that there were also a lot of concerns at 300 West near the Frontrunner Station.

Craig Peterson stated that it was more complex than they thought it was. Triumph Boulevard was important for the I-15 rebuild, so it was funded by the State. He encouraged the City to work

closely with MAG to fund other regionally significant roads in American Fork. They could receive funding for such roads if they were determined to be important to the overall plan. Mayor Frost noted that the City would be submitting some of their priorities to MAG this month. Public Works Director Scott Sensanbaugher said that the priorities list would include the area around Greenwood Elementary, 300 West, the trail on Center Street and flyovers.

Mayor Frost said that they had made some good headway with their EMS, and he would like it to stay that way. Regarding fiber, there was a piece of State Code that allowed the City to provide that as a utility. However, if the language would change, it would hamper their ability to do that. Several cities had already contacted Mayor Frost about the fiber project, and American Fork was being watched closely. He asked the representatives to watch for anything dealing with fiber.

Craig Peterson said that 1,035 bills had been pre-filed, and many of those were protected bills so there was no way of knowing what they were about. There was no limit to how many protected bills could be pre-filed. Ryan Peterson added that many of those writing the bills didn't have enough staff to draft the bills on time. When they file the bill protected, they can continue to work on the draft.

Craig Peterson said that there was no intention to change the EMS because it was approved just last year. They may need to meet with West Valley City and West Jordan to discuss the agreements made with those municipalities. Other issues they would be watching closely were tax reform, and water supplies managed by cities. They had heard nothing about changes to broadband services. He encouraged coordination between the City and UTA to address flyovers. Mr. Sensanbaugher said that he has spoken to Bob Allen with MAG about the importance of flyovers. The two flyovers connect state roads, and they would help carry a tremendous amount of traffic. He believed the state should have a role in that. Ryan Petersen added that UDOT wanted people to stop using I-15 as a local road, which was why they were able to get funding for 1600 North.

Council Member Shelton expressed a concern that there wasn't adequate infrastructure to service developable areas, such as Dixie Farms.

### 3. Discussion on fundraising thresholds by PARC Tax applicants.

Mayor Frost said that they were hoping to compile a list of things would be deemed as "fundraising", so that this was clearly defined for applicants and recipients of PARC Tax funds.

Community Services Director Camden Bird said that he was tasked to get information from Reggie Walker regarding the revenues that had been collected by the Timpanogos Arts Foundation (TAF), and that information was given to the Council.

Council Member Shelton asked if they were discussing a fundraising policy or definition for TAF or everyone that applies for funding. Mayor Frost thought that this would apply to everyone. Council Member Carroll stated that TAF was currently the only organization with a fundraising requirement in their agreement.

Council Member Shelton was concerned about the amount of money TAF was receiving. Originally the organization received \$50,000, but they were now receiving \$330,000. He was concerned that if the PARC Tax wasn't renewed, it would greatly impact TAF. They may not

generate enough revenue to continue what they've been doing. Council Member Shelton was frustrated at the lack of fundraising that had taken place.

Mayor Frost was comfortable with TAF, but there were other organizations similar to TAF that would expect the same requirements. There needed to be a set standard for all organizations. The big question was whether ticket sales should count as fundraising. Council Member Carroll said that they should decide what counts as fundraising for TAF and use that as a model for future applicants.

Council Member Shelton asked if they could add the definition of "fundraising" to the existing agreement with TAF, and City Attorney Tim Merrill said that they could approve the definition as an addendum.

Council Member Shelton felt that fundraising was something outside of the normal course of business, including grants, sponsorships, and donations. Revenue from ticket sales and class fees were within the normal course of business.

Council Member Carroll agreed that if the PARC Tax went away, she would want TAF to be sustainable. A large part of their revenue was ticket sales.

Council Member Shelton said that there was also some confusion surrounding the \$50,000 match outlined in the agreement. He asked if they should change the formula for matching funds, and whether that change needed to be done now or wait until next year. Director Bird said that with the way the contract was currently written, TAF would get that amount if they matched it dollar for dollar. Council Member Christiansen suggested that they keep the current matching language. If they make the change next year, they need to be upfront about those changes. She noted that TAF was discussing alternate ways to bring in money.

Mayor Frost asked if TAF felt like they met the match. Council Member Christiansen didn't know for sure, but until they get information on what counts as fundraising, they believed that their time clock hasn't started.

Mayor Frost liked the idea of being more direct next year, and he agreed that TAF needed to be as self-sufficient as possible. They could give TAF direction at their next meeting about the fundraising threshold so they can move forward on the next grant application.

Council Member Shelton wanted to clarify the intent of the dollar-for-dollar match and make that part of the addendum. He still felt that there was a real lack in fundraising efforts.

