

AMERICAN FORK CITY
COUNCIL MEETING MINUTES
SEPTEMBER 10, 2013

PUBLIC HEARINGS

The American Fork City Council met in five public hearings on Tuesday, September 10, 2013 in the American Fork City Hall, 31 North Church Street. 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 Engineer Andy Spencer
City Recorder Richard Colborn
Library Director Sheena Parker

Also present: Rulon Jensen, Jeffrey Shorter, and two additional persons

6:50 p.m. – Receiving of public comment regarding the vacation of the 800 South cul-de-sac off Auto Mall Drive in the Northshore Corporation Center Plat C Subdivision

Mayor Hadfield opened the public hearing regarding the vacation of the 800 South cul-de-sac off Auto Mall Drive in the Northshore Corporation Center Plat C Subdivision and asked for comments.

There being no comment the hearing ended at 6:51 p.m.

6:55 p.m. - Receiving of public comment regarding the declaring of real property at 262 North 200 East consisting of 0.14 acres to be surplus

Those present at the previous hearing were present at this hearing along with Ken Berg, Adam Olsen, Melanie Marsh, Cathy Jensen, and three additional persons.

*Councilmembers Shelton and Taylor arrived.

Mayor Hadfield opened the public hearing regarding the declaring of real property at 262 North 200 East consisting of 0.14 acres to be surplus. He explained that the City owned a derelict piece of property. The neighbor also had a derelict piece of property. By combining the two they were able to make a legal lot that could be sold off. He asked for comments.

There being no comment the hearing finished at 6:57 p.m.

7:00 p.m. – Receiving of public comment regarding the Four-Way Annexation on 1100 East at approximately 300 North consisting of 4.04 acres

Those present at the previous hearing were present at this hearing along with John Heiner.

Mayor Hadfield opened the public hearing regarding the Four-Way Annexation on 1100 East at approximately 300 North consisting of 4.04 acres and asked for comments.

Richard Colborn reported that Utah County had a concern that there were two separate descriptions on the same map. They may require two separate maps.

Mayor Hadfield responded that he had talked about this with the three County Commissioners. If the City needs to it will have two separate plats prepared.

There being no additional comments, the hearing ended at 7:03 p.m.

7:10 p.m. – Receiving of public comment regarding the Queens Drive Annexation at Queens Drive at approximately 1100 East consisting of 10.71 acres

Mayor Hadfield opened the public hearing regarding the Queens Drive Annexation at Queens Drive at approximately 1100 East consisting of 10.71 acres and asked for comments.

Richard Colborn reported that with this annexation Utah County also had a concern that there were two separate descriptions on the same map. They may require two separate maps.

Mayor Hadfield noted that as with the previous annexation, if two maps need to be made, the City will do that.

There being no additional comment, the hearing finished at 7:12 p.m.

7:20 p.m. – Receiving of public comment regarding the V & J Gray Annexation at 865 East 50 South consisting of 0.56 acres.

Those present at the previous hearing were also present at this hearing along with Chief Garcia, Derric Rykert, Mr. & Mrs. Stan Street, Carlton Bowen, and many others.

Mayor Hadfield opened the public hearing regarding the V & J Gray Annexation at 865 East 50 South consisting of 0.56 acres and asked for comments.

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

REGULAR SESSION

The American Fork City Council met in regular session on Tuesday, September 10, 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 Engineer Andy Spencer
City Planner Adam Olsen
City Recorder Richard Colborn
City Treasurer Melanie Marsh
Finance Director Cathy Jensen
Fire Chief Kriss Garcia
Library Director Sheena Parker
Parks & Recreation Director Derric Rykert
Police Chief Lance Call

Also present: Rulon Jensen, Jeffrey Shorter, Ken Berg, John Heiner, Carlton Bowen, Mr. & Mrs. Stan Street, Ralph Glather, Dan Adams, Karen Ahlstrom, Scott McClousky, Katie Corbridge, Scott Okelberry, and many fire personnel. The room was full.

