MINUTES OF A VINEYARD
CITY COUNCIL MEETING
City Council Chambers
125 South Main Street, Vineyard, Utah
February 9, 2022, at 5:00 PM

Present	**Absent**
Mayor Julie Fullmer	
Councilmember Tyce Flake	
Councilmember Amber Rasmussen	
Councilmember Mardi Sifuentes	
Councilmember Cristy Welsh (entered at 5:12 PM)	

Staff Present: City Manager Ezra Nair, Building Official George Reid, Public Works Director Chris Wilson, Finance Director David Mortensen, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, City Planner Briam Amaya Perez, Planning Technician Cache Hancey, Water Manager Sullivan Love, Development Services Technician Anna Nelson, Planning Commission Chair Jeff Knighton, Planning Commission Vice-chair Bryce Brady, Planning Commissioners Tim Blackburn, Christopher Bramwell, and Marcus Jessop

Others speaking: Jon Benson, President and Chief Operating Officer of Lake Restoration Solutions; Residents Keith Holdaway, Sherrie Kaye Miller, and David Lauret; Orem residents Chad Chorniak and John Whitaker

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Mayor Fullmer opened the meeting at 5:06 PM. Councilmember Rasmussen gave an inspirational thought and led the Pledge of Allegiance.

2. WORK SESSION

2.1 WALKARA WAY

Community Development Director Morgan Brim will lead a discussion about the Walkara Way project. There will be no action taken at this time.

Mayor Fullmer explained that this discussion was being postponed to the next meeting.

2.2 Utah Lake Restoration

Utah Lake Restoration Group will lead a discussion about lake solutions. There will be no action taken at this time.

Mayor Fullmer turned the time over to Jon Benson, President and Chief Operating Officer of Lake Restoration Solutions.

Mr. Benson explained that they had hired Geosyntec Consultants and other members of the team who were working on the lake restoration project. He gave a brief history of Utah Lake and explained why dredging and island creation would be beneficial. He reviewed their lake restoration plan. He mentioned that there were five (5) phases and three (3) different land types. He showed renderings of wildlife islands, recreation islands, community islands, and what it would look like from the shore. They felt that this project was significant for Vineyard and said that they wanted to start near Vineyard and save the shoreline. He reviewed the permitting process. He briefly showed two of their projects that they had already completed.

Mayor Fullmer asked about the Dubai Island project that failed. Mr. Benson replied that the islands were built to create a big glamorous city and there was not a demand for second housing, so the project failed. The lake restoration project would be built to solve restoration, environmental, housing needs.

Mayor Fullmer asked about their goals and obligations for the lakeshore. Mr. Benson replied that they did not want to see wetlands developed. He said that they had no interest in purchasing or developing wetlands. He added that they were supporters of the Walkara Way Project.

Mayor Fullmer asked about problems with dredging the lakebed and evaporation. Mr. Benson explained why some of other dredging projects had gone wrong. He added that evaporation came from the Pacific Ocean.

Mayor Fullmer asked for a full timeline for the project. Mr. Benson reviewed the timeline that would be in place if they received all approvals. There was a discussion about the process.

Councilmember Flake asked about the roads coming from the islands into the Vineyard area. Mr. Benson replied that the placement of the roads was not something they were allowed to determine. He said that there would be a combination of bridges, elevated roadways, and causeways.

Mayor Fullmer asked if a harbor would create dead zones. Mr. Benson replied that their modeling did not suggest that it would be a dead zone.

There was a discussion about acreage and the size of the islands.

Mayor Fullmer stated that the city would like to have a say on zoning, build-out, and traffic patterns. Mr. Benson replied that they would be happy to collaborate with the city. A discussion ensued.

Councilmember Sifuentes asked what Vineyard's shoreline would look like. Mr. Benson replied that the lake perimeter should remain unchanged and be more stable.

Councilmember Welsh asked how close to Vineyard would the dredging start. Mr. Benson replied that he did not know yet and wanted feedback from the city.

Councilmember Flake mentioned that the city was being accused of working with Lake Restoration Solutions, which they were not. He felt that the more they knew, the better they would feel. If they chose Vineyard's end of the lake to start the project, they would need to know everything they did so that it did not affect the city negatively. He felt that communication needed to start now. Mr. Benson agreed.

Councilmember Welsh felt it had been difficult for people to see the design that borders the city. She said that the city was already tapping into the lake as an asset. She emphasized that the city council cared about every square foot of the city. She felt offended to have this come in without seeing it first. Residents had expressed concerns about a state road potentially running through the city.

Mayor Fullmer said that there were several projects going in that had nothing to do with each other, but they were being connected in the public mind. She reviewed the projects.

