

AMERICAN FORK CITY  
COUNCIL MEETING MINUTES  
AUGUST 15, 2013

PUBLIC HEARING

**ATTACHMENT**

The American Fork City Council met in a public hearing on Thursday, August 15, 2013, in the American Fork City Hall, 31 North Church Street commencing at 7:20 p.m. Those present included Mayor James H. Hadfield and Councilmembers Heidi Rodeback, Brad Frost, Craig Nielsen, Robert Shelton, and Clark Taylor.

Staff present: Associate Planner Wendelin Knobloch  
City Administrator Craig Whitehead  
City Recorder Richard Colborn  
City Treasurer Melanie Marsh  
Economic Development Director Debby Lauret  
Finance Director Cathy Jensen  
IT Director George Schade  
Library Director Sheena Parker  
Lt. Sam Liddiard  
Public Works Director Dale Goodman  
Parks Supervisor Jason Thomson

Also present: Jim & Vicki Matsumori, and nine additional persons

7:20 p.m. Receiving of public comment regarding the declaring of real property to be surplus at approximately 1100 North 160 West consisting of 0.06 acres.

Mayor Hadfield explained the purpose of the hearing was to receive public comment regarding the declaring of real property at 1100 North 160 West consisting of 0.06 acres to be surplus. He asked for comments.

There being no comment the hearing concluded at 7:21 p.m.

SPECIAL SESSION

The American Fork City Council met in a special session on Thursday, August 15, 2013 in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m. Those present included Mayor James H. Hadfield and Councilmembers Heidi Rodeback, Brad Frost, Craig Nielsen, Robert Shelton, and Clark Taylor.

Staff present: Associate Planner Wendelin Knobloch  
City Administrator Craig Whitehead  
City Attorney Kasey Wright  
City Planner Adam Olsen  
City Recorder Richard Colborn  
City Treasurer Melanie Marsh  
Economic Development Director Debby Lauret

Finance Director Cathy Jensen  
Fire Chief Kriss Garcia  
IT Director George Schade  
Library Director Sheena Parker  
Lt. Sam Liddiard  
Parks Supervisor Jason Thomson  
Public Works Director Dale Goodman

Also present: Barbara Christiansen, Jim & Vicki Matsumori, Randy Larson, and 14 additional persons.

PLEDGE OF ALLEGIANCE; PRAYER BY ADAM OLSEN; ROLL CALL

Mayor Hadfield led the audience in the Pledge of Allegiance and Adam Olsen offered a prayer.

Mayor Hadfield recognized Craig Nielsen on the stand and Carlton Bowen who were successful in the Primary Election held on August 13. Neither Mr. Anderson nor Mr. Shorter were in the audience tonight but were also successful in the Primary Election and would be moving on to November.

PRESENTATION OF THE EMPLOYEE OF THE MONTH

This item is postponed to the September 27, 2013 City Council meeting.

PRESENTATION BY THE CHAMBER OF COMMERCE – *Debby Lauret*

Chamber of Commerce Executive Director Debby Lauret turned time to Caleb Houghton.

Mr. Houghton stated appreciation for American Fork City and the recent Steel Days Celebration in allowing them to join with the Picnic in the Park for the Business Expo. On behalf of the Chamber of Commerce he presented to the City a check in the amount of \$450. There was general applause.

TWENTY-MINUTE PUBLIC COMMENT PERIOD – LIMITED TO TWO MINUTES PER PERSON

There was no public comment.

CITY ADMINISTRATOR'S REPORT

The City Administrator had nothing to report at this time.

COUNCIL REPORTS

Councilman Shelton recognized Mr. Houghton's hard work in the Business Expo. That was the first time they had that and he felt it was a success.

Councilman Shelton reported that he was at a breakfast with the Utah Valley Chamber of Commerce. There was an award of \$500 for the American Fork Learning Center to go toward putting in some video cameras to help make sure the children were safe.

Councilman Frost thanked Caleb Houghton for the \$450 to help offset the expense of the Steel Days Celebration. It was ground breaking to merge those two events.

Councilman Frost reported that Donna Smith who had served for many years on the Beautification Committee passed away this past week. She was 83-years old. In the Garden Tour this year during Steel Days her home was featured. She and her friends spent hours getting her home on Robinson Avenue ready. She kept thorough minutes of the Beautification Committee. She was the one that provided the Wonder Boy Cape for the Steel Days Jr. Grand Marshal P.J. Wilson. He asked that the Council recognize her officially at a future meeting.

Councilman Taylor expressed his appreciation for the cooperation with the Chamber of Commerce and Caleb Houghton for his hard work and effort that went into the Business Expo.

Councilman Taylor reported that earlier this evening he attended the ribbon cutting for the American Fork High School expansion which will make it the biggest high school in the Alpine District. It was a beautiful addition to the community.

Councilmember Rodeback reported that she served on the Beautification Committee for six years with Donna Smith and that she was well deserving of the tribute by Councilman Frost.