POSTING OF THE COLORS AND PLEDGE OF ALLEGIANCE BY THE AMERICAN FORK FIRE DEPARTMENT HONOR GUARD

The Honor Guard included Capt. Ben Anderson, Beau Chadwick Jr, Eric Hyde, Shelbi Peterson, and Josh Rich.

PRAYER BY FIRE CHAPLAIN DAVID LAYCOCK

Fire Chaplain David Laycock offered a prayer.

ROLL CALL BY MAYOR JAMES H. HADFIELD

Mayor Hadfield conducted a roll call of the Council. All were in attendance.

RECOGNITION OF RETIRING FIREFIGHTER STAN STREET FOR 40-YEARS OF SERVICE

Mayor Hadfield invited Stan & Cathy Street and Chief Garcia to the front. He stated that he had known Stan Street his entire adult life. Stan was a Firefighter, an Inspector, and for a period of time he was Chief. He has provided American Fork City with 40 years of dedicated service.

Mayor Hadfield noted that this evening Cathy and Stan were also celebrating 50-years of marriage. There was general applause.

Chief Garcia expressed that Stan Street has been a true friend. He continued that the Speaking Trumpet was given as it represented Respect and Leadership. The Speaking Trumpet was what officers would use, prior to radio communications, to communicate to their crews. Stan Street represented Respect and Leadership. Stan and all of the uniformed and some non-uniformed

members were different. They understood that they may lay their lives down at any given time for another. Twenty-five hundred times a year they come out on your worse day of your life and make things better for you. Stan Street was an icon that will be hard to replace. Tomorrow was the anniversary of 383 firefighters who lost their lives at the World Trade Center. It was an honor to give tribute to Stan Street and all firefighters on the eve of September 11. There was a standing ovation. Stan and Cathy shook hands with the Council.

Stan Street thanked all the firefighters in American Fork noting that they made him part of their team. They were great people, especially Chief Garcia who was a real good friend. He thanked the Mayor and City Council. There was general applause.

Mayor Hadfield commented that there was a brotherhood amongst the firefighters, amongst the police officers, and amongst those who have served in the armed forces that goes far beyond what many of us realize, and what Stan and the Chief said about putting their life on the line on your very worst day of your life rings true to many of us. He wished Cathy and Stan Street the best.

A QUILT PRESENTATION TO THE POLICE DEPARTMENT

Mayor Hadfield explained that the Utah Quilt Guild had presented over 600 quilts to First Responders this year. There were 79 chapters in every area of the state.

Carmen Martinez explained that in 1989 the New Friends Quilt Circle was organized and they have met in American Fork for 24 years. A great component of that organization was community service. They were contacted last spring by Marie Haws of the Utah Quilt Guild and were apprized that there was a need for blankets for children dealing with trauma. They presented 34 quilts to Chief Call with appreciation. There was general applause.

Chief Call thanked them for the quilts. There was a lot of work involved in producing the quilts. Something like this will be a comfort to young children in need.

Mayor Hadfield moved the agenda around a little.

CITY ADMINISTRATOR'S REPORT

Craig Whitehead reported that during the last period of storms American Fork City was asked and did provide assistance to the City of Alpine and also in American Fork Canyon.

COUNCIL REPORTS

Councilman Shelton expressed that it was great that we had a storm drain plan in the City. He reported that the Chamber of Commerce had a golf tournament that helped to raise funds for their organization.

Councilman Shelton thanked all of the emergency personnel for their service. He also thanked those involved in producing the quilts.

Councilman Frost explained that after the last work session at the fire station a call came in and as he watched them quickly get into their gear, Captain Anderson invited him to go along. He strapped himself into Engine 51 and off they went. It was a cardiac arrest. He witnessed the inner workings as the whole way there they made a plan as to what they were going do and then watched as they executed it to perfection. They were able to sustain the gentleman at the scene. He was then transferred to Utah Valley. A siren was the greatest sound in the world when you knew they were coming.

Councilman Frost thanked the emergency personnel publicly and the entire City staff for all they did.

