

**MINUTES OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers
125 South Main Street Vineyard, Utah
February 23, 2022 at 5:02 PM

Present

Chair Julie Fullmer
Boardmember Tyce Flake
Boardmember Amber Rasmussen
Boardmember Mardi Sifuentes
Boardmember Cristy Welsh

Absent

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Sergeant Holden Rockwell with the Utah County Sheriff's Office, 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, City Recorder Pamela Spencer, Planning Commission Chair Jeff Knighton, Planning Commission Vice-chair Bryce Brady, Planning Commissioners Tim Blackburn, Christopher Bramwell, Kristal Price, Anthony Jenkins, and Marcus Jessop, RDA Director Jacob McHargue

1. CALL TO ORDER

Chair Fullmer called the meeting to order at 5:02 PM. Boardmember Welsh led the Pledge of Allegiance and gave the invocation.

2. WORK SESSION

2.1 RDA BOARD TRAINING

RDA Director Jacob McHargue will discuss the function, purpose, and operation of the RDA.

 Mr. McHargue reviewed how the RDA worked. He also reviewed the RDA's revenues and outstanding debts, and the current list of RDA projects. There was a discussion about the agreement for the rezoning of the former Geneva Nitrogen property.

 Chair Fullmer asked the board if they had any questions.

 Boardmember Rasmussen felt that she needed a more in-depth training.

 Mr. McHargue explained how applications were processed.

3. CONSENT AGENDA

3.1 Approval of the February 9, 2022, RDA Meeting Minutes

- ▶ Chair Fullmer called for a motion.
- ▶ **Motion:** BOARDMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. STAFF REPORT

4.1 Rail Spur Realignment Update

City Engineer Naseem Ghandour will update the RDA Board on the rail spur realignment.

- ▶ Chair Fullmer turned the time over to City Engineer Naseem Ghandour.
- ▶ Mr. Ghandour reviewed the rail spur realignment project and the changes that were being made. There was a discussion about the Martin Snow spur line.
- ▶ Chair Fullmer asked about the 650 and 400 North options for an at-grade crossing. Mr. Ghandour replied that they were in discussions with the Utah Department of Transportation about those crossings.
- ▶ Chair Fullmer asked if the agreement had been signed. Mr. Blakesley replied that nothing had been signed. There was a discussion about the process.
- ▶ Mr. Ghandour continued his review. He explained that this update was being presented to the RDA Board to inform them of the changes. He reviewed the realignment schedule.

5. BUSINESS ITEMS

5.1 DISCUSSION AND ACTION – Lakefront Improvements

The RDA Board will discuss lakefront improvements and will take appropriate action.

- ▶ Chair Fullmer explained that this was a clarification on the letter of support for discover that had been talked about in connection with the Lake Restoration Group or the islands project. She said that they had found some ambiguity in some of the verbiage. She said that now that the island project was advancing, they had the opportunity to clarify the letter, go neutral and stay out of the controversy, or take a stance. She stated that she did not feel comfortable taking a stance.
- ▶ The Board felt that they should go neutral on the project. Boardmember Sifuentes felt that they should list out the Board's concerns.
- ▶ There was a discussion about what going neutral would mean to the Board.
- ▶ There was a discussion about other cities' stances and what Vineyard should do.

- ▶ There was a discussion about public engagement. There was also a discussion about the waterfront timeline.
- ▶ Boardmember Flake felt that they didn't know what the facts and arguments were yet, so it was a nebulous situation. He would be happy to approve a letter stating that they were deeply interested in improving the lake. He was not willing to back either group and felt it would be foolish for the city get involved. There was a discussion about what the city could do.
- ▶ Boardmember Rasmussen stated that she had been horrified by this whole situation and was tired of being dragged into the external arguments. She felt that they needed to focus on what they needed to and discuss it rationally.
- ▶ Boardmember Welsh sought clarification on what Boardmember Flake had said, which she understood as him saying that the city should focus on its own projects, such as the current waterfront project, and put off any meetings about lake improvement. Boardmember Flake confirmed that and reiterated that he wanted nothing to do with the lake improvement until the city was done with its projects.
- ▶ Mr. Brim stated that he would make sure that the City Council had the latest waterfront proposals and get it ready for a March approval.
- ▶ Boardmember Sifuentes felt that this was going to affect the city dramatically and wanted to understand the concerns. She stated that she wanted to do what was best for Vineyard.
- ▶ Chair Fullmer reiterated what she had heard from the Board and concluded by saying that they felt good about going neutral.

6. ADJOURNMENT

- ▶ Chair Fullmer called for a motion to adjourn the meeting.
- ▶ **Motion:** BOARDMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 5:59 PM. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: _____

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