Councilmember Welsh stated that, for the record, she was not against Utah Lake Authority bill (HB 232) that was currently in the legislature. There was a discussion about where the roads could be placed and the design of their project.

Councilmember Welsh asked about the renderings that were showing a downtown-like structure on the islands. Mr. Benson replied that this was not their rendering, nor their vision. He reviewed the types of spaces that would be on the islands.

Councilmember Sifuentes asked Mr. Benson what he wanted the council to understand were misconceptions in the news. Mr. Benson replied that there had been a lot of emotional dialogue about people's concerns. He said that one question was "what would happen if the taxpayers were left with the bill?" He explained that there was a $10 million loan guarantee that had been appropriated by the state and the rest would be privately backed. Another question was "what if they only did one phase and then it didn't work?" He explained that each island would be self-contained. He added that there would be surety bonds for each phase.

Councilmember Rasmussen stated that she was not sure why they were debating this now. She said that she had seen other projects being successful and had hope that the future was bright for the lake. She said that if they wanted to convince her, they needed to show her the evidence. She asked about the sustainability aspect. Mr. Benson felt the Councilmember Rasmussen's comments were reasonable. He said that the communities would be highly sustainable.

Mayor Fullmer asked when the town halls and public relations would begin. Mr. Benson said that they were hoping to start the process around April. Mayor Fullmer stated that the city would continue to post the public comment process for the residents.

Mayor Fullmer called for questions from the public in attendance.

Councilmember Welsh asked about housing types and how dense the housing would be. Mr. Benson replied that it would be mix of housing and explained the different housing types.

Mayor Fullmer thanked Mr. Benson for his presentation.

Resident Keith Holdaway, living on Holdaway Road, asked what the expected build out population for Vineyard was. Mr. Brim replied that they were anticipating build-out to be around 35,000 to 45,000 residents. Mr. Holdaway asked how many acres of land would be developed on

the lake. Mr. Benson replied that it would be around 2,800 acres for the entire project. There was a discussion about the density on the project.

Orem resident Chad Chorniak asked if the claims they were making about the condition of the lake were correct. Mr. Benson replied that he believed the scientific data. Mr. Chorniak read from the history section of the Lake Restoration Solutions' website, where it stated that the lake did not have usable sites. Mr. Chorniak felt that there were five (5) sites on the lake that were usable. Mr. Benson replied that they would correct the website.

Orem resident John Whitaker stated that there were 670,000 people living in Utah County with a 2.5 percent population increase. He expressed concerns with getting people on and off of the islands and asked what they were going to do about transportation. Mr. Benson restated that the estimated 500,000 residents on the lake was not their desired number and that traffic engineers were looking at it.

Resident Sherrie Kaye Miller, living on Holdaway Road, asked how much federal money would be spent might dictate what affordable housing meant. Mr. Benson replied that to him, affordability meant more product types that would be affordable, which would include apartments. Mayor Fullmer stated that they did not know what affordable housing would look like.

Mayor Fullmer suggested that if there were additional questions or comments, they should reach out the Lake Restoration Solutions group or go to the comments link on the Army Corps of Engineers website.

2.3 SUMMER CELEBRATION

Development Services Technician Anna Nelson will lead a discussion about the Summer Celebration.

Mayor Fullmer turned the time over to Development Services Technician Anna Nelson.

Ms. Nelson explained that she was the event coordinator for the city. She said that she wanted to create a standard for the city and come up with branding for the annual summer event. Mayor Fullmer felt that they should come up with a timeline to come up with names. The council wanted staff to bring ideas and then bring them to the council for a vote. There was a discussion about how to brand the event.

Ms. Nelson stated that staff wanted to continue with a carnival but were not able to this year. She explained that the carnival companies were booked our for three (3) to five (5) years in advance for the weekend that Vineyard traditionally held its event, and said that if council wanted the carnival, they would have to change the date of the event. She explained how she chose the activities for the event. She said that they only had a budget of $20,000 but hoped to get vendors to help offset the costs.

Ms. Nelson reviewed the first two (2) options.

Councilmember Sifuentes expressed concern with people having to stand in lines for the activities. Ms. Nelson replied that would be one of the benefits of having it be a two-day event. They could spread the activities out. The heritage events would be free, and the second day would have a cost to help minimize the lines. Councilmember Welsh felt that the two days might spread out the lines. There was a discussion about what to have on what day. Heritage

Commission Chair Tim Blackburn stated that the Heritage Commission did not have a preference on the days.

- Councilmember Sifuentes asked about having a foam machine that could keep kids entertained at a high capacity. Ms. Nelson expressed concern with the foam damaging the grass. There was a discussion about the activities and getting sponsors to offset the costs. Chief Sanderson stated that the Orem Fire Department would be happy to participate and use foam that was safe for the grass. There was a discussion about the foam.