Councilman Taylor echoed what Councilman Frost had said. He then brought attention to the element of community. He lived here most of his life and knew Stan Street. He appreciated the great part of the community these men are and how they give so much and especially Stan Street who was a wonderful man. That was what made American Fork great; those that serve here. It was never an easy job and sometimes a thankless job.

Councilmember Rodeback thanked them for the comments and she heartily endorsed them.

Councilmember Rodeback asked RDA Chairman to schedule an RDA special session at 3:00 p.m. prior to the work session on September 19 regarding the Egg Farm EDA and needed infrastructure in the EDA project area along with costs and funding sources available. The meeting would be in preparation of the TEC meeting in October.

Mayor Hadfield asked if Councilmember Rodeback had a scriptural thought.

Councilmember Rodeback referred to the Preacher of Ecclesiastes 9 beginning with verse 13

This wisdom have I seen also under the sun, and it seemed great unto me:

There was a little city, and few men within it; and there came a great recession, and besieged it, and the roads thereof were in poor condition.

Now there was found in it a poor wise man, and he by his wisdom delivered the city; yet no man remembered that same poor man.

Then said I, Wisdom is better than strength: nevertheless the poor man's wisdom is despised, and his words are not heard.

Councilmember Rodeback commented that for some reason that resonated with her this morning.

Mayor Hadfield thanked her for that report and spiritual thought.

Councilman Nielsen thanked Mr. Street for his service. He knew Stan Street from his days working at the American Fork Hospital. He was a great man and had great knowledge. Councilman Nielsen commented that his father served as a policeman for 35 years and he knew how it was when they put their lives on the line.

MAYOR'S REPORT

Mayor Hadfield noted the many volunteer hours that members of the community put in for the quality of the community. American Fork is unique because of their service.

Mayor Hadfield commented that the three candidates running for City Council in the November 5 General Municipal Election were in attendance. He opened the microphone to each.

Jeffrey Shorter explained that he had lived in American Fork for about 19 years. He grew up in Orem so he was familiar with the area. He asked for support. He wanted to run and see what he could do to help. He always wanted to do something to give back to the community. He added that even though he was an attorney he thought he still had something valuable and positive to offer to the community.

Carlton Bowen expressed that American Fork was a great City. He wanted to help keep it great through fiscal responsibility. He was concerned about the significant debt the City has, \$56 million, and the \$20 million additional debt the City was trying to take on. That would be a 35 percent increase. He wanted to keep the taxes low and live within our means as a City and in that way help keep our City and our community great.

Craig Nielsen stated that he had lived in the City for the past 30 years. He has served on the City Council for the past year or so. He would like to continue with the things they have started. They have a great Mayor, City Council, and City staff and can accomplish great things to make our City great.

There were no Boy Scouts in attendance.

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

Karen Ahlstrom commented that in the past month or two she was very pleased to see plans for cleaning up the stretch of Fleming Drive that ran past her house and cul-de-sac on 825 East. They will be thrilled to see the removal of the diseased elm trees, the thorn trees, the noxious weeds that grow across the path, and the dangerous fence that is broken. They were ecstatic to see a real sidewalk replace the dangerous asphalt. They will love to see the last of the stagnant water and the mosquitos and the ice sheet in the winter because of drainage issues.

Ms. Ahlstrom continued that she learned that one of the options was to push the street all the way thru and to connect their cul-de-sac with Fleming Drive. Several members of the neighborhood were present tonight to tell the Council that they did not want that to happen. She talked with every person on her street last night and got a petition and they all did not want the road to connect to Fleming Drive. She watched as smiles about the sidewalk turned to frowns as she told them about the street going thru. Many said that they were promised that it would never go thru. People, who were not home when she went to their house, tracked her down on the street to make sure they got onto the petition. The streets did not have sidewalks. Many children in their neighborhood have nowhere but the street to ride their bikes. There were at least two children with Pervasive Developmental Disabilities including her own daughter. They bought their house in a quiet, dead-end, cul-de-sac to give her a safe place to play. They really did not want wreck-

less drivers coming down from the high school thru the neighborhood and to the south while our kids were trying to play.