Councilmember Rodeback explained that the TEC Committee for the American Fork Egg Farm EDA will have an annual meeting on August 27 at 10 a.m. in the Fire Station Meeting Room. They will discuss the disposition of the excess tax increment. She invited the Council to attend.

Councilmember Rodeback announced the Library Luau fundraiser to be held on August 24. There will be a great Hawaiian feast and Hawaiian entertainment. She added that this was a cause near and dear to her heart as for some time they have lagged behind the National Standards. She encouraged the Luau's support.

Councilmember Rodeback, on a personal note, reported that this morning she attended her son's graduation from the Police Academy in Sandy. She was proud of him and she was reminded of the wonderful and fundamental purpose that our police officers serve. From their Code of Ethics she read,

“...the fundamental duty is to serve the community; to safeguard lives and property; to protect the innocent against deception, the weak against oppression or intimidation, and the peaceful against violence and disorder; and to respect the Constitutional rights of all men to liberty, equality, and justice.”

Councilmember Rodeback continued that we owe our police a debt of gratitude and she was reminded of the great work she has seen our own police do. She learned of that first hand through attendance at last fall's Police Academy. She asked that her thanks be conveyed to the Police Department.

Councilman Nielsen had nothing to report at this time.

## MAYOR'S REPORT

Mayor Hadfield reported that on Saturday he attended an open house for the Art City Music and Dance Academy at 182 North West State Road. American Fork's love for the Arts, Music, and Dance has been recognized. This full-time studio was now accepting students.

Mayor Hadfield reported that he too had attended the open house at the High School. There were a lot of students that were very excited. There was a new Caveman Logo. The second phase of this building was a new Field House on the north end of the Campus.

Mayor Hadfield talked about bonding. Alpine School District has floated three bonds in fifteen years and American Fork has always been in favor of those bonds. It has an impact on our property taxes but we always win more than our fair share. Many people in Orem who got their fair share back in the 1940's and 50's and 60's because schools were being built there were now helping to pay the costs of building here. It was an indication that if you want growth and want to move forward, sooner or later everybody steps up to the plate and pays their fair share. In the past five years, a new school at Forbes, a great addition at Shelley, a great addition at Greenwood, a great addition at the Dan Peterson School, the second phase at the American Fork Jr. High School, and the second phase at the American Fork High School. American Fork has received more than their fair share.

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 by the Mayor or a Councilmember and placed in the action items.)

1. Approval of the July 30, 2013 City Council special session minutes.
2. Approval of the City bills for payment, manually prepared checks, and purchase requests over \$1,000.

**Councilman Shelton moved approval of the common consent items as presented.  
Councilman Taylor seconded the motion. All were in favor.**

## ACTION ITEMS

REVIEW AND ACTION ON A RESOLUTION DECLARING REAL PROPERTY TO BE SURPLUS AT APPROXIMATELY 1100 NORTH 160 WEST CONSISTING OF 0.06 ACRES  
– *Derric Rykert*

Councilman Frost explained that he knew that there was a resident behind the Miller Park that would like to acquire that property. The property in every sense was derelict. There was a cost to have the fence moved to straighten out the boundary line. He asked if Staff had an approximate value of the 0.06 acres. No one did.

Craig Whitehead reported that he had not heard a value other than Derric Rykert had talked about the cost of moving the fence which was about \$800 to \$1,000 and that was an approximation of a fair value. The piece was landlocked.

**Councilman Frost moved to grant this property to Ryan and Heather Miller that reside behind it at 1097 North 150 West under a couple of conditions.**

- 1) The Miller's pay the cost to align the fence**
- 2) That they assume all financial and physical liability of the property.**

**Also, that Resolution No. 2013-08-17R declaring the property to be surplus is approved.**

**Councilman Nielsen seconded the motion.**

Councilmember Rodeback expressed that the suggestion was to go to bid on the property. She wished there was a more rational process though she recognized that there was no market value other than to the two neighbors, American Fork City and the Miller's. She felt the process was to be honored as that would protect the City in the future.

Kasey Wright stated that he looked into this earlier in the week. Technically, even though there were some things that had to go out to bid, once it was declared surplus they could make a direct grant to somebody, if there was a justifiable reason. It was outside the scope of how they usually did things, but he did not think they would be out of line legally in this instance.

Councilman Shelton did not think there would be a market for it out there but wondered if it wouldn't hurt to put it out to the highest bidder.

Mayor Hadfield added that there were probably some additional fees as once the Miller's pick up this property it had to be added to their lot. He thought it could be done through a zone lot declaration. The Miller's should be ready to accept all fees in relation to the transfer of title.

Councilman Frost felt that "all financial" in his motion was "all inclusive."

Kasey Wright stated that if the City was going to grant the property to a specific person, that the justification be included in the Resolution.

**Councilman Frost amended his motion to include in the Resolution that the justification for granting this property to Ryan and Heather Miller was,**

- 1) There was not another market out there for the property other than to American Fork City and the Miller's.**

Councilman Frost stated that he was trying to simplify the Government process because he could not imagine anyone else that would need or want that property. There was not a need to have another motion or another meeting.