- Ms. Nelson reviewed option 3. There was a discussion about the third option.

- There was a discussion about the event and the budget.

- Councilmember Rasmussen suggested that they have interactive activities during the day for the children and a concert at night for the adults. Mayor Fullmer suggested they do the two days with the interactive activities and try to acquire sponsors.

- Ms. Nelson asked for approval for placement of the fireworks in the park. The council agreed on the location.

REGULAR SESSION

3. PUBLIC COMMENTS

Mayor Fullmer called for public comments. Hearing none, she closed the public comments session.

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

There were no council comments.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1 Interim City Manager George Reid reported that Topgolf had their building permit.

5.2 Planning Commission Chair Jeff Knighton reported that, for the record, the Planning Commission had not had engagement with the Lake Restoration Group, and they were looking forward to it. He said that the commission had looked at the Utah Lake Authority bill (HB 232) and how it would impact the city. Mayor Fullmer mentioned that she was a liaison for the bill. She asked if there was anything that needed to be added. Chair Knighton felt that the current version was a good bill.

5.3 Orem Fire Chief Marc Sanderson gave his quarterly report.

6. CONSENT ITEMS

6.1 Approval of the January 26, 2022, City Council Meeting Minutes

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER WELSH MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

7. APPOINTMENTS

7.1 No items were submitted.

8. PRESENTATIONS/RECOGNITIONS/AWARDS

8.1 No items were submitted.

9. BUSINESS ITEMS

9.1 DISCUSSION AND ACTION –Interim City Manager Position (Resolution 2022-02)

As the mayor and City Council have appointed a new city manager, they now desire to rescind the powers and duties of the Interim City Manager. The mayor and City Council will act to adopt (or deny) this request by resolution.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE RESOLUTION 2022-02 AS PRESENTED. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.2 SWEARING-IN – New City Manager

City Recorder Pamela Spencer will swear in Ezra Nair as the newly appointed City Manager. Mr. Nair's appointment took place during a City Council meeting on January 26, 2022.

City Recorder Pamela Spencer swore in Ezra Nair as the City Manager.

9.3 PUBLIC HEARING – Fiscal Year 2021-2022 Adjustment (Resolution 2022-03)

Finance Director David Mortensen will present recommended adjustments to the Fiscal Year 2021-2022 Budget. The mayor and City Council will act to adopt (or deny) this request by resolution.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:21 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Finance Director David Mortensen gave a background on the budget. He then reviewed the recommended changes to the budget.

Mayor Fullmer asked if they were accounting for the departmental changes. Mr. Mortenson replied that they were going to address staffing in the next fiscal year budget. Mr. Reid explained that staff had been working on getting a kiosk in the front lobby area to help with customer service.

Mr. Mortensen continued his overview.

Mayor Fullmer called for questions from the council. She explained that they would be discussing their priorities during the council retreat. She then called for public comment.

Resident David Lauret, living in on Holdaway Road, commented on items in House Bill 232, Utah Lake Authority. He felt that it would be good to explain on social media why the bill was good for the city. There was a discussion about the bill.

Mayor Fullmer called for a motion to close the public hearing.

Motion: COUNCILMEMBER WELSH MOVED TO CLOSE THE PUBLIC HEARING AT 7:38 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE VINEYARD CITY FISCAL YEAR 2021 – 2022 BUDGET AMENDMENT #1, RESOLUTION 2022-03, AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.4 DISCUSSION AND ACTION – <u>Personnel Policies and Procedure Manual (Resolution 2022-04)</u>

Albert Foster will present recommended changes to the Personnel Policies and Procedure Manual. The mayor and City Council will act to adopt (or deny) this request by resolution.

Albert Foster with Facil HR explained that staff had made significant changes to the personnel manual a few years ago and that it needed to be updated periodically. He reviewed the changes. There was a discussion about how the vacation rollover would work.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE UPDATED POLICY MANUAL WITH THE NEW LANGUAGE AND CHANGES, RESOLUTION 2022-04, AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.5 DISCUSSION AND ACTION – <u>Voter Participation Area Amendment (Resolution 2022-05)</u>

City Recorder Pamela Spencer will explain the amendment to the Voter Participation Areas. The mayor and City Council will act to adopt (or deny) this request by resolution.

Ms. Spencer explained the reason for amending the Voter Participation Areas.

Mayor Fullmer called for questions. Hearing none, she called for a motion.

Motion: COUNCILMEMBER WELSH MOVED TO APPROVE THE AMENDED VOTER PARTICIPATION AREAS BY RESOLUTION 2022-05, AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:47 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED BY CITY COUNCIL ON: February 23, 2022

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER