

AMERICAN FORK CITY
COUNCIL MEETING MINTUES
OCTOBER 3, 2013

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 Thursday, October 3, 2013, in the American Fork Fire/Rescue Station, 96 North Center Street, commencing at 3:45 p.m. Those present included Mayor James H. Hadfield and Councilmembers Heidi Rodeback, Robert Shelton, and Clark Taylor. Councilmembers Craig Nielsen and Brad Frost were excused.

Staff present: City Administrator Craig Whitehead
City Engineer Andy Spencer
City Recorder Richard Colborn
City Treasurer Melanie Marsh
Finance Director Cathy Jensen
Legal Counsel Melissa Mellor
Police Chief Lance Call

Also present: Carlton Bowen, Rick Beard, and David Anderson

PRESENTATION AND DISCUSSION REGARDING EXTENSION OF THE PARKING LOT AGREEMENT WITH THE BANK OF AMERICAN FORK – *Bank of American Fork*

Rick Beard, CEO and President of the Bank of American Fork and Vice-President David Anderson explained that there was an agreement with the City regarding the public parking lot to the east. The Bank of American Fork was seriously considering the purchase of the building on the northeast corner of Center and Main Streets. It was a substantial commitment on the Bank of American Fork's part to buy and renovate it. A contingency of the purchase was having adequate parking.

Mr. Beard explained that their proposal was to continue on with the arrangement on the parking lot. They would agree to maintain the lot which included snow removal, striping and repairs to the asphalt. They would like to move to a 50-year agreement from the 25-year agreement and that they would have access to the public domain parking lot for that period of time.

Craig Whitehead clarified that the agreement would be changed from a 25-year agreement to a 50-year agreement.

Mr. Beard commented that he liked the historical aspect of the building and that it would be a good addition to the City. He explained that the building originally housed a "Bank of American

Fork” that went under during the Great Depression. At that point the now, “Bank of American Fork” was called “People’s State Bank of American Fork.”

Mayor Hadfield noted that the American Fork Hospital was located upstairs.

Mr. Beard reported that Allen Roberts was going to be their architect. They would redo the inside into an office building and create access to the rest of the bank through the wall to the east. An elevator would also be installed.

Mayor Hadfield asked if there were concerns of the City Council.

Councilman Taylor expressed that one of the key elements that concerned him about being able to revitalize downtown was the parking element. He was behind Mr. Beard’s efforts one hundred percent. His own vision was to see some kind of a parking structure on that lot at some time. He asked if the City was able to do that would the Bank of American Fork be in favor of that.

Mr. Beard responded that they would be very supportive of that and maybe they would be willing to throw some money in to help make that happen. Their concern was that it not be sold off to a private entity.

Mayor Hadfield noted that the building was in the CC-1 zone which had no off-street parking requirement. He thought that the long-term plan of the City ought to be to continue to acquire property for parking downtown.

Councilman Shelton appreciated the Bank of American Fork being in the downtown. He expressed a concern over the length of time noting that it was hard to look 50-years down the road. He asked if that parking was tied to the City Administration Building.

Mayor Hadfield stated that the City acquired the City Administration Building from Rocky Mountain Power. It was separate from the parking lot.

Councilman Shelton did not want to have any connection that would preclude the City from selling that building.

Mr. Beard added that if it was a sale that would take out public parking, that would impact them.

Mayor Hadfield added that there were about seven parking spaces that came with it.

Councilmember Rodeback was hearing that the parking lot was not attached to the City Administration Building.

Mayor Hadfield responded that was correct; only those seven parking stalls that were under the awning that was removed. Being in the CC-1 zone they could sell the footprint of the building and keep those parking spaces.

Councilmember Rodeback stated that this was a win for the City. She truly appreciated the Bank of American Fork as a viable economic business that stabilized downtown.

Mr. Beard expressed that this has really become a personal thing that he has become interested in. They tried to buy it in 2006. He felt that what the City has done with the City Hall was beautiful. He would like to do something similar.

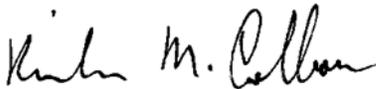
Mayor Hadfield noted that the building on the corner had a lot of history to it including the old clock. He stated that the Bank of American Fork had acquired a bank in the Cache Valley area.

Mr. Beard commented that it was Lewiston State Bank which had a branch in Idaho.

Mayor Hadfield expressed his appreciation to the Bank of American Fork as a business partner, as a leader in the community, and as a vibrant part of downtown American Fork. He invited Mr. Beard and Mr. Anderson to the Council meeting on Tuesday where this item would be taken up by the City Council.

ADJOURNMENT

The work session adjourned at 4:06 p.m.

A handwritten signature in black ink that reads "Richard M. Colborn". The signature is written in a cursive style with a large initial 'R' and 'C'.

Richard M. Colborn
City Recorder