**Councilman Nielsen agreed with his second. Voting was as follows: Aye, Councilmembers Frost, Taylor, and Nielsen. Nay, Councilmembers Rodeback and Shelton. The motion carried.**

CONSIDERATION AND ACTION ON A RESOLUTION PROVIDING FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 5, 2013 FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF AMERICAN FORK CITY, UTAH, A PROPOSITION REGARDING THE ISSUANCE OF NOT TO EXCEED \$20,000,000 GENERAL OBLIGATION BONDS TO FINANCE THE COSTS OF CONSTRUCTING ROAD IMPROVEMENTS; AND IMPROVING AND REPAIRING RELATED MUNICIPAL WATER SYSTEM, SEWER SYSTEM AND STORM DRAIN SYSTEM INFRASTRUCTURE; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING; APPROVING THE FORM OF AND DIRECTING THE PUBLICATION OF A NOTICE OF ELECTION AND THE BALLOT PROPOSITION; AND RELATED MATTERS – *Cathy Jensen*

Dale Goodman provided a power point presentation. It is included in these minutes as an **ATTACHMENT.**

Mr. Goodman explained that the City had about 115 centerline miles of road which equates to an asset value of \$140 million. New roads receive a Remaining Service Life (RSL) value of 20-years. Weather, road cuts, and other things and passage of time, chip away at that value so after 20-years if nothing was done to maintain the road, it would need to be replaced. If one-twentieth of the roads were replaced every year, that would be about \$7 million a year. At the current time 15 to 20 percent of the roads are maintainable. Currently the City has funding for about \$1 million a year. At that rate, it would take 140-years to work through all of the roads. Utility infrastructure would need to be looked at as well.

Councilman Shelton noted that the road life was 20-years but what about the water and sewer pipes under the road.

Mr. Goodman answered that the sewer pipes had a life of 75-years and water lines even more.

Mayor Hadfield added that some of the old waterlines being replaced now were 93 years old. The problem there was the size of the pipe as well as the condition.

Dale Goodman added that road maintenance was not part of the Bond. There were various surface treatments available.

Craig Whitehead explained that the City had \$500,000 a year in the Road Accrual Fund for road maintenance.

Mr. Goodman reviewed the Goals of the project from the power point presentation.

Mayor Hadfield asked for comments from the Council.

Councilman Frost commented that over the past several months he believed the Council has asked them all.

Mayor Hadfield added that they have had work sessions as a Council and gone on road trips as a Council. The Council feels that this was the appropriate thing to do. This was a General Obligation Bond and would go to the people for a vote in November.

Councilmember Rodeback commented that the Council has looked at the pay as you go approach but she had not heard about that tonight.

Mayor Hadfield asked Craig Whitehead to comment on that.

Craig Whitehead stated that there were two typical options for capital projects; either pay as you go or bonding.

#### Bonding

- Look at need
- Can we afford it
- Is the market right
- Do citizens support it, we will find out in November

Mr. Whitehead made it clear that this \$20 million was paying for major reconstruction and major resurfacing, and not for maintenance and not for minor street work, that was why it was felt that bonding was appropriate.

#### Pay as you go

- Add to the current property tax to get to \$3 million in road accrual in \$500,000 increments each year it would be an additional \$40 or \$240
- A street utility fee was being looked at by some communities

Craig Whitehead noted that the City's RSL was below 12 and was going down. They would like to get an RSL above 12. He clarified that the cost of the proposed bond was \$80 on an average residence value of \$191,000. The first year it was a 27½ percent increase.

Councilman Taylor noted that with pay as you go the burden was on those people right now. With bonding it hit current users as well as future users. That was a benefit.

Councilmember Rodeback wondered if that was an apple to apple comparison. Three million in ongoing maintenance budget versus a \$20 million one-time bond. She did not think that it was.

Mr. Whitehead answered it was not direct. It was how far did one want to go in building up the annual amount of money you have to address streets and that included major reconstruction and major overlay and regular maintenance? They were not catching up. They were falling behind.

Mayor Hadfield addressed the increase in the cost of asphalt over the past ten to twelve years.

Councilman Shelton noted that UDOT has put out that index since 1969. It was 6 percent per year and that included the price of asphalt and excavation work to get the asphalt in place.

Andy Spencer added that in 2003 the cost per ton of asphalt was \$60. In 2009 it was \$111. In 2011 it was \$96. It basically went up \$40 per ton over the past ten years. One plus of bonding was that you capture that lower cost of that 20-year window.

Mayor Hadfield recognized the City's Finance Advisor Mr. James Matsumori from George K. Baum and Company in attendance. He opened the floor to comments regarding the \$20 million bond for road improvements.

Carlton Bowen rose in opposition of the Resolution and the proposed increase in the City's debt. According to the American Fork City 2013 published budget it already had significant debt in the amount of \$54 million. This \$20 million would add to it and be a massive 40 percent increase. The Resolution proposed a seven percent or higher property tax increase. The residents of American Fork City already paid some the highest taxes in the area. According to an analysis done by the Daily Herald American Fork was in the top three in the County.

