

AMERICAN FORK CITY
COUNCIL MEETING MINUTES
MAY 23, 2013

WORK SESSION

ATTACHMENTS (3)

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 Thursday, May 23, 2013, in the American Fork Fire/Rescue Station, 96 North Center Street, commencing at 3:30 p.m. Those present included Mayor James H. Hadfield and Councilmembers Heidi Rodeback, Brad Frost, Robert Shelton, Clark Taylor, and *Craig Nielsen.

Staff present: Associate Planner Wendelin Knobloch
Asst. City Engineer Nestor Gallo
City Administrator Craig Whitehead
City Attorney Kasey Wright
City Engineer Andy Spencer
City Planner Adam Olsen
City Recorder Richard Colborn
City Treasurer Melanie Marsh
Finance Director Cathy Jensen
Intern LeGrand Rawlings
IT Specialist George Schade
Parks & Recreation Director Derric Rykert
Planning Commission Chairman John Woffinden
Police Chief Lance Call
Projects Engineer Howard Denny
Public Works Director Dale Goodman
Water Superintendent Jay Brems

Also present: UDOT Region 3 Representatives (Shane Marshall, & 2 others), Black and McDonald Representatives (Kelly Weight-Allred, Tony Stauffer) and Jim Price from MAG

DISCUSSION WITH UDOT REPRESENTATIVES REGARDING STATE ROADS IN AMERICAN FORK CITY

2013 Construction

- I-15 Bridge Decks and Joints for 8 weekends in July, August, and going into September from Lehi Main to 2100 North, Orem. Not on consecutive weekends. From 4 lanes down to 2 lanes in the direction they were working
- State Street Project from Orem through Lindon to Pleasant Grove – 3 to 4 months
- 1100 East State Street bump project would be done in late Summer

Councilman Taylor suggested fixing the worse bump on 700 East State.

- (2014) Clean up State Street with an overlay project from Pleasant Grove to 500 East

Top priorities in American Fork City – They would like to hear from the City

- Andy Spencer reported the number 1 priority was an additional left turn on Pacific Drive and West State Road
- Safety improvement at 200 East State
- Congestion on 100 East (SR74) from Main to 100 North thru 300 North
- Stacking by Olive Garden, impossible for a semi to make the turn and stay within the painted lines

Mayor Hadfield asked when UDOT was going to take over maintenance on North County Boulevard.

Mr. Marshall responded that they would be pushing snow this winter.

Councilman Frost asked that the through lane on westbound State Street at 500 East be eliminated and the right turn area be repainted.

Andy Spencer stated that UDOT has committed to repaint that.

Howard Denney added that the trap lane coming off of I-15 northbound on 500 East, by Taco Bell, needed to be looked at.

UDOT was looking at changing the striping on some on and off ramps.

Other Items

Mayor Hadfield asked if the existing Landscaping Agreements were adequate.

Mr. Marshall stated that last year there were some questions. He felt that had been worked out.

Mr. Marshall added that they were close to getting a deal with UTA for a Kiss and Ride on the north side of the tracks. They needed an undercrossing for pedestrians.

Mayor Hadfield stated that the City had asked for that during construction but did not get it.

Councilman Shelton asked about the Murdock Connector.

Mayor Hadfield explained that the State owned the property and Highland and the County had the money. American Fork was working to move the Riding Club to accommodate a slope easement.

Andy Spencer reported that they were starting a design plan with UDOT for Main Street that would include water lines and water line replacement.

Mayor Hadfield thanked them for their presentation.

PRESENTATION AND DISCUSSION ON THE PRESENT WATER SUPPLY OUTLOOK AND THE POSSIBILITY OF HAVING THE CITY ENTER INTO OUTDOOR WATER RESTRICTIONS THIS YEAR – Howard Denney

City Projects Engineer Howard Denney provided the Timpanogos Divide Snow Pack Graph. It is included in these minutes as **ATTACHMENT 1**. He noted that currently there was no snow and the runoff had already happened. The American Fork River was the primary source for the City's secondary water system. He referred to the River Flow Graph for the American Fork River. It is included in these minutes as **ATTACHMENT 2**. The River was about 39 percent of normal. In all three irrigation companies they could handle 300 cfs (Cubic Feet per Second). Now there was about a third of that to divide among the three. The Golf Course had already been told to shut off watering. There were some other sources that could be used such as some wells, CUP water, Provo Project water out of Deer Creek, Highland Conservancy water, and Provo Reservoir shares. Last year they survived on some surplus water left over from 2011. That was not there this year.

Mr. Denney continued that last year out of our reserve water the City used 1,401 acre feet of water. The City was allocated 980 acre feet of water, 77 percent. The difference was the amount of stored water that the City had. This year the City will be allocated 60 percent of the City's water right. The City will need to use wells and pump to make up the difference. Other options included low flow strategies and education on proper watering methods.

It was proposed to place in the June 1 newsletter a flier requesting people to conserve water and some recommendations.

Jay Brems reported that they have already had to pump to the lower pond and about a week of CUP water has been used.

Councilman Taylor thought they ought to go into restrictions now and get ahead of the curve.

Councilman Shelton asked if they would go even days – odd days.

Howard Denney responded that many of the older clock timers would have to be reset every week. It had been suggested that they go M-W-F and T-Th-Sa with Sunday a make-up day for everyone to water.

Jay Brems stated that they would be talking with the larger water users next Tuesday. He added that flood irrigation people only get a portion of what is coming down the canyon only. The City will need to take the lead on conservation.

Howard Denney commented that they still needed some to water during the daytime because they did not have large enough ponds for everyone to water at night.

Jay Brems noted that past history showed that the City used 20,000 to 28,000 gallons per minute at night.

Andy Spencer did not think that the City was in dire straits right now. Everyone just needed to cut back a little.

Councilman Taylor felt that the restriction is a forced education for people.

Mayor Hadfield stated that by the middle of June they would have a better forecast as to what was going to happen in July and August. He added that there was snow at Snowbird and they were still skiing and that water was going to Mineral Basin. There was no snow on the Timpanogos Divide.

Andy Spencer explained that they were gearing for water restrictions beginning July 1.

Councilman Taylor was in favor of beginning June 15.

Councilman Shelton wanted to see more education that restrictions were coming.

Councilman Frost thought they could do a voluntary or maybe even a mandatory restriction with the big water users. It was almost impossible for a big water user to water in one night. They could ease into it. He expressed concern of having a third year with low water.

*Councilman Nielsen arrived.

Andy Spencer commented that if they were to go with water restrictions it would need to be by a Resolution of the City Council.

Mayor Hadfield thanked Howard Denney for the presentation.

REPORT ON STREET LIGHTING – Staff

Dale Goodman reported that the Council had requested information regarding the City purchasing and operating the current street light system from Rocky Mountain Power. They began that process last fall.

Black and McDonald prepared the analysis and study along with Craig Whitehead, Andy Spencer, Cathy Jensen, and Nestor Gallo.

Kelly Weight-Allred reported that Black and McDonald had been Rocky Mountain Power's contractor for 15 years. Black and McDonald was a nationally recognized expert in street lighting and had been in the United States for over 16 years. They took care of more than

400,000 street lights in five states. They have been in Utah for 17 years. They maintained 100,000 street lights locally. They were a full electrical contractor.

She reported on ownership advantages.

1. Reductions in street lighting costs, ownership and not a lease
2. Design own City standards
3. Design level of service for residential and commercial uses
4. Control of maintenance

After review of the rates and billings, Ms. Weight-Allred reported that the estimated savings per month after purchase would be around \$14,000 per month. (See ATTACHMENT 3)

Ms. Weight-Allred expressed that their agreement with Farmington City would probably be pretty similar to what American Fork would want to do. She explained that Black and MacDonald could handle all the maintenance, street light planning, patrol, or just some of it as the Council desired. It could be implemented fairly quickly. They had an excellent relationship with Rocky Mountain Power.

Mayor Hadfield asked Dale Goodman if the lights that the City would buy would all be operable.

Mr. Goodman answered that the lights and poles purchased would be in an "as is" condition.

Ms. Weight-Allred continued that Rocky Mountain Power was offering the sale of the street light utility at a rock bottom price of \$300 per pole, because they wanted to get out of the street light business. In the last five years RMP have sold about half of their system.

Mayor Hadfield asked what a BUG Rating was.

Tony Stauffer responded that a BUG Rating was not an acronym. It was a rating establishing a quality value for lumens.

Councilmember Rodeback thought they could be a help in the upgrade of the look on Main Street. The costs of LED lights were coming way down. They lasted a lot longer.

Derric Rykert asked if Black and MacDonald did maintenance on sports field lighting.

Ms. Weight-Allred responded that they did Farmington, Salt Lake City and they were on an "on call" basis with Riverton, Draper, and Ogden.

Craig Whitehead commented that this was a numbers game. It came down to if it made good sense and a good payback. He was trying to tie down the numbers. They needed to reconcile between the rates that have been provided and the bills that the City has paid. Right now the City was paying on an annual basis \$256,200. The power payment provided by Black and McDonald was \$202,000.

Mr. Whitehead continued that there would be a payback of between two and four years. The study showed a purchase price of \$350,000.

Mayor Hadfield pointed out that one thing was for sure and that was that power costs were going to continue to go up as most of RMP's power came from fossil fuels. One recommendation from staff was to take street lighting out of the General Fund and put it into an Enterprise Fund and put that on the City utility bill.

Craig Whitehead commented on a couple of decisions that needed to be made.

1. Where would the payment for the street lights come from
2. Operations out of General Fund or from an Enterprise Fund

Mayor Hadfield noted that in the case of storm water, having it as part of the City's utility bill has helped the City a great deal.

Mr. Whitehead explained that if it went into an Enterprise Fund, that would free up monies in the General Fund to where there possibly would not need to have a property tax increase.

Councilman Shelton stated that he would rather do this than a property tax increase. It was a good long-term financial decision.

Councilmember Rodeback was concerned that so much had been added to the utility bills.

Mayor Hadfield commented that persons pay a lot more for phone, TV, and Internet than they do for sewer, water, garbage, and storm drain. The two did not equate. He thought that perhaps Councilman Shelton was right, but new hires were necessary because of Obama Care and there was not a better reason for a tax increase. It was not the City's choice.

Craig Whitehead explained that the first recommendation was to go with an Enterprise Fund.

Mayor Hadfield asked that they digest and think about this for two weeks.

Councilman Shelton asked how long the offer was good for.

Craig Whitehead stated that this was something that could be implemented very quickly and start seeing the savings.

Councilman Taylor commented that the savings were to go toward downtown.

Mr. Whitehead responded that Councilman Gunther wanted some of the savings to go toward upgrading the lighting downtown.

Mayor Hadfield thought that they all agreed with the consultants and were confident of a good payout. He thanked them for the presentation.

DISCUSSION ON THE BIKE AND PEDESTRIAN MASTER PLAN AND
TRANSPORTATION MASTER PLAN – Staff

Adam Olsen explained that over the past year Staff has been involved in the Steering Committee for the Bike and Pedestrian Master Plan. There have been a few open houses, a website dedicated to it, and fliers in bike shops. They were now nearing the end. He turned time to Travis Jensen P.E., from Alta Planning + Design.

Travis Jensen explained that this process started in November 2011 by receiving feedback about what people liked and did not like. The Council and others traveled to Boulder, Colorado to see their system.

Mr. Jensen continued that they then looked at programs and infrastructure in preparation of the draft Master Plan. They worked with the Transportation Master Plan efforts. Final adoption was looked for at the end of June. The real meat and potatoes of the plan were the various maps.

Travis Jensen commented that they also looked at funding options.

- MAG
- UDOT
- Grants
- Corporations
- New developments
- Piggy backing on projects

Jim Price stated that Mayor Hadfield really went to the mat to get things to the Murdock Canal Trailhead and that was really appreciated. In terms of funding for the City's Bike Boulevard in the amount of \$863,500, that was well within a single-year's allocation. The City should not be shy about asking for help. However, once it was installed the City would need to maintain it. The City's match on that amount would be 6.77 percent or about \$60,000.

Mayor Hadfield noted that there was a lot of excitement in the bicycling community over the opening of the Murdock Canal Trail.

Mr. Price stated that MAG was willing to help American Fork as much as possible.

