



AMERICAN FORK CITY COUNCIL  
FEBRAURY 24, 2026  
CITY COUNCIL MINUTES

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Members Present:

Bradley J. Frost	Mayor
Ryan Hunter	Council Member
Ernie John	Council Member
Clark Taylor	Council Member
Tim Holley	Council Member

Members Absent:

Staci Carroll	Council Member
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Staff Present:

David Bunker	City Administrator
Camden Bird	Assistant City Administrator
Christina Tuiaki	Administrator Executive Assistant
Anna Montoya	Finance Director
Stephanie Finau	Deputy Recorder
Sam Kelly	Public Works Director
Patrick O'Brien	Development Services Director
Derric Rykert	Community Services Director
Ryan Archuletta	Lieutenant
George Schade	IT Director
Heather Schriever	Legal Counsel

Also present: Chad Christofferson (AFEW1), Elizabeth Phelon (Phelon Lakeland), Kris Skouser, William Burt, Nicolai Wilkins, Hugh Johnson, Olivia Baker, Connor Nerdin, Owen Durrant, Daxton D. Shepherd, Evan Pearson, Jeremiah Botkin, and Andy McCoy.

The American Fork City Council met in a regular session on Tuesday, February 24, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Holley; roll call.  
Mayor Frost welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and an invocation was offered by Council Member Holley.
2. Twenty-minute public comment period - limited to two minutes per person.  
*Chad Christofferson* stated that he previously addressed the Council a few weeks ago and has been working toward resolution of his issue since 2020. He indicated that he has emailed members of the Council multiple times and received responses from Council Member Holley and Mr. Bunker who also contacted him by phone. He expressed frustration with the length of time the matter has been ongoing and stated that he needs assistance in moving the issue toward resolution. He requested that someone helps

decision-making authority help answer his questions and establish a clear path forward so the matter can be resolved. He added that he does not wish to continue returning to Council meetings without progress.

Mayor Frost acknowledged the concern and stated that while Mr. Bunker has a busy schedule, he encouraged Mr. Christofferson to continue working directly with Mr. Bunker.

3. City Administrator's Report

Mr. Bunker shared that he recently attended a military rank advancement ceremony for Council Member Holley, who advanced to Lieutenant Colonel. He described the experience as meaningful and congratulated Council Member Holley on his advancement.

4. Council Reports

*Council Member Hunter* had nothing to report.

*Council Member Holley* reported that the Beautification Committee met several weeks ago and has undergone a reorganization. He noted that Rosemary will remain on the committee but has stepped down as chair. Chris Bromley will serve as the new chair of the Beautification Committee for the next several years. He also shared a personal announcement, stating that he and his family welcomed a baby girl three weeks ago. He noted that her name is Geredi Rose Holley and expressed excitement about now having a family of four.

*Council Member John* congratulated Council Member Holley on his recent military rank advancement. He stated that attending the ceremony was a meaningful experience, noting it was his first time witnessing a rank advancement. He expressed appreciation for Council Member Holley's military service and the knowledge he brings to the Council.

Council Member John reported that recent rain and snow have improved water conditions compared to the previous year; however, he noted that daily low flow records are still being set for the American Fork River. He emphasized that the community is not yet in a stable position and indicated that consistent storms over the coming weeks would be necessary to approach normal conditions. He added that water managers are discussing conservation strategies and ways to encourage responsible water use in the coming year.

*Council Member Taylor* also congratulated Council Member Holley on his recent rank advancement. He expressed admiration and respect for Council Member Holley's military service and ongoing commitment to the country.

Council Member Taylor shared that he had been following recent Olympic events and reflected on feelings of patriotism and appreciation for the nation. He stated that attending the advancement ceremony further strengthened his gratitude for the sacrifices made by service members. He expressed appreciation for the opportunity to be present at the advancement ceremony and thanked Council Member Holley for his service.

5. Mayor's Report

Mayor Frost stated that he was unable to attend Council Member Holley’s rank advancement ceremony due to a family obligation. He expressed his congratulations and noted that achieving such a high military rank requires significant time, dedication, respect, and the successful completion of important benchmarks. He congratulated Council Member Holley and his family.

Mayor Frost also reported that he was nominated and appointed by the Utah County mayors to serve on the Utah Transit Authority (UTA) Advisory Council. He attended his first meeting and noted that the appointment may be short-term pending potential restructuring. He described the experience as educational and explained that the Advisory Council includes trustees, senior staff, and several mayors from across the state. Mayor Frost observed discussions regarding a potential bus fare increase of \$0.25 and noted that the agency compiled substantial data and conducted thorough due diligence before considering any adjustments. He commented that, although the scale of the agency’s budget is much larger than the City’s, the decision-making processes felt familiar and deliberate. He stated that he looks forward to learning more during his service on the council.

**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.)

1. Approval of the February 3, 2026, work session minutes.
2. Approval of the February 10, 2026, city council minutes.
3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$827,756.88 and issue a Notice of Acceptance for the Mitchell Farms Plat E construction of public improvements located at 950 North 780 West.
4. Ratification of city payments (February 4, 2026, to February 17, 2026) and approval of purchase requests over \$50,000.

**Council Member Taylor moved to approve the common consent agenda. Council Member Holley seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Tim Holley, Council Member
<b>YES:</b>	Hunter, John, Holley, Taylor
<b>ABSENT:</b>	Staci Carroll

**ACTION ITEMS**

1. Review and action on a Performance-in-Lieu Agreement with Woodside Homes of Utah LLC regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with Meadowbrook TOD Phase 4.

**Council Member John moved to approve the Performance-in-Lieu agreement with the Woodside Homes of Utah LLC for Meadowbrook TOD Phase 4 and authorize the mayor to execute the documents. Council Member Holley seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ernie John, Council Member
<b>SECONDER:</b>	Tim Holley, Council Member
<b>YES:</b>	Hunter, John, Taylor, Holley
<b>ABSENT:</b>	Staci Carroll

2. Review and action on approval of a proclamation declaring the city's commitment to volunteerism.

Council Member John expressed appreciation for the many volunteers who dedicated significant time and effort in service to the city. He noted that while major events and celebrations are highly visible, it is often the smaller, behind-the-scenes tasks—such as cleanup efforts and other support roles—that make a meaningful difference. He stated that the city is fortunate to have a strong group of volunteers. He also commended Mr. Bird for his work on the project referenced.

Mayor Frost stated that he will be attending an event next month honoring an individual, whose name was not disclosed due to it being a surprise, who has made significant contributions to youth in the community through the City’s musical programs. He acknowledged the broader support system behind those efforts and recognized the collective impact of volunteers. Mayor Frost also referenced Council Member Taylor, noting his service as a youth baseball coach and expressing appreciation for the many hours volunteers dedicate to mentoring and shaping young people in the community. He stated that similar examples of service can be found throughout the city. He emphasized that volunteerism includes both organized service and individual acts of kindness and contribution.

Mayor Frost encouraged residents to seek opportunities to volunteer in ways that align with their abilities and circumstances, noting that meaningful service can take many forms.

**Council Member Taylor moved to approve the proclamation affirming American Forks agreement to fostering compassion, unity, and community strength through volunteerism. Council Member Hunter seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Ryan Hunter, Council Member
<b>YES:</b>	Holley, Taylor, Hunter, John
<b>ABSENT:</b>	Staci Carroll

3. Adjournment.

**Council Member Holley moved to adjourn the meeting. Council Member John seconded the motion. All were in favor.**

The meeting adjourned at 7:14 p.m.

Stephanie Finau  
Deputy Recorder