Ms. Ahlstrom added that there was a less expensive option of just putting a storm drain and pipe out to the street that would solve the drainage property without ruining their property values and their quality of life. She encouraged the Council that when this came up in a future work meeting that the Council would choose that option instead of pushing the street thru. There was applause.

Scott McCloskey added to the 9/11 theme tomorrow that ever since July 4, 2002, he teared up whenever the firemen and first responders went by, even during the Steel Days Parade. He thought it was always going to be that way. They were there and they would save our lives if they needed to. He was grateful for them.

Scott McCloskey commented that he loved the remodel of the City Hall. Last time he was in the building it was a smaller room and he thought they were talking about the same issue.

Scott McCloskey expressed that the neighbors would not like to see the street pushed thru to Fleming. There were autistic children and people in wheelchairs in the area. The LDS Ward in the past has gone through and cleaned up the south end in the past and maybe it needed to be done again. He did not think that pushing it thru made a lot of sense. The corners were blind. Kids from the south would be cutting their way thru to get to the high school. It was hoped that the Council would not consider doing that. He asked that the neighbors have input in whatever plans the Council was putting forward for that area. There was applause.

Katie Corbridge explained that she and her husband bought the home from her Grandfather, LaDell Terry who had been a member of the City Council years ago. Neighbors had been going down this road for lots and lots of years. It has been so nice to have that private little community. The reason she bought it was because she was in a car accident and was paralyzed and now in a wheelchair. She did not have to worry about high traffic. There were no sidewalks there. The neighbors would love to be involved in any of the planning. They hoped that like had been promised years ago that this would not get broken thru to Fleming Drive. There was applause.

Mayor Hadfield explained that from the City's point of view, each of our schools had a council and under the leadership of the Principal they determined Safe Walking Routes to their school. This was a Safe Walking Route designated by the leadership at Barratt Elementary.

Mayor Hadfield continued that they knew that trees had raised the asphalt and made it bad. The City for many years had a problem and when the Andersen Family owned the property, before they developed the gated community, the City worked with them to put in a trail. The City found that generated more problems than they anticipated when predators had places in the bushes where they were spying on the kids coming and going to school. Part of it was not working well and the City knew there were some problems. The Engineering Department has been asked to take a look at this as a potential improvement area in which they could repair this Safe Walking Route. Beyond that there have been no decisions made.

Mayor Hadfield asked the Chiefs of Police and Fire that if there was an emergency on 825 East how much longer did it take to have to go to 300 North and come down thru Chipman Avenue and Evergreen Drive. That was a concern that he had when two or three minutes could mean the difference between life and death. American Fork City enjoys a very high level of qualifications of Paramedics. He was not sure that this would become a major thoroughfare for high school students. When the Planning and Engineering Departments come back with recommendations they would run them thru the normal channels and they would advertise that and if constituted a public hearing there would be opportunities for discussion at a later date. He expected the Fire Chief to make a run in both ways to see what the difference was.

Councilman Shelton asked if the Mayor had an idea as to when this might come back.

Mayor Hadfield answered that he did not have a gauge as to when that might be.

Katie Corbridge understood what was being said about the two to three minutes, but there was a fire access gate thru the Andersen private community. They should try that way as well.

Mayor Hadfield noted that the Culver Andersen property was for sale and that was being considered for a number of residential lots.

Scott Okelberry, a twenty-year resident of the City, spoke with regard to the Recreation Center noting that he was grateful that the City had a Recreation Center and his family used it extensively, particularly with regard to the Swim Team. He believed they have made thousands of trips back and forth to the Recreation Center. As he talked about the Recreation Center he was not here to necessarily oppose the increase in fees but wanted to talk about the services and its condition.

Mr. Okelberry continued that they were disappointed in the quality, condition, upkeep, and cleanliness and healthiness of the Recreation Center, speaking mostly of the pool and the associated bubble. Some of the specific concerns included the air quality in the bubble. He had heard and it has been said that has been cured. However, his children get asthma every winter as they spend too much time in the Recreation Center. Their doctors have prescribed inhalers. Their pediatrician said he would not take his family to the pool in the winter when the bubble was on. The air quality did continue to be a concern. He has been there when it has been hot and muggy and smelly in there and had been told that the supplemental fan could not be turned on and doors open because it cost too much to run. Certainly they were sensitive to the cost and the budget of the Recreation Center but the air quality was a concern.

Mr. Okelberry spoke to the general appearance of the bubble that included mold and green slime that was a health concern and was significant. The locker rooms were in disrepair. He has been told that in the women's locker room there were several showers that had been broken for years. There was mold on the walls and worms had been observed in the locker rooms. There was a general concern about the cleanliness and upkeep.

Mr. Okelberry stated that he was not speaking necessarily against the increase in fees. He hoped that if there was an increase in fees for the Recreation Center that they would be proportionate with the quality and the cleanliness of surrounding facilities. The Lehi Legacy Center was much

superior in terms of services, quality, and appearance and yet the proposed annual fee for a family was as high as the Lehi Legacy Center.

Mr. Okelberry asked if the increase in fees was to reduce the subsidy to the Recreation Center or would the quality and upkeep be increased. He would support a dramatic increase in the quality, cleanliness and upkeep. Other areas in the facility he found to be marginal at best. There was applause.

Mayor Hadfield appreciated those comments. He asked the City Administrator to come back with a plan to right some of those concerns.

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 August 22, 2013 city council work session minutes.
2. Approval of the August 27, 2013 city council minutes
3. Approval of the City bills for payment, manually prepared checks, and purchase requests over \$1,000.
4. Review and consideration regarding authorization for the release of the Improvements Durability Retainer for the project known as Stonehenge in the amount of \$35,198.50.

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

ACTION ITEMS

REVIEW AND ACTION ON AN ORDINANCE APPROVING THE VACATION OF THE 800 SOUTH CUL-DE-SAC OFF AUTO MALL DRIVE IN THE NORTHSORE CORPORATION CENTER PLAT C SUBDIVISION – *Michael Marchbanks & Reed Swenson*

Councilman Taylor moved to approve Ordinance No. 2013-09-28 vacating the 800 South cul-de-sac off Auto Mall Drive. Councilman Frost seconded the motion. All were in favor.

REVIEW AND ACTION ON A RESOLUTION DECLARING CERTAIN REAL PROPERTY AT 262 NORTH 200 EAST CONSISTING OF 0.14 ACRES TO BE SURPLUS – *Staff*

Mayor Hadfield explained that this was the subject of the 6:55 p.m. public hearing.

Councilman Shelton moved to approve Resolution No. 2013-09-23R declaring real property at 262 North 200 East to be surplus. Councilmember Rodeback seconded the motion. All were in favor.

REVIEW AND ACTION ON AN AGREEMENT BY AND BETWEEN AMERICAN FORK CITY AND TIFFANY JENSEN REGARDING PROPERTY AT 262 NORTH 200 EAST – *Staff*

Councilman Shelton moved to approve the agreement by and between American Fork

City and Tiffany Jensen and authorize the Mayor to sign the agreement. Councilman Taylor seconded the motion. All were in favor.

REVIEW AND ACTION ON RATIFICATION OF A REAL ESTATE PURCHASE AGREEMENT FOR PROPERTY AT 262 NORTH 200 EAST BETWEEN TIFFANY JENSEN, MIKE FARLEY, AND AMERICAN FORK CITY – *Staff*

Mayor Hadfield explained that Mr. Farley was the purchaser of the property and Tiffany Jensen and American Fork City were the sellers.

Councilman Frost moved to ratify the Real Estate Purchase Agreement signed by Mayor James H. Hadfield. Councilman Nielsen seconded the motion. All were in favor.

REVIEW AND ACTION ON SUBDIVISIONS, COMMERCIAL PROJECTS, CONDOMINIUMS, AND PUD'S INCLUDING 1) PLAT APPROVAL; 2) METHOD OF SATISFACTION OF WATER RIGHTS REQUIREMENTS; 3) POSTING OF AN IMPROVEMENT BOND OR SETTING OF A TIME FRAME FOR IMPROVEMENT INSTALLATION; AND 4) AUTHORIZATION TO SIGN THE FINAL PLAT AND ACCEPTANCE OF ALL DEDICATIONS TO THE PUBLIC AND TO HAVE THE PLAT RECORDED

- a. Review and action on the final plat of Northshore Corporation Center Plat C Amended consisting of one lot at 821 South Automall Drive – *Berg Engineering*

Mayor Hadfield explained that this parcel had previously been divided into four lots with a road down the middle and a cul-de-sac at the end. That was now vacated and the desire is to have one lot.

Councilman Taylor moved to approve the final plat of Northshore Corporation Center Plat C Amended, consisting of one lot, located at 821 South Automall Drive and to authorize the Mayor and City Council to sign the plat and accept the dedications with instructions to the City Recorder to withhold recording of the plat subject to:

- **Posting of a performance guarantee to ensure the timely construction of required public improvements.**
- **Verification and conveyance of water right requirement.**
- **All conditions identified in the September 4, 2013 Planning Commission meeting.**

Councilman Shelton seconded the motion.

Mayor Hadfield asked if additional water rights were needed now that the road had been eliminated.

Andy Spencer answered that there may be slightly more water needed.

Mayor Hadfield stated that they would get that worked out prior to recording.

All were in favor of the motion.

- b. Review and action on an Ordinance approving a site plan for the Weldon Commercial Center Retail Warehouse Project located at 821 South Automall Drive in the GC-2 General Commercial Zone – Berg Engineering

Mayor Hadfield explained that this was the site plan that would go on the subdivision just approved. Water rights were still an issue.

Councilman Frost moved to adopt Ordinance No. 2013-09-29 approving a commercial site plan for the Weldon Commercial Center Retail Warehouse Project located at 821 South Automall Drive in the GC-2 General Commercial zone with instructions to the City Recorder to withhold publication of the ordinance subject to:

- **Posting of a performance guarantee to ensure the timely construction of required public improvements.**
- **Verification and conveyance of water right requirement.**
- **All conditions identified in the September 4, 2013 Planning Commission meeting.**

Councilman Shelton seconded the motion. All were in favor.

- c. Review and action on the final plat of Rulon Jensen Subdivision Plat A consisting of one lot at 262 North 200 East in the R2-7500 Residential zone - Rulon Jensen

A portion of this property was the subject of the 6:55 p.m. public hearing. Mr. Farley wishes to restore the antique home for a member of his family. The City will restore the fence at the rear of this property.

Councilmember Rodeback moved to approve the final plat of Rulon Jensen Subdivision Plat A, consisting of one lot, located at 262 North 200 East in the R2-7500 Residential zone and to authorize the Mayor and City Council to sign the plat and accept the dedications.

Councilmember Rodeback was thrilled to see an amicable resolution. She thanked all involved who have brought us to this point.

Mayor Hadfield thanked staff noting that a couple of staff members have had a lot of anguish, sweat, tears, and hard times in resolving this.

Councilman Frost seconded the motion. All were in favor.

- d. Review and action on an Ordinance approving a site plan for Dealer World located at 250 South 500 East in the GC-2 General Commercial Zone – Dealer World

Mayor Hadfield explained that Dealer World was a used car dealership and would be across from Ken Garff Chevrolet. The property was acquired from the Liebelt's.

Councilman Shelton moved to adopt Ordinance No. 2013-09-30 approving a commercial site plan for Dealer World located at 250 South 500 East in the GC-2

General Commercial zone with instructions to the City Recorder to withhold publication of the ordinance subject to:

- **Posting of a performance guarantee to ensure the timely construction of required public improvements.**
- **Verification and conveyance of water right requirement.**
- **All conditions identified in the September 4, 2013 planning commission meeting.**

Councilman Taylor seconded the motion. All were in favor.

- e. Review and action on an Ordinance approving the final plat for Mira Vista PUD Plat B Second Amendment consisting of seven units located in the vicinity of 390 South 1040 East in the R-3 Multiple Family Residential zone – Northern Engineering

Steve Smoot is the developer of this project.