Planning Commission Chairman John Woffinden noted that this item was on their agenda for June 5.

Mayor Hadfield stated that the Council would then see it two weeks later. He stated that there were some points of interest that needed to be included. The safe walking routes to schools needed to be identified.

Councilman Shelton appreciated the trip to Boulder. He noted a great deal of their trails were in concrete. He felt the City should get away from asphalt because of the cost of maintenance. He

felt the trail that was partially on 200 East should continue all the way on 200 East down to Forbes Elementary School. It would be used much more than going west to the Recreation Center.

John Woffinden explained that in the Planning Commission each member had one or two chapters to review in detail. They could do the same with the City Council.

Councilmember Rodeback thanked MAG, Travis Jensen, and the Planning Staff for their work on this. She was grieved that she would not be in attendance at the June 25, 2013 City Council meeting to vote on it.

Travis Jensen stated that they wanted to consider the feedback in more detail and suggested that a vote be put out another two weeks.

Adam Olsen reported that Staff had talked about doing that and back off on the approval. They were just a little too tight on their timetable. More discussion was needed.

Councilman Shelton felt that pedestrian access was needed in the area of the LDS Temple to Lone Peak High School.

Mayor Hadfield stated that Alta Planning + Design had been coordinating with Horrocks Engineers on the City Transportation Element of the General Plan.

Steven Lord from Horrocks Engineers explained that the last Transportation Master Plan was done in 2004 and updated in 2008 and 2011. The planning time was 2030. This update included planning for a road network to 2040 at a level of service, "D". Level of service "D" was some congestion at intersections was okay at peak times. "D" was the standard. "F" was failing. More than 80 seconds, which is two light cycles, at an intersection was level "F". Eighty percent of capacity, 50 seconds, was level "D". First East was the only actual concern currently.

Councilmember Rodeback asked if UDOT was going to honor American Fork's Plan.

Mr. Lord answered that UDOT had a pretty good track record in working with cities.

Mayor Hadfield liked the Capital Facilities Plan and the Impact Fee Facilities Plan. He asked how close they were to having it completed.

Mr. Lord responded that it would be nice to have a couple of more weeks. They did not have comments back from the Planning Commission.

Adam Olsen explained that both the Bicycle and Pedestrian Plan and the Transportation Plan were running concurrently. This was also divided up. A little more time was needed.

Andy Spencer noted one last thing. They were looking at changing all sidewalks to 5-feet. The property line would therefore be at the back of sidewalk. The Beautification Committee would discuss the Planter Strip. The Planning Commission recommended 7 to 8 feet.

Councilman Frost thought it was a little excessive. Set Backs were also discussed.

Mayor Hadfield stated that they would look at this in a future meeting.

REVIEW OF THE FISCAL YEAR 2014 BUDGET – Craig Whitehead

Craig Whitehead explained that this was placed on the agenda in case they did not wrap it up on Tuesday. Placed in the drop box was a summary of the budget changes made on Tuesday.

Included

- \$15,000 to library
- \$1,500 for trees
- Two Police Officers added
- \$25,000 from credit card fees

Mayor Hadfield expressed that it seemed that the goal was to never raise property taxes, but now was the time to raise taxes because of the position that the City was in due to Obama Care.

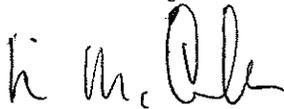
Councilmember Rodeback felt that smaller inflationary increases were needed. There were options that still needed to be looked at.

Councilman Shelton encouraged the City to look at the calendar and develop a five-year financial plan. Are they going ahead with a bond? What about the RAP Tax? Other tax increases to keep up with inflation?

Mayor Hadfield reported that there were some positive signs in the economy. Sales tax continued to grow. There was an increase in building permits.

ADJOURNMENT

The work session adjourned at 5:58 p.m.

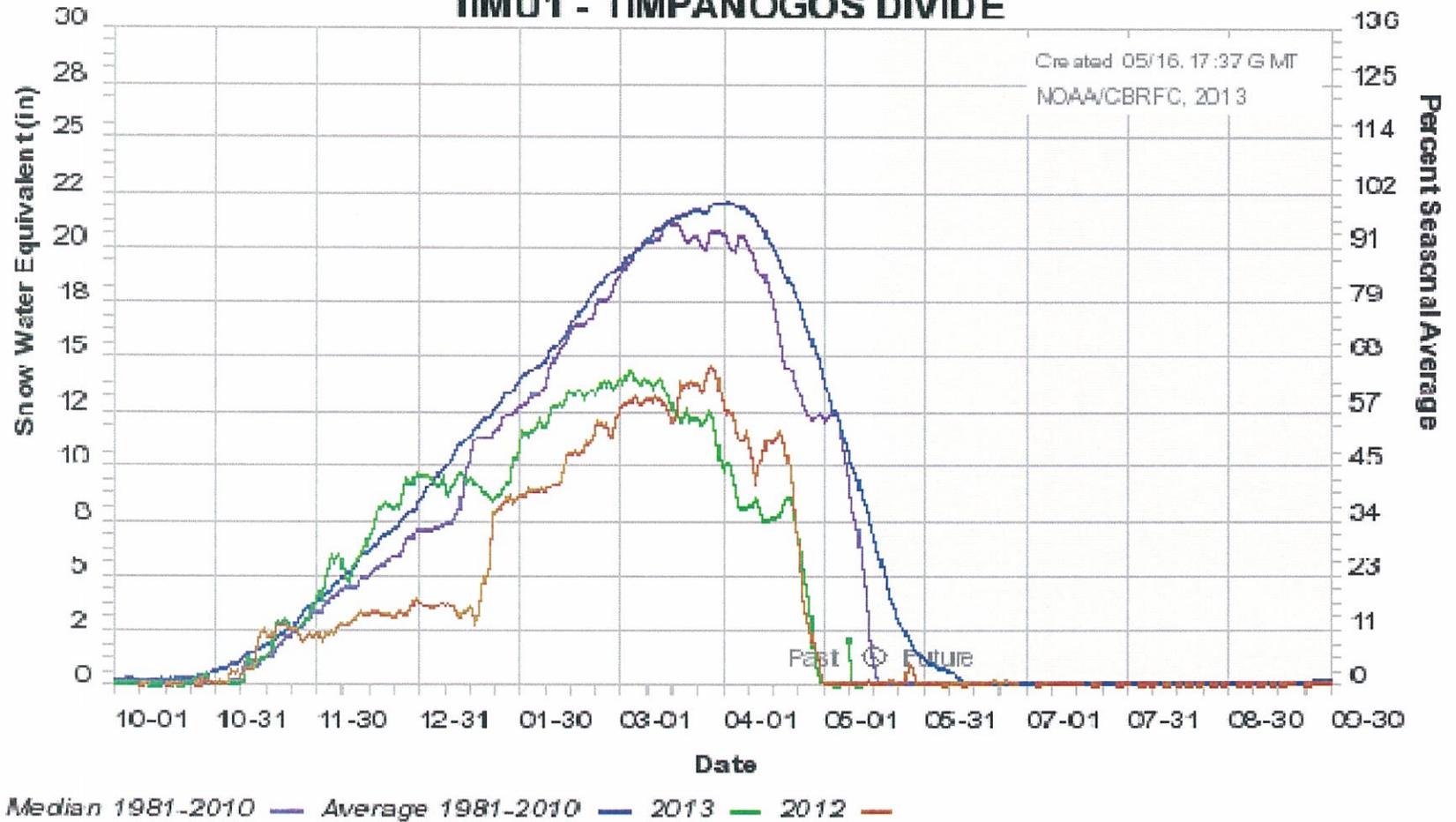


Richard M. Colborn
City Recorder

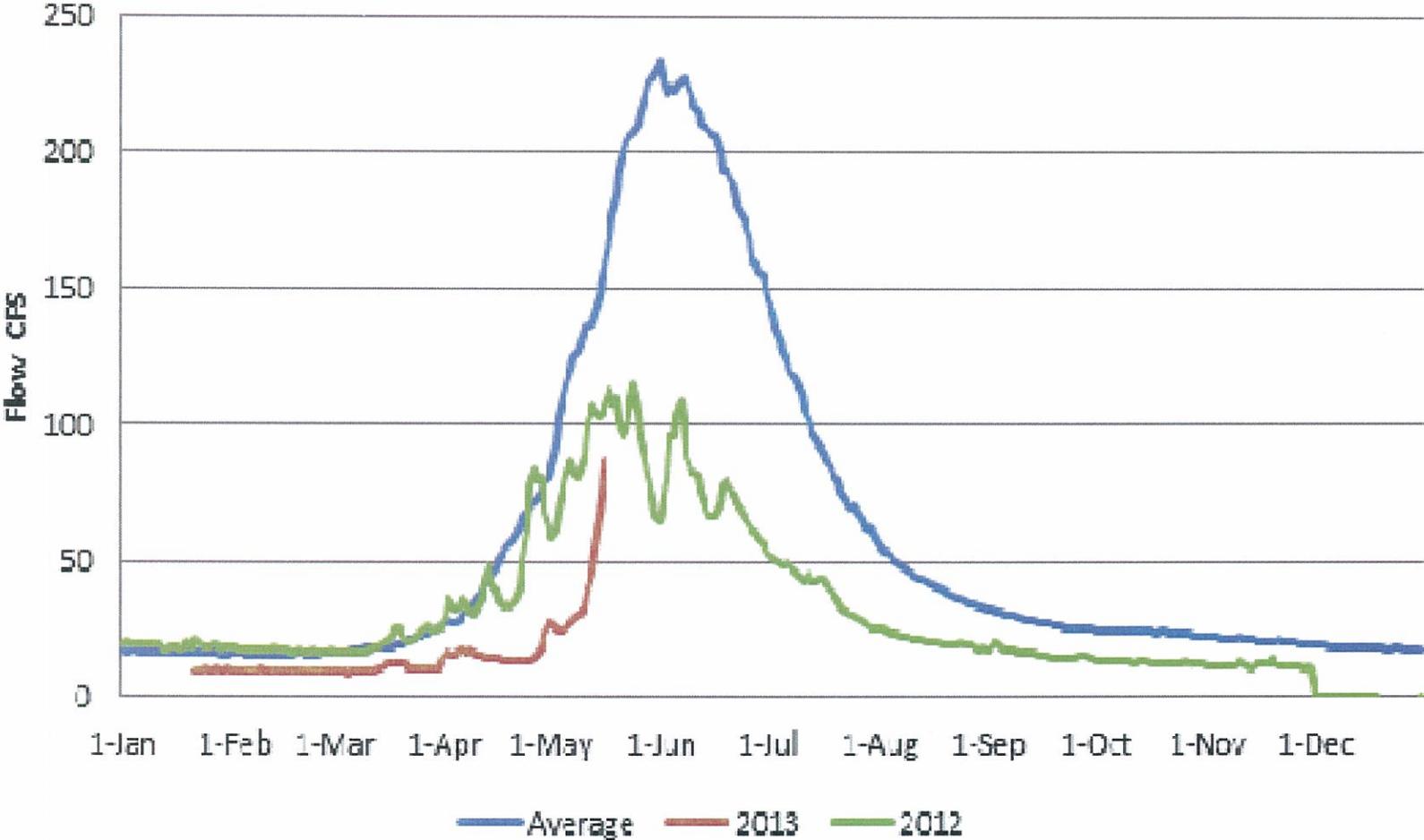
TIMU1 Snotel Plot

View station in google maps or google earth
Maps/Info. The current time is: 05/16.17:37 GMT