Mr. Bowen continued that the residents of American Fork City, the businesses of American Fork City and the taxpayers of American Fork City aren't expecting the City to borrow massive sums of money and raise property taxes to pay for it. It is expected that the City live within their means. The City does have means. He stated that in June of 2013, less than two months ago, this Council passed an amendment to the original budget because that original budget did not expect \$7.5 million of excess tax revenue. The amendment spent that \$7.5 million. It was on the City website. The City has the means. If that \$7.5 million had been applied to the roads, if the roads had an urgent need and in many cases he believed that they did, the first \$10 million the City was seeking six months from now, it would have covered 75 percent of the amount they were seeking to borrow in the first year. He did not think means and higher taxes were the answer here.

Mr. Bowen added that he wanted to keep American Fork City great by living within our means. He urged the City Council to abandon and vote against this Resolution which significantly increased the borrowing and taxes on our citizens.

Councilman Shelton asked Mr. Bowen what alternative he would suggest. He added that he felt there was some discrepancy in Mr. Bowen's numbers and he expressed that he thought they were wrong and completely false. Does the City continue to allow the roads to deteriorate? Do we raise property taxes in such an amount that the burden was too high for the citizens to carry anymore?

Mr. Bowen addressed the answer to the questions raised. He appreciated the fact that Councilman Shelton questioned his numbers but he gave the source of his numbers.

Councilman Shelton wanted to have the City Finance Officer respond to those.

Mr. Bowen asked that if his numbers were to be questioned that a source be given him and why they were questioning them.

Councilman Shelton reported that he had talked with Mr. Bowen about two weeks ago and told him that he thought his numbers were wrong and invited him call him. That did not happen. He wanted to know what the solutions were.

Carlton Bowen did not remember that he shared his numbers with Councilman Shelton at that time. He continued that there were three solutions that he saw for pay as you go.

1. When the City has excess revenue that they did within the last few months, if roads were a priority, focus that money.

Councilman Taylor expressed that was foolishness. The City received \$5.8 million in sales tax a year. He asked where the figure of \$7.5 million came from.

Mr. Bowen responded that it was published on the City's website.

Councilman Shelton stated that he was on the City's website right now and asked that he be shown where it was at.

Mr. Bowen stated that the City Council passed an amendment two weeks after the budget was passed. (The City Council passed the Fiscal Year Ending June 30, 2014 Budget, Resolution No. 2013-06-09R on 11 June 2013. On June 25, 2013, the City Council passed Resolution No. 2013-06-10R amending the Fiscal Year Ending June 30, 2013 Budget)

Mr. Bowen thought it was a serious concern when there were items in the minutes where the City Council took action and they were not aware of what that action was.

Councilmember Rodeback stated that was a serious allegation. She asked that City Finance Director Cathy Jensen respond.

Cathy Jensen stated that the City did have an open budget period (for the FYE June 30, 2013, Budget). The majority of that open budget period came from recognizing the book entry of depreciation in the Water and Sewer Fund and in the Broadband Fund. That was a book only entry of about \$5 million. Also, another large adjustment made during the open budget period was the recognition of the revenue and expenditures for the 900 West road project.

Councilmember Rodeback asked Cathy Jensen to explain how the open budget period worked.

Cathy Jensen explained that the City, to its best ability, projected revenues and expenditures for the budget period. It was recognized that it was only a projection. The budget is supposed to be a living document. It is intended that the City would try to its best ability to live within that living document. Things come up that were not anticipated. During the open budget period, public hearings are held and the Council decides whether to amend the budget or not.

Councilman Nielsen asked Cathy Jensen to clarify if there was a \$7.5 million surplus.

Ms. Jensen answered that there was not. The State Law allowed cities to hold up to 25 percent of the following year's projected revenues, less appropriations that are planned to be used, as surplus in the General Fund. Last year 18 percent was allowed. American Fork City has always tried to maintain at least 15 percent. They have always been under the State allowance.

Councilman Shelton noted that the City's finances were reviewed by an independent auditor each and every year.

Carlton Bowen continued that he felt that Cathy Jensen just verified what he had said that there was \$7.5 million extra that was spent on the budget, whether that was additional tax revenue the

budget was increased by \$7.5 million in an amendment. He added that was his point exactly. The City needed to be going through the finances and do a better job of managing our spending. If we went through line by line and make the proper priorities and allocation of that money we could pay as you go and not raise taxes to meet the needs of our great City.

John Mulholland liked the idea of pay as you go. He liked the idea of low maintenance and preserving your assets. He did not like the idea of borrowing money. When he made an addition to his home last year he paid as he went. He was strongly against borrowing money except for rare occasions such as buying a home. The City should do the same. Prices of asphalt were going to go up. He was concerned that the City was a bit behind. It seemed to him that it was more expensive to bond rather than pay as you go. After ten years they were going to need to do another bond.