Adam Olsen reported that the Planning Commission recommended approval of the project.

Andy Spencer noted that there was a sewer line installed by Lou Kofford and under the Ordinance Mr. Kofford is due some reimbursement at the time of the development of this property. They will get that worked out. This had not surfaced in their previous review.

Councilman Frost moved to adopt Ordinance No. 2013-09-31 approving the final plat of Mira Vista PUD Plat B Second Amendment, consisting of seven units, located in the vicinity of 390 South 1040 East in the R3-7500 Residential zone, and to authorize the Mayor and City Council to sign the plat and accept the dedications with instructions to the City Recorder to withhold recording of the plat and publication of the ordinance subject to:

- **Posting of a performance guarantee to ensure the timely construction of required public improvements.**
- **Verification and conveyance of water right requirement.**

Councilman Taylor seconded the motion. All were in favor.

REVIEW AND ACTION ON THE ORDINANCE APPROVING THE CHERTUDI ADDITION ANNEXATION AT 975 WEST 1100 NORTH CONSISTING OF 4.83 ACRES TO BE PLACED IN THE R1-12,000 RESIDENTIAL ZONE – Mikel & Nanette Chertudi

Mayor Hadfield explained that this was an annexation on the City's northwest boundary with Lehi. Lehi City was made aware of this annexation and they were okay with it. The proposed zoning was R1-12,000 which was a large lot zone.

Richard Colborn noted that the County let it be known that there was still some paperwork that needed to be done by Lehi and American Fork to adjust their boundaries.

Councilman Shelton moved to adopt the Ordinance of Annexation No. 2013-09-32 for the Chertudi Addition Annexation at 975 West 1100 North consisting of 4.83 acres to be placed in the R1-12,000 zone with instructions to staff to work with Lehi City staff on the

boundary adjustment that the County needs. Councilman Nielsen seconded the motion. All were in favor.

REVIEW AND ACTION ON THE ORDINANCE APPROVING THE WOFFINDEN-MCDANIEL ADDITION ANNEXATION AT 980 EAST 50 SOUTH CONSISTING OF 5.35 ACRES TO BE PLACED IN THE R4-7500 RESIDENTIAL ZONE – *John Davis & Elizabeth Woffinden*

Councilmember Rodeback asked if there would be access to State Street.

Adam Olsen responded that there would not be as this property was quite a ways north of State Street.

Mayor Hadfield added that this property was where the greenhouses were on 50 South Street. The concept plan shows access off of 50 South Street. He added that the property was heavily encumbered with a 30-inch outfall sewer line from Cedar Hills.

Councilman Taylor moved to approve the Ordinance of Annexation No. 2013-09-33 for the Woffinden-McDaniel Addition Annexation at 980 East 50 South consisting of 5.35 acres to be placed in the R4-7500 zone. Councilman Frost seconded the motion. All were in favor.

APPROVAL OF FIVE LANDMARKS TO BE ADDED TO THE AMERICAN FORK CITY HISTORIC LANDMARK REGISTER – *Historical Committee*

- a. American Fork LDS Second Ward Meetinghouse at 130 West 100 South
- b. Utah State Training School Amphitheater and Wall at 845 East 700 North
- c. American Fork Cemetery Rock Wall at 600 North 100 East
- d. American Fork City Hall at 31 North Church Street
- e. Legion Hall at 53 North Center Street

Dan Adams explained that these five properties would be the first on the American Fork City Historic Landmark Register. This provides protection to a little higher extent than those that were just 50-years old or older. The Registry will be recorded at the County.

Councilman Shelton commented that Mr. Adams did a great job with the Committee in working this through and keeping it going. He was at one of the meetings where Rocky Mountain Power came for a demolition permit. He watched that process unfold.

Councilman Shelton moved to designate five National Historic Sites to the City Landmark Register including

- a. American Fork LDS Second Ward Meetinghouse at 130 West 100 South**
- b. Utah State Training School Amphitheater and Wall at 845 East 700 North**
- c. American Fork Cemetery Rock Wall at 600 North 100 East**
- d. American Fork City Hall at 31 North Church Street**
- e. Legion Hall at 53 North Center Street**

Councilman Taylor seconded the motion.