Mayor Frost asked the Council if they felt that ticket sales should be count as fundraising. Council Member Carroll thought that they should include any way they brought in revenue. Council Member Christiansen agreed. Council Member Barnes could see both sides of the argument. He was concerned about making changes to the agreement before it was expired. Mayor Frost said that they could redefine "fundraising" next year, but give TAF some direction this year. Council Member Shelton restated that fundraising should be activities outside of normal business. Next year, he would be sure that the agreement was clearly defined and it included measurable benchmarks.

It was noted that this was the best time of year for fundraising and pledging donations, so they wanted to give some direction to TAF as soon as possible.

After continued discussion, the consensus of the Council was that TAF had met the requirements outlined in the agreement.

#### 4. Update on the City's Master Plans.

Mr. Sensanbaugher presented an update on the Master Plan. He noted that some parts of the plan before the Council didn't have the high level of detail they were looking for, but they were still working on those sections. They would get the IIFP to see what projects were eligible for impact fees. Present to answer questions was John Schiess from Horrocks Engineering.

While reviewing the existing Master Plan, staff found that many intersections were identified as problematic, but it did not define how to fix that intersection or how much it would cost. The City asked Horrocks Engineering to work through that list and come up with more details about those projects. Mr. Sensanbaugher specifically identified 700 North, which identified a connector road. However, there wasn't sufficient property available to widen the road. The updated Master Plan would distinguish between connector roads that could be widened and those that could not.

Mr. Sensanbaugher said that a final draft would be brought before the Planning Commission before it came back to the City Council for approval.

Council Member Shelton said that there had been discussion about connecting 560 West, but it wasn't included in this draft. Mr. Sensanbaugher said that project was on a previous iteration of the Master Plan, but it was removed due to the challenges of dealing with the railroad and the proximity to the State Street light. They could add it back into the Master Plan.

Council Member Shelton said that he had received many complaints about 400 West and 300 West because those roads were so narrow. He also had questions about 90 North and 1100 East near the hospital. Mr. Sensanbaugher said that there had been discussion about having another access to the hospital in that area, but they were local roads and wouldn't show up on this plan. Staff had also been discussed connecting those roads with Pleasant Grove.

Regarding 200 East, Council Member Shelton encouraged them to consider whether they could use the ditch easement to widen the roadway. He also was concerned about the walkability of that road.

Mr. Sensanbaugher said that if they wanted to propose another project for MAG funding, the deadline for those applications was the following day.

There was a brief discussion regarding a potential trail from 980 North to 300 North, and a trail on 200 East. Mr. Sensanbaugher was willing to submit an application for the trail project and begin discussing it with MAG.

Regarding the sewer and pressurized irrigation systems, Mr. Sensanbaugher explained that the only modifications were in the TOD, as requested by developers. He explained that in the TOD and Vest development concepts, they were seeing substantially more density than the original

master plans anticipated. The developers were requesting upsizing and some realignments. John Schiess was currently evaluating those developments.

John Schiess commented that higher density would mean more impact fees coming in. The density would require more infrastructure, but there would be more impact fee money to pay for those improvements.

Mr. Sensanbaugher said that they would be drilling three pressurized irrigation wells to tap into ground water. Staff expressed a desire to reclaim TSSD water to use for the pressurized irrigation system rather than draining the aquifer. They were also looking into using recycled water.

Regarding water, Mr. Sensanbaugher said that this utility was much more complicated. They needed \$3 to \$4 million every year to make the necessary improvements, but that wasn't possible. Staff would do whatever they could with the money budgeted, and they would coordinate water projects with road projects to keep the costs down.

Council Member Shelton suggested raising water rates. Part of the Master Plan should show how these necessary projects would be funded.

Mr. Sensanbaugher addressed specific water projects, including a section of 600 East from 700 North to Main Street where the water line would increase from 8" to 36". The water and pavement costs would be \$10.6 million. This could be funded by impact fees or a bond that could be repaid with impact fees. 90% of the capacity of the new line would be eligible for impact fees. The projects shown on the presentation were listed by importance. These were staggering numbers, but Mr. Sensanbaugher reminded them that the Vest project would have about 3,000 homes, and there had been about 3,000 units approved at some level in the TOD.

There was a discussion regarding capacity, and the nationally accepted standards of pressure. Council Member Shelton asked if they needed to put a moratorium on development until they could fund adequate infrastructure. He was concerned that they may be developing too quickly. Mr. Sensanbaugher said that once the projects on the list were completed, he believed they would be in good shape. Higher density developments would bring in more impact fee money.

John Schiess noted that they had not updated the fee schedule.

5. Adjournment.

The work session ended at 7:30 p.m.



Terilyn Lurker  
City Recorder