

AMERICAN FORK REDEVELOPMENT AGENCY
DECEMBER 10, 2019
PUBLIC HEARING MINUTES

Members Present:	Bradley Frost	Chairman
	Kevin Barnes	Board Member
	Staci Carroll	Board Member
	Barbara Christiansen	Board Member
	Rob Shelton	Board Member
	Clark Taylor	Board Member
Staff Present:	Terilyn Lurker	Secretary
	David Bunker	Executive Director
	Adam Olsen	City Planner
	Wendelin Knobloch	Associate Planner
	George Schade	IT Director
	Cherylyn Egner	Legal Counsel
	Scott Sensanbaugher	Public Works Director
	Darren Falslev	Police Chief
	Aaron Brems	Fire Chief
Stephanie Finau	Deputy Recorder	

Also Present: Cody Hill, Lisa Halverson, Carolyn Lloyd, Laramie Merritt, John Woffinden, Bruce Frandsen, Mike Beck, Mark Greenwood, Roger Harding, Steven and Lori Eyre, Reese Johnson, Greg Libert, Stacie Carter, Andrea McAllister, Jacob Moody, McKensie Soupham, Norman Chadwick, Brent Skidmore, Justin Fenn, Tyler Skidmore, Stan Cederbloom, Tim Hunt, and approximately twenty additional people.

The American Fork Redevelopment Agency held a public hearing on Tuesday, December 10, 2019, in the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

PUBLIC HEARING

Chairman Bradley Frost welcomed everyone to the public hearing. He explained the purpose of the public hearing was to receive public comment regarding the proposed Patriot Station Community Reinvestment Area (CRA) Plan and Budget. He asked if anyone present had any comments. He noted this would be to hear comments from the public, not to have dialogue. The City would make note of any comments.

When asked what this location was, Mayor Frost briefly explained.

Cody Hill was present and explained what the CRA was. He indicated he was part of putting the plan and budget together. CRAs were to support existing, new businesses, etc. This was not the result of a tax increase but was to raise money. This ear-marked taxes that were already being collected to be spent in that area or benefit that area directly. Through interlocal agreements, other entities agreed to pledge future taxes and pledge to that area. They were in the third step. First, they allowed themselves to study the area for the CRA. Step two was the research, which had

already been done. Now they were at the public hearing stage and took into consideration any comments from the public. The fourth step was to negotiate with the taxing entities. Most of the area was agricultural, about 89%. The purpose was to support the Transit Oriented Development (TOD) in the area. One of the developments they anticipated had an office, hotel, and mixed used for the area. This growth would add additional tax dollars to the taxing entities. There were several public amenities they were looking to include (ex. community gathering spaces, public town square, possibly a public theatre).

Chairman Frost felt the number one purpose of this was to facilitate 200 South and was part of the funding mechanism. Mr. Hill agreed and said the City was working closely with UDOT and UTA to facilitate traffic movement in the area.

Mr. Hill explained the tax base (expected it around 2021 with about three years to build out). The estimated value was \$10.2 million, and the incremental value would increase over the next twenty years to \$370 million. He stated the notice inadvertently said the administration fees were \$33 million with infrastructure at \$1.9; that was mixed up. They were looking at 55% participation from those taxing entities, meaning they would keep 45% of the taxes produced in that area and remit 55% to the RDA to be used to benefit that same area.

Mr. Hill said 200 South was really the focus. This was to create a sense of place and to attract businesses and residents. The City was looking at other improvements and public amenities for the area. He explained the revenues were frozen, and the taxing entities would continue to get those revenues, and then 45% would be passed through to them.

Mr. Hill said the next step was to hear from the public, hence this meeting, to consider their input and potential changes or amendments. They will meet again on January 14th to adopt the plan and budget. The City would meet with the other taxing entities at that time.

Tim Hunt said he knew all the homes in the area surrounding 200 South. One of his challenges was understanding how this project would come together. The math did not add up to him. There were forty homes and some apartments that had taxes. The rest was agriculture. The day he got this notification he also received his property tax notification, and it was doubled what it was the previous year. The document said there would be no tax increases, which was stated here again, but it also said that was just for the first year and after that, they will need to raise the rest of the money. It alluded to the fact that there would be a tax increases in the future. He wondered how the City would manage to get \$25 million from just the school district alone. He was confused because the numbers did not add up.

Mayor Frost asked Mr. Hill to go over this. Mr. Hill explained that everything raised right then, the homes, were part of the base value; the taxing entities would continue to get that tax revenue from the homes and the developments currently at the site. The additional tax revenue was coming from the new anticipated developments. He again went over the development highlights and tax estimations. He said this money came from the developments they anticipated coming in. They needed to create the budget prior to the development, because the money came from the development. They were moving this forward because they anticipated development coming in,

and once it was in, and the interlocal agreements were in place, then that was where the money was generated.

Reese Johnson said he was going to develop part of the property. He planned on about 21,000 square feet for an office/warehouse. It would be a sound buffer between the houses and the railroad tracks. It was a busy road, but his problem was that there was no sewer in the road or storm drain. He was anxious to get going on the project, and what happened in the area would determine what he would do, and what tenants he would get.

Greg Libert said the neighborhood knew development was coming. However, 200 South was inherently unsafe and getting more and more unsafe as more traffic moved through it. He knew there were more developments coming in. His question was “how were they going to fix it”? He understood this would help, but 83% of the land was in agricultural protection and that was locked up until they decided to develop. How did the City plan on improving 200 South? Or at least slow down development if they could not rebuild it. The road really needed to get fixed.

Stacie Carter said if this development did not happen, the City would have spent the money raised already. She wondered what that meant for the public’s tax base if that development did not happen. She hoped the City took into consideration how this would be paid back if the development didn’t happen. She was grateful for the crosswalk.

Andrea McAllister wanted to make it clear that property taxes were going up, and she thought it was safe to assume the property values were going up. However they had property values go down for the residents. It was clearly in relationship with all the growth. Until the Council lived where these residents lived and experienced what the residents experienced with traffic, they might think differently. There were serious matters of time involved in helping people. She almost hit someone at about 6:30 p.m.; if there was another car coming the other direction she could not have swerved away from the pedestrian. The public would keep bringing it up until it hit home. The road was not safe. She implored them to consider the health and safety of those in the area. She saw the TOD get bigger and bigger. Years ago, it seemed like there was some consideration. They had massive amounts of apartments, townhomes and condos – high density housing. The City would keep hearing it until it was driven home. This was a serious matter and a huge change. The City was setting the precedent. She did not understand why so much more needed to be down there. She asked about the quality of life for residents. If it was about money, then it was sick and wrong. She commented that the developers had pulled out because they were not being paid.

Jacob Moody lived in the Meadows apartments. He thanked the City for the crosswalks. He was biking on 200 South and he was afraid he would be hit by a car. With the extra traffic, he was nervous. He felt the road needed to be fixed first before the extra congestion.

Makensie Souphom wondered if anyone in the Council had driven on the road. She thought it was important that if they voted on something that the Council had the experience to know what they were talking about. Until they almost took someone’s life, they did not understand. The road was not wide enough for a minivan and construction truck.

Norman Chadwick was a new member of the city and resident in that area. He asked if anyone did the math for this budget. If the taxes had doubled, and the evaluations could move from \$100 million to \$300 million, did that mean the evaluation was wrong? Mr. Hill said the value only went up if a resident created new growth; the property tax would go up because an individual would have created more value for the property. Mr. Chadwick said every time he got a tax notice, his taxes and evaluations went up. He wanted to make sure they knew what they were getting themselves into regarding the increases in taxes to come.

Brent Skidmore asked if the railroad was addressed. A person could not put many people out there and try to get across the two-lane railroad track. School buses could not get across it. It did not work. He wanted to know what the City was going to do with the railroad tracks.

Chairman Frost stated he would be happy to get back to everyone at a later time as this was only a public hearing.

Board Member Shelton said this was one of the first times a lot of people came to make comments. He did not know if it would be good if they had an open house where questions could be addressed, or another type of forum at a later date. He wanted to make this a public notice. It was important to get all the information out to the public and make this a collaborative effort.

Justin Fenn said that if the City was in the works on this project for two years, this was the first notice he got just last week. He stated that values were going up and every time he turned around, he was paying more taxes. It was going to drive people out of the City.

Chairman Frost said they had open houses on this subject, they notified people through social media, newsletters, and other means. Notifications were made through the means they could. He would be comfortable with hosting an open house so the public could see what the plans were. He suggested people watch their bill and social media for more updates. Hopefully word would get out and they could come in and discuss this issue with the City Council. The 200 South project was about 80% designed and planned. The CRA was very much a part of that.

Andie McAllister asked if the item they got in the mail was the proposed item and referred to a flier that was distributed to the residents. She asked if there was a reason the City made the TOD area broader and bigger. Mayor Frost said it was a decision the City made for the proposed improvements to have a bigger area. The TOD code was online for people to look at; he explained the design a bit further.

Ms. McAllister agreed with what was said earlier about the road safety. The road and train tracks were a serious and crazy issue. She begged the City slow things down.

Tyler Skidmore said he did not get a water bill or notice of the meeting. He worked for the light company. He said it was not expensive to put a light in down on 200 South and would be about \$75 a light. It was very dark. There were several poles down there they could put lights on.

Stan Cederbloom said he did get a flyer in the early summer that said 200 South would be the first issue the City tackled, and they set aside \$4 million to handle it. They had not seen one thing out

of that. The new developments were nice with nice roads and bike paths, but where the trucks were had nothing to show. They knew the difference between 25 mph and 45 mph. He sent a cop down who intimidated the residents and allowed someone through who was driving 10 mph over the speed limit. The residents voted the Council in. Their property taxes were going up and up, but the values of their houses were going down. He asked who was going to watch out for them, because the Council was not.

Mr. Libelt said the City tried to do a good job of letting everyone know about the hearing and meeting. Everyone who spoke all lived in that area. They were all feeling this. It was not just other people.

Laramie Merritt said he was one of the residents who went down in that area frequently. He had watched this development from many areas. His son's friend was riding a bike and ended up being shoved off the road and ended up breaking his jaw. What was missed was that when the City allowed the development as they did, a lot of the improvements that were seen going in were on the burden of the developer. However, 200 South was not improved until it was developed or until the City paid for it. He wanted the citizens to understand that citizens from other areas are also interested in this area, and that the new developments always required the infrastructure up front, where they were remediating a problem that had developed over many years.

The public hearing ended at 7:20 p.m.

A handwritten signature in cursive script, reading "Terilyn Lurker".

Terilyn Lurker
Secretary