Mayor Hadfield stated that building referred to was the old power plant from where power was distributed throughout the City from the power plant that was at the mouth of American Fork Canyon.

All were in favor.

REVIEW AND ACTION ON A RESOLUTION ADOPTING NEW MEMBERSHIP AND DAY PASS FEES AT THE AMERICAN FORK FITNESS CENTER – Staff

Craig Whitehead explained that Derric Rykert brought this forward to him and as they discussed the reason for increasing fees now, much of it had to do with what was heard from Mr. Okelberry. The driving force for increasing revenues was to take care of these items. They were working on a plan as to how to address those issues.

Derric Rykert expressed that it was time to reinvest in the Fitness Center. They celebrated the 20th anniversary this year. It had been over five-years since fees were increased. They would increase fees incrementally each year or every other year to keep up with industry trends and where they need to be and not wait so long.

Mayor Hadfield asked Mr. Rykert if it was the goal to move to the next level in care of the facility and cleanliness and maintenance.

Mr. Rykert responded that was correct.

Councilman Nielsen asked if he could give some specifics of what would be done.

Mr. Rykert answered that the locker rooms would be dealt with first including tile, lockers, benches, showers, and paint. They would also look at more family changing areas.

Mayor Hadfield asked about the air quality inside the bubble. They have worked with the State and the County and have met all of their requirements. A UV system has been installed and it does recirculate according to the required standards.

Councilman Frost asked Mr. Rykert to hold the Council's feet to the fire at budget time.

Mayor Hadfield asked how many schools used the pool facility including practices, meets, and regional competitions.

Mr. Rykert responded that the facility was used by

- Lone Peak High School
- American Fork High School
- Pleasant Grove High School
- American Fork Jr. High School
- Three to four elementary schools

Mayor Hadfield thanked Derric Rykert for what he did and expected the next level of service. He realized that American Fork was unique because Cedar Hills, Highland, and Alpine don't

provide these services but come to American Fork to utilize them. In some regards we have their customers but in many cases do not realize a lot of the same support.

Councilman Shelton stated that he was at the Fitness Center a few times this past summer with his family. He did not discredit the comments that we upgrade but he still felt it was an asset to the City and one that they have invested in in the past. He believed the fee increase would need to stay at the Fitness Center.

Cathy Jensen responded that was correct.

Councilmember Rodeback asked if it was an Enterprise Fund.

Ms. Jensen answered that it was a Special Revenue Fund. An Enterprise Fund was different in that an Enterprise Fund was operated as a business.

Councilman Taylor moved to adopt Resolution No. 2013-09-24R approving the new Fitness Center and Day Pass Fees to be effective Thursday, September 26, 2013. Councilman Nielsen seconded the motion.

Councilmember Rodeback expressed that she hated to increase fees but she knew they have been down this road. The Fitness Center that the citizens used had needs. They were already subsidizing the Fitness Center about 20 percent from the General Fund.

All were in favor.

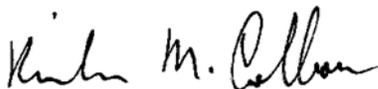
REVIEW AND ACTION ON AN AGREEMENT FOR MEDICAL CONTROL DIRECTOR SERVICES BETWEEN DR. JON CHRISTOPHER KERR, MD/MBA AND THE CITY OF AMERICAN FORK – Chief Garcia

Chief Garcia explained that Dr. Kerr came highly recommended from American Fork Hospital. They have interviewed him and looked at his history and comes with a lot of knowledge from New York. The previous Doctor they had took a position in New Zealand. He was very much under paid. With the proposed agreement \$10,000 would be the maximum paid in the 2014 Fiscal Year Budget. It was through this position that the Department purchased narcotics under his medical license.

This would be on a future agenda.

ADJOURNMENT

Councilman Shelton moved adjournment at 8:55 p.m. Councilman Taylor seconded the motion. All were in favor



Richard M. Colborn
City Recorder