Councilman Taylor appreciated Mr. Mulholland for his comments and all who showed up for this meeting. The City Council has done a lot of due diligence to try to understand the best opportunities to accomplish the maximum that they could with dollars they had. By passing this Resolution tonight it did not mean that the bond is passed. The Council appreciates the opinions that have been expressed. As long as those facts are honest and backed up, they were all over it. This action was just giving your neighbors and your fellow citizens the opportunity to say I want my roads finished and I want them taken care of. It was giving them the opportunity to vote for it or against it. It would go on the November Ballot. If you cherish and value that freedom you have, then you will allow others that same freedom of choice for your neighbors.

Councilman Taylor added that when he campaigned for this office less than two years ago the thing he heard the most was that our roads were terrible. The Council met with Provo City who was now looking at a utility tax for roads. Road issues abound in Utah County. They have studied this out and done the best job they could for the benefit of the citizens of American Fork. All they were doing tonight was simply giving your fellow citizens the opportunity to say, yes, I am for it or, no, I am not, in a fair and democratic process.

Councilman Shelton commented that this was more than what a lot of other cities have done. This was a big decision. This was big issue across the State. USA Today, as reported in the Deseret News July 31, 2013, came out and said that basically only 28 percent of the roads in Utah were good. It was not just American Fork grappling with this but it is saying let the people vote. Let the citizens do their due diligence and research. If it doesn't pass then the solutions are extremely limited.

Mayor Hadfield asked for other comments from the public.

Tony Rhoton agreed with the pay as you go approach and that philosophy. He lived on First East and it seemed every time a road was done, not even a month later it was being cut into. According to what Staff has said, his road only had an RSL of eight-years because it had been cut into so many times and it took five-years off per cut. The concern he had about the roads in general was the planning that seemed to be lacking and that was why he did not want to jump into this huge bond. From what he has seen and from what he has heard from the citizens that he has talked with say that they fix it and then they cut it and the costs keep adding up. A lot more planning needed to go into it than what he had seen in the past.

Councilman Shelton responded that 100 East was a State Road and Brian Green a State Representative who was present at this meeting would be the one to address that concern to. Council has asked staff to address cutting into new roads and that was talked about at the last work session. That was a concern that the Council was working on.

Mr. Rhoton thought it would be wonderful for posterity to be able to say that there was this extra money because those that went before were willing to pay as they went.

Mark Serrells stated that he felt that everyone agreed that they wanted nice roads. He drove equipment down 1120 North every day and he had to wear a kidney belt. The issue was that the City was already \$54 million in debt and the City wanted to borrow another \$20 million. He thought common sense said that it was too much. If you can't afford it don't buy it. When the Council speaks about rights and freedoms the Council did not have the right to steal from the people through taxation. He referred to Plate Number One of the Communist Manifesto, abolition of all property through taxation. Plate Number Ten, give free schooling for children. That was done through taxation. They did not have the right to take from the people through force and that was what was being done when their property was taxed. He encouraged the people that if they wanted to keep their property, don't steal it from them. Figure out a different way to fund the roads. Budget your money better and he was pretty sure that the people felt the same way.

Mayor Hadfield suggested the alternative of raising the gas tax.

Mr. Serrells expressed that it was a consumption tax. If you want gas in your car, pay it. He did not think that was a fair share because that was not fair to say. People have rights. Their money is their property. The government's job was to give people their property back, let them keep their money, and protect their life, liberty, and freedom; not take it and steal it from them through plunder and that was what it was.

Ann Taylor commented that from the comments that had been made, it was her right to vote as a citizen of American Fork. She did not feel that something was being stolen from her if something was presented to her and she got to make that choice. She appreciated the comments from the groups that were here opposing the bonds but she would still like that right to vote.

Kimberly Mulholland stated that she was not as smart as everybody else because she was only 12-years old but she expressed that she knew they should not spend all the money right now because when she got older she did not want to be paying all of her money in taxes and not have any money left for her. She said she got the whole fair share stuff and we need to help pay but she did not think they should do this. They should pay as they go. It was not smart to get deeper and deeper in debt. Let's try to budget better and not just spend money freely. We need to think it through real well before we did something.

Mayor Hadfield closed the open comment period.

Mayor Hadfield recapped that he watched Carlton Bowen's blog with much interest noting that Mr. Bowen was an expert at putting material out there and mentioned that the City was in debt \$54 million.

Mayor Hadfield reported that as of today it was \$56,617,597.67. However, that was not all guaranteed by anyone's property tax. Just a little over \$10 million went against property taxes and other funds were paying a majority the bonds including impact fees, Redevelopment Agency fees, and sales taxes. The Council had a difficult decision to make.

Councilman Shelton commented that in the City's fiscal position they were a lot better off than a lot of our surrounding communities. This year the City has paid off the Broadband Bond. The City's fiscal policy has always been the top thing they look at during the Council Retreats. He loved to sit down with people and explain the fiscal decisions that the Council had made to save money. He did not think there was a 'couch cushion' unturned.