Colorado Basin River Forecast Center TIMU1 - TIMPANOGOS DIVIDE



AF River Flows



ATTACHMENT 3 TO THE 05-23-2013 CC WS MINUTES – PAGE 1 OF 1

**American Fork City Street Lighting
Cost - Benefit Analysis**

| Current RMP & City Owned System | | | | | | | |
|---------------------------------|----------|---------|------|----------|--------------|--------------|---------------|
| Description | Schedule | Wattage | Type | Quantity | RMP | RMP Monthly | Annual Cost |
| | | | | | Monthly Rate | Bill | |
| City Owned & No Maint. | 12E | 100W | HPS | 3 | 2.32 | \$ 6.96 | \$ 83.52 |
| Energy Only | 12E | 250W | HPS | 37 | 6.06 | 224.22 | 2,690.64 |
| | 12E | 400W | HPS | 18 | \$ 9.32 | 167.76 | 2,013.12 |
| | | | | 58 | | \$ 398.94 | \$ 4,787.28 |
| City Owned & Partial Maint. | 12P* | 100W | HPS | 3 | 4.99 | \$ 14.97 | \$ 179.64 |
| | 12P* | 250W | HPS | 8 | 8.92 | 71.36 | 856.32 |
| | 12P* | 400W | HPS | 20 | 13.01 | 260.20 | 3,122.40 |
| | 12P* | 400W | MH | 12 | 13.56 | 162.72 | 1,952.64 |
| | | | | 43 | | \$ 509.25 | \$ 6,111.00 |
| RMP Owned & Full Maint | 11 | 70W | HPS | 2 | 10.99 | \$ 21.98 | \$ 263.76 |
| Functional Lighting | 11 | 100W | HPS | 817 | 11.90 | 9,722.30 | 116,667.60 |
| | 11 | 150W | HPS | 16 | 15.77 | 252.32 | 3,027.84 |
| | 11 | 250W | HPS | 8 | 19.68 | 157.44 | 1,889.28 |
| | 11 | 400W | HPS | 91 | 24.22 | 2,204.02 | 26,448.24 |
| | 11 | 175W | MH | 1 | 19.94 | 19.94 | 239.28 |
| | | | | 935 | | \$ 12,378.00 | \$ 148,536.00 |
| RMP Owned & Full Maint | 11S2 | 175W | MH | 88 | 39.25 | 3,454.00 | \$ 41,448.00 |
| Decorative Lighting | 11S2 | 150W | HPS | 3 | 36.62 | 109.86 | 1,318.32 |
| | | | | 91 | | \$ 3,563.86 | \$ 42,766.32 |
| | | | | 1,127 | | \$ 16,850.05 | \$ 202,200.60 |
| Fees and Taxes | | | | | | \$ 4,500.00 | \$ 54,000.00 |
| Total | | | | | | \$ 21,350.05 | \$ 256,200.60 |

| City Owned Option | | | | | | | |
|-----------------------------|----------|---------|------|----------|--------------|-------------|--------------|
| Description | Schedule | Wattage | Type | Quantity | RMP | RMP Monthly | Annual Cost |
| | | | | | Monthly Rate | Bill | |
| City Owned & No Maintenance | 12E | 70W | HPS | 2 | 1.70 | \$ 3.40 | \$ 40.80 |
| Energy Only | 12E | 100W | HPS | 823 | 2.32 | 1,909.36 | 22,912.32 |
| | 12E | 150W | HPS | 19 | 3.40 | 64.60 | 775.20 |
| | 12E | 250W | HPS | 53 | 6.06 | 321.18 | 3,854.16 |
| | 12E | 400W | HPS | 129 | \$ 9.32 | 1,202.28 | 14,427.36 |
| | 12E | 175W | MH | 89 | 4.14 | 368.46 | 4,421.52 |
| | 12E | 400W | MH | 12 | \$ 9.09 | 109.08 | 1,308.96 |
| | | | | | 1,127 | | \$ 3,978.36 |
| Fees and Taxes | | | | | | 1,100.00 | \$ 13,200.00 |
| Total | | | | | | 5,078.36 | \$ 60,940.32 |

Monthly & Annual Savings \$ 16,271.69 \$ 195,260.28

| Maintenance Contract | | | | |
|----------------------------|----------|--------------|---------------------|----------------------|
| Service Description | Quantity | Monthly Rate | Monthly | Annual Cost |
| | | | BMcD Bill | |
| Functional Lighting | 1,038 | \$ 3.65 | \$ 3,788.70 | \$ 45,464.40 |
| Decorative Lighting | 89 | \$ 4.50 | 400.50 | 4,806.00 |
| | 1,127 | | \$ 4,189.20 | \$ 50,270.40 |
| NET MONTHLY SAVINGS | | | \$ 12,082.49 | \$ 144,989.88 |
| Net Annual Savings | | | | \$ 144,989.88 |

System Purchase Price \$ 350,000.00
Payback Period (years) 2.41