

AMERICAN FORK CITY COUNCIL
DECEMBER 7, 2021
WORK SESSION MINUTES

Members Present:

Kevin Barnes	Council Member
Staci Carroll	Council Member
Ryan Hunter	Council Member
Rob Shelton	Council Member
Clark Taylor	Council Member

Members Absent:

Bradley J. Frost	Mayor
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Staff Present:

David Bunker	City Administrator
Patrick O'Brien	Community Development Director
Camden Bird	Community Services Director
Terilyn Lurker	City Recorder
Cherylyn Egner	Legal Counsel
Cameron Paul	Police Chief (interim)
Scott Sensanbaugher	Public Works Director

Also present: John Woffinden, Keith Larson, Josh Walker, and Kristina Wesemann

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 7, 2021, in the City Administration Offices, located at 51 East Main Street, commencing at 4:00 p.m.

WORK SESSION

1. Discussion on updating the City's storm water rates.

Keith Larson presented this discussion item. He said that this was similar to what they had done with sewer rates, and they were looking at two things: did they have enough money for the storm drain system and were they charging things the right way. There hadn't been rate increases for the past several years. All cities were required by phase 2 of programming in 2001 to address the storm drain. A common practice for a utility rate was for cities to charge a base rate and get the rest of what they needed from taxes. Council Member Carroll asked how the storm drain was different from sewage. Public Works Director Scott Sensanbaugher replied that water runoff would flow to pipes, some of which were sumps, and some of the water seeped into the ground

and some of it got stored in drainage ponds. This water didn't get treated like sewage water but got natural filtration from sediments and ended up in the lake. There was discussion about how they charge rates.

Council Member Shelton asked if there were spots where it went into pipes. Mr. Sensanbaugher replied, yes, there was a mix of pipes and areas where it just went into the groundwater. Council Member Shelton asked if the pipes went directly into the lake. Mr. Sensanbaugher replied, yes, some of them. Stormwater is essentially a collection of all the water that falls from the sky and runs off of the impervious areas. Most of what falls was contained in the watershed but some water ran off and was not contained. Council Member Barnes commented that they hadn't had much storm water that year. Mr. Sensanbaugher replied that they would be surprised at how much they had gotten. He said that even in the years when they didn't receive heavy rainfall, they needed to have a system prepared for it. Mr. Larson said that they planned the system for a 1 in 10-year event. Mr. Sensanbaugher said that they didn't plan for a 1 in 100 event because it would be too expensive to have pipes of that size.

Mr. Larson explained that there had been increased costs proposed and adopted as part of the storm water management plan to meet stricter federal permit requirements regulated by the state. Mr. Sensanbaugher said that the estimated cost for 2022 was \$466K and in 2023 it went to \$501K. There were also capital expenditures for replacements and upgrades to the system.

Mr. Larson said that they needed to make sure they had enough for rehabilitation to the collection system. He presented a chart with revenues and expenditures and went through the lists. He explained what the chart illustrated and how he had calculated the figures. Moving forward they would need to increase rates in order to keep up with capital expenditures.

Mr. Larson continued with the presentation. He had worked with staff to consider what the public could support. They had come up with putting in every other year increases starting in January of 2022 to stay in pace with annual increases in costs. In terms of dollars, it would be a \$2.00 increase a month from \$6.50 to \$8.50 in 2022 and then another \$2 a month increase in 2024. When questioned if it would be best to jump to \$10 a month now and then wait for 3 years, Mr. Larson stated that small incremental steps were better than large, spread out increases from a psychological perspective.

Mr. Larson continued with the presentation. He said that American Fork was at the lower end of the storm sewer rates when compared to other cities. One caveat was that a lot of cities didn't not adequately fund their storm drains and brought general revenue over from the streets department to help out with the deficit. Mr. Larson was proposing to have a self-sustaining storm drain fund which was why they would end up on the higher end of the spectrum with the increases. He noted that other cities he had been working with were increasing their rates. Council Member Shelton asked if they had historically taken from the General Fund to cover sewage costs. Mr. Larson replied that it had been mostly self-sustaining for the past few years.

Mr. Larson continued with the presentation and discussed structure changes. He talked about the historical rates and how they calculated storm water volume. Some residents had brought to the attention of the city that rates weren't supposed to be calculated per dwelling units but per volume and so multi-resident units were being charged incorrectly. In order to charge the residents fairly,

they were proposing to separate out the costs for the storm drain charges for base costs and volume costs. He discussed how the separation of fees would affect multi-resident units. There was discussion about the different rates between single and multi-family units and the impervious square footage versus square footage and how rates were determined. Mr. Larson said that the change in rates really wasn't changing the cost for single-family residential and commercial properties but that multi-unit properties would see an 11% decrease.

It was noted if there were no questions, this would be acted upon next week with rates going into effect in January. Council Member Shelton requested a schedule of when these things would be going into effect.

2. Report on Steel Days 2021 by the American Fork Chamber of Commerce.

Josh Walker and Kristina Weseman presented this report. Mr. Walker said that Steel Days had gone a bit more normal this year and was overall a successful Steel Days. They had had more support from businesses than they ever had and had surpassed Strawberry Days in fundraising. Council Member Taylor commented that they had received a lot of compliments on the carnival, and they needed to find a way to carry on that momentum. Ms. Weseman replied that they wanted to make sure that their sponsors felt like they were getting value from their sponsorship, so they continued to participate. Every year they were getting more and more sponsors.

Council Member Shelton wanted them to think of ways that they could still have collective community events and noted that chalk fest occurred the same week as Steel Days. Ms. Weseman replied that in 2020, chalk fest had been a part of Steel Days and they could be together but there were certain requirements regarding who got sponsorship money that they couldn't agree on. Ms. Weseman said that it had cost \$220K to put on Steel Days, of which the city had contributed \$20K and since the Chamber was a not-for-profit organization they needed to be concerned with revenue and funds. Chalk fest could have obtained their own sponsors and paid to advertise the event in the Steel Days magazine, which they had done in 2020, but they had opted not to do that this year.

Mr. Walker was concerned about blurring the lines between PARC funds and Steel Days funds and wanted to make sure they stayed separate. Mr. Walker explained that when the Chamber took over managing Steel Days, all of the activities were going to businesses asking for money but now the chamber was the only one who approached the businesses. Council Member Shelton expressed his thoughts and concerns again.

Council Member Barnes congratulated the Chamber and said that there was a 21% profit which was slightly above the 20% expectation which was good.

Council Member Shelton brought up the lack of shade at Art Dye and wondered if they could provide shade structures. Ms. Weseman replied that she thought it would be useful for the park in general, but they had made a change for the upcoming year by eliminating the Thursday daytime carnival and trading that for a Wednesday night carnival.

Ms. Weseman said that they were stuck with whatever dates they got from the carnival. Steel Days 2022 would be the week of the 5th through the 9th and the car cruise would be on Friday the 8th. This was all based on the carnival. Council Member Taylor said that it was really important to

understand the deal that American Fork got. Council Member Shelton commented he would like to see Steel Days held the same week every year and suggested reevaluating the carnival contract and consider bidding out for the carnival. Council Member Taylor wasn't in favor of having it the week of the 4th but he had received a number of compliments on the number of rides. Mr. Walker said that for \$20K, they were paying the least amount for an entire city celebration than any other city.

3. Adjourn.

The work session ended at 5:27 p.m.

A handwritten signature in cursive script that reads "Terilyn Lurker".

Terilyn Lurker
City Recorder