Mayor Hadfield continued that the City has been able to refund two of their bonds at a much lower interest rate and have saved hundreds of thousands of dollars. Council's long before this Council made decisions on certain things that impact the quality of life in American Fork. One of which was the Golf Course which was partially on property leased from the State of Utah. The State in the late 90's said they were no longer going to lease the property. The Tri-City's bought that property and we are paying for it. There were many other quality of life things which were not revenue producing.

Councilman Shelton added that the quality of life things also brought economic development.

Councilmember Rodeback pointed out that of the \$56 million, \$48 million was from the pressurized irrigation project. History was the best teacher. In 1990, that project could have been done for \$8 million. She did not know the exact percent of increase that was but it was significant. It was hoped that this action would prevent that scenario from happening with the roads by allowing the citizens to vote.

**Councilmember Rodeback moved to approve the Bond Resolution No. 2013-08-18R to provide for a special bond election to be held on November 5, 2013 for the purpose of submitting to the qualified electors of American Fork City, Utah, a proposition regarding the issuance of not to exceed \$20,000,000 general obligation bonds to finance the costs of constructing road improvements; associated infrastructure and other related matters. Councilman Shelton seconded the motion with an emphasis on giving the citizens the right to vote.**

Councilman Frost commented that when he ran for office two-years ago that it could be said that we had a balanced budget something that the federal government could not say. But the City had a ticking time bomb within the budget regarding our infrastructure that would be passed on to the next generations. He felt an obligation to look to take care of that and to at least try his best. As a Council they were legally bound not to be a cheerleading squad for the passage of the Bond. The Council has looked at all the options, had countless hearings which were mostly empty. He said there was never enough public comment and invited them to next year's budget hearings.

Craig Whitehead stated that it was the City's duty and responsibility, if this was put on the ballot, to provide the facts and information, pro and con, about the Bond and that was all the City could do. It could not be a pro-marketer of the Bond. They would be setting up Town Hall meetings throughout the City so residents in all of the neighborhoods could come out and ask questions and get information to be an informed voter come November.

Kasey Wright explained that while the City could not promote this, it did not mean that individual Councilmembers could not act as private individuals. City resources could not be used.

**All were in favor.**

REVIEW AND ACTION ON A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH UTAH COUNTY FOR ELECTION SERVICES – *City Recorder*

Richard Colborn explained that the City was using the County's electronic voting and tabulating machines.

Mayor Hadfield felt that it had worked very well. It was a good gesture to use the resources of the County.

**Councilman Shelton moved to adopt Resolution 2013-08-19R approving an Interlocal Cooperative Agreement with Utah County for Election Services.**

Councilman Shelton thanked the Recorder's Office for their hard work in the election matters and also those that helped at the polls.

Mayor Hadfield noted that this agreement included the Primary Election just held.

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

CONSIDERATION AND ACTION ON ENTERING INTO AN EXECUTIVE SESSION TO DISCUSS LITIGATION – *Mayor Hadfield*

Councilmember Rodeback stated that the increase previously referred to was 600 percent.

**Councilman Taylor moved to enter into an executive session to discuss litigation at 8:56 p.m. Councilmember Rodeback seconded the motion. All were in favor.**

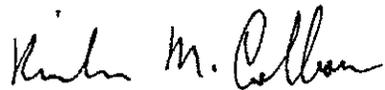
A few minutes was taken to execute the Bond Resolution.

The City Council entered into an executive session in a downstairs work room of the City Hall to discuss litigation at 9:10 p.m. Those in attendance included Mayor James H. Hadfield and Councilmembers Heidi Rodeback, Brad Frost, Craig Nielsen, Robert Shelton, and Clark Taylor. Others present included City Administrator Craig Whitehead, City Attorney Kasey Wright, IT Director George Schade, Finance Director Cathy Jensen, Dave Davis, Brian W. Burnett, and City Recorder Richard Colborn. Litigation was discussed. The meeting was audio tape recorded as required by statute. George Schade, Dave Davis, and Brian W. Burnett were excused at 9:32 p.m. The executive session concluded at 9:48 p.m.

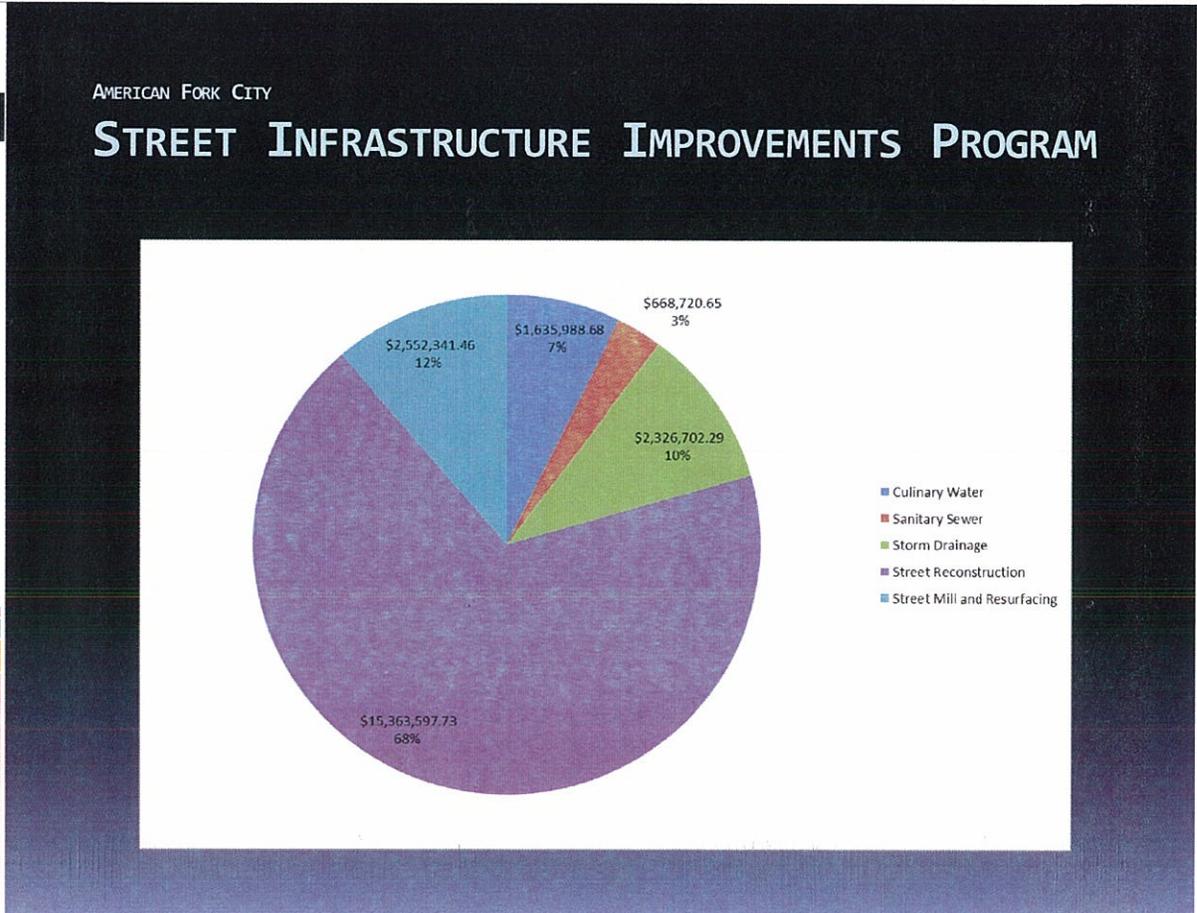
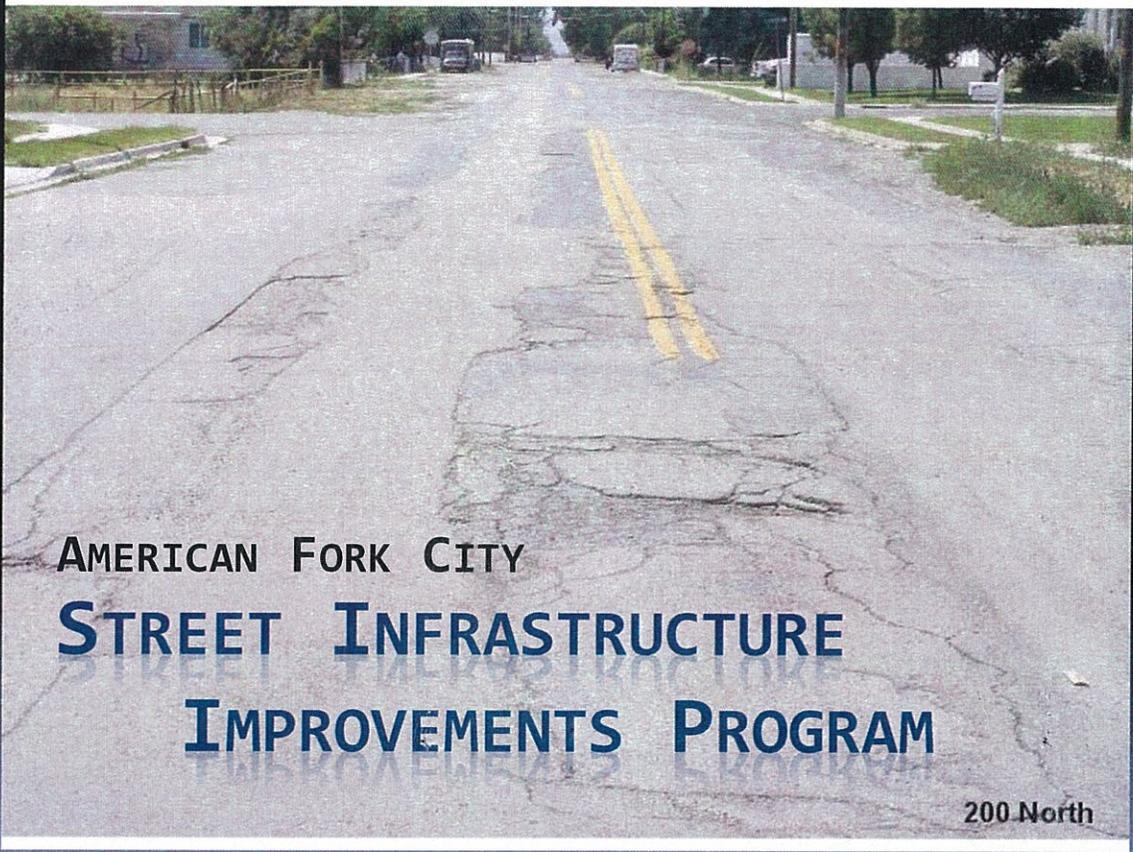
**Councilman Taylor moved to return to regular session at 9:48 p.m. Councilman Frost seconded the motion. All were in favor.**

ADJOURNMENT

**Councilmember Rodeback moved adjournment at 9:48 p.m. Councilman Shelton seconded the motion. All were in favor.**

A handwritten signature in cursive script that reads "Richard M. Colborn". The signature is written in black ink and is positioned above the printed name and title.

Richard M. Colborn  
City Recorder

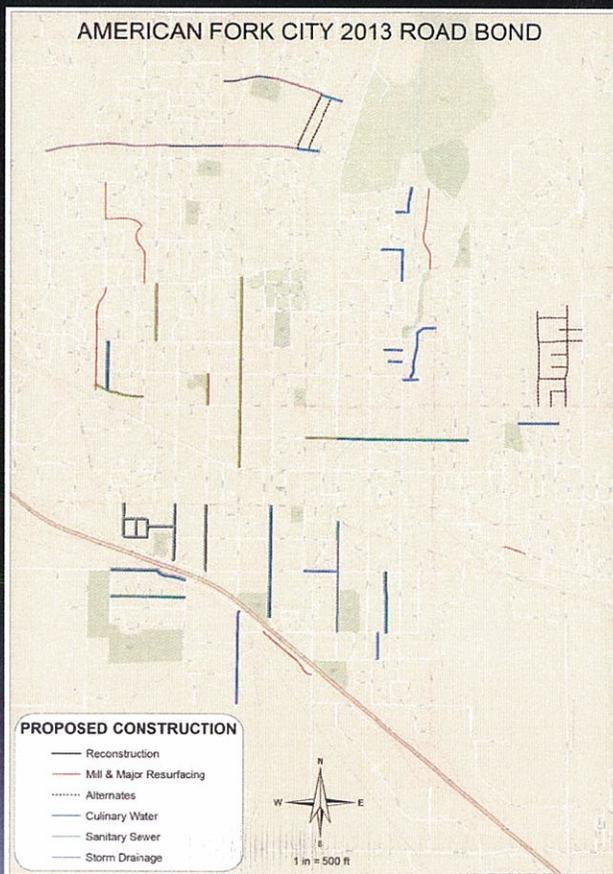


## STREET INFRASTRUCTURE IMPROVEMENTS PROGRAM

- Inventory replacement cost \$138,000,000
- \$22,547,350.81 estimated project cost
- 13.5 centerline miles
- Less than 12% of the City's street inventory in this program
- Only 13.33% of the City's 90 miles of unmaintainable streets
- B&C Road Funds 2012-13 \$580,403
- Annual General Fund allocation \$500,000

## STREET INFRASTRUCTURE IMPROVEMENTS PROGRAM

AMERICAN FORK CITY 2013 ROAD BOND



# STREET INFRASTRUCTURE IMPROVEMENTS PROGRAM

## 2013 Maintenance Pricing

Maintenance Options & Costs						
Treatment	Time Impact	Acceptance	\$/sqyd	\$/Block	\$/Mile	Interval/Yrs
Fog Seal	1	1	\$0.85	\$2,244	\$17,952	2.5
High-density Mineral Bond (HA5)	3	3	\$2.00	\$5,280	\$42,240	7.5
Slurry Seal	2	2	\$2.25	\$5,940	\$47,520	5
Micro Surfacing	2	2	\$2.25	\$5,940	\$47,520	5
Chip Seal	3	5	\$2.75	\$7,260	\$58,080	7.5
Cape Seal	4	5	\$8.00	\$21,120	\$168,960	7.5
Thin Overlay	3	4	\$8.70	\$22,968	\$183,744	10
Thick Overlay	3	4	\$10.80	\$28,512	\$228,096	13
Full Depth Reclamation	4	3	\$45.00	\$118,800	\$950,400	20
Reconstruct	5	5	\$55.00	\$145,200	\$1,161,600	20

# STREET INFRASTRUCTURE IMPROVEMENTS PROGRAM

## GOALS:

- Maximize fund impact on driving surfaces
- Use utility fee revenues to the extent possible
- Complete all associated utility work prior to street improvements
- Comply with ADA requirements
- Bring streets up to a 20 year RSL
- Restrict street cuts for at least 5 years
- Apply the City's comprehensive street maintenance program to the new streets

AMERICAN FORK CITY

# STREET INFRASTRUCTURE IMPROVEMENTS PROGRAM

# Questions?