



**MINUTES OF A VINEYARD
CITY COUNCIL MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
March 23, 2022, at 6:00 PM

Present

Mayor Julie Fullmer
Councilmember Tyce Flake
Councilmember Amber Rasmussen (via Zoom)
Councilmember Mardi Sifuentes (via Zoom)
Councilmember Cristy Welsh

Absent

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Public Works Director Chris Wilson, Finance Director David Mortensen, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, Water Manager Sullivan Love, City Recorder Pamela Spencer, Development Services Technician Anna Nelson, Planning Commission Vice-Chair Bryce Brady, Planning Commissioner and Heritage Commission Chair Tim Blackburn

Others speaking: Resident and Heritage Commission member Sherrie-Kaye Miller, Resident Michael Day, Stewart Park with Geneva Properties

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

► Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Flake gave the invocation and led the Pledge of Allegiance.

2. WORK SESSION

2.1 ► East Geneva Master Plan

Community Development Director Morgan Brim will lead a discussion about the East Geneva Future Master Plan.

► Mr. Brim gave a brief background about the East Geneva site. He mentioned that Utah Valley University had their own master plan and would not be included in this discussion. He also reviewed the General Plan for this area.

► He mentioned that Martin Snow had flex office space that he was planning to construct. The Geneva property had great frontage opportunities along major roadways, a regional employment center, the use of Containment Area Management Unit (CAMU), additional access once the spur line was removed, connections to I-15, walkable access to the FrontRunner station, and that Redevelopment Agency resources could be used for backbone infrastructure. He explained that a large portion of the property was owned by one owner, which could help speed up development.

He added that there was potential for open space and light rail and to extend the promenade from the west to the east side.

▶ He stated that the main purpose of putting together a master plan was to put everyone on the same page, by aligning the goals of the City Council with community leaders, citizens, stake holders, and property owners. It would take nine (9) to twelve (12) months to go through the planning process. They would look at what the market could bear on the site and how to align RDA resources with infrastructure to promote the utilization of the property. Mr. Brim mentioned possibilities of adding a Research Park or Innovation center. He noted that if the council decided to master plan the property it would be funded in the next fiscal year.

▶ Mayor Fullmer felt that they were at a critical point in the process. She recommended that they start with a public meeting now so they can give direction to a designer in July. Mr. Brim mentioned that staff would be meeting with the developer next week.

▶ Councilmember Flake mentioned that some of the developers were already planning. Marting Snow wanted the city to build part of Mill Road now. He also felt that they should start now.

▶ Mayor Fullmer felt that as an investment board they needed to know how to prioritize their plans. There was a discussion about the development.

▶ Mayor Fullmer asked if they should be doing a moratorium on this property. Mr. Blakesley replied that the Land Use, Development, and Management Act (LUDMA) had a framework that allowed a city to initiate a zone change and once the process was initiated it would not obligate the city to accept applications until the new zoning work was completed, which could take up to six (6) months. There was a discussion about the process and setting up a plan.

▶ Councilmember Flake stated that he would like to see the city to take the next three (3) months to create their vision. Mr. Brim suggested they hold a mini retreat with the Planning Commission and stakeholders. Councilmember Welsh wanted to see the market study early in the process. There was further discussion about the process.

3. PUBLIC COMMENTS

▶ Mayor Fullmer opened the public comments session.

▶ Resident Michael Day, living in the Providence subdivision, expressed concerns with health and environmental safety on the Geneva site. He reviewed slides showing the look of the site along with safety issues. He felt because the site was easily accessible from the Vineyard Connector and Geneva Road it could be dangerous for the public. He also mentioned that there was a lot of dust from the machines and trucks working on the site. He asked why no one had done something about the issues.

▶ Mayor Fullmer explained that the area was being cleaned up. There was a discussion about what the city and property owners were doing on the site.

▶ Stewart Park, project manager on the Geneva site, explained the history of the site and what they were doing to clean it up. He added that they had fences around their property but could not

do anything about what other landowners were doing on their sites. Mayor Fullmer explained that the city was continually working with the landowners to facilitate a good resolution for the property.

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

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Councilmember Welsh asked what the council could and could not say about the referendums. Mr. Blakesley reviewed the process and then explained what city staff and council could and could not do or say. There was a discussion about the process.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1 ► City Manager Ezra Nair reported that there were two (2) bills in the legislature that affected Vineyard. HB232 Utah Lake Authority gave authority to a committee to enhance and improve the lake. HB151 Retail Facility Incentive Payments was intended to stop cities from fighting over where businesses would land once they decided to come to the state of Utah. Cities were required to report to the state when an incentive is given to a business and the state would have the authority to deny the payments. He reported that the Utah League of Cities and Towns (ULCT) would be holding their semi-annual conference April 20-22 and invited all councilmembers to attend. He reported that some of the city staff would be moving to the Utah Valley Homebuilders Association (UVHBA) building on April 7.

5.2 ► Planning Commission Chair Jeff Knighton was excused. Vice-Chair Bryce Brady reported that the Planning Commission had approved plans for a church building in the Hamptons subdivision, which they anticipated being built within the next year. He mentioned that they had also had a training on traffic studies at the last Planning Commission meeting.

6. CONSENT ITEMS

6.1 Approval of the March 9, 2022 City Council Minutes

6.2 Approval of the Amended Lot 55 of The Shores Subdivision Phase 3

► Mayor Fullmer called for a motion.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE CONSENT ITEMS 6.1 AND 6.2 AS NOTED IN THE AGENDA. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

7. APPOINTMENTS

No names were submitted.

8. PRESENTATIONS/RECOGNITIONS/AWARDS

8.1 No items were submitted.

9. BUSINESS ITEMS

9.1 ► DISCUSSION AND ACTION – Water Tank and Booster Pump Station Bid Award

Public Works Director Chris Wilson is requesting approval to award the construction of the water tank and booster pump station to Dry Creek Structures. The mayor and City Council will take appropriate action.

► Mr. Wilson explained that staff had been working with Hansen Allen & Luce (HAL) on the design and were now ready to build the project. He said that staff was recommending the bid be awarded to the low bidder, Dry Creek Structures, with a 10% contingency included.

► Councilmember Sifuentes asked about the city's experience with this contractor. Mr. Wilson replied that the city had not worked with this contractor before but knew other companies who were familiar with their work. He explained that they had gone through a prequalification process.

► Councilmember Sifuentes asked if they had a critical lead time on some of the things they would be ordering. Mr. Wilson replied that staff had included verbiage in the notice of award that would allow the city to procure any equipment faster through state contracts as needed.

► Councilmember Welsh asked about special signage on the building. Mr. Brim replied that staff was working on sign code amendments. There was a discussion about the types of sign and art codes.

► Mayor Fullmer called for a motion.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO AWARD THE 6-MILLION-GALLON TANK AND BOOSTER PUMP STATION PHASE OF THE WATER TANK PROJECT TO DRY CREEK STRUCTURES AND APPROVE THE BUDGET AND ALLOW STAFF TO CONTRACT WITH DRY CREEK TO COMPLETE THE WORK AS PROPOSED. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.2 ► DISCUSSION AND ACTION – Hansen, Allen & Luce Contract Amendment No. 1

Public Works Director Chris Willson will present an amendment to the budget for the Hansen, Allen & Luce contract. The mayor and city council will take appropriate action.

► Mr. Wilson explained that the HAL contract tied into the same project as mentioned above and that it required additional costs to complete the design.

► Mayor Fullmer called for questions.

► **Motion:** COUNCILMEMBER WELSH MOVED TO APPROVE CITY STAFF TO EXECUTE AND COMPLETE THE AMENDMENT NO. 1 TO THE VINEYARD PUMP STATION DESIGNS WITH HANSEN ALLEN AND LUCE ENGINEERS AS PRESENTED TO COMPLETE THE CULINARY WATER SYSTEM BUILD OUT DESIGN AS PROPOSED. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.3 ► **DISCUSSION AND ACTION – Special Event Permit**

Development Services Technician Anna Nelson will present a special event permit for Wilde Real Estate. They are requesting to hold the event on April 9 from 10:00 AM to 2:00 PM, with setup starting at 8:00 AM. The mayor and city council will take appropriate action.

► Ms. Nelson explained the event and that they were anticipating 1,500 people for 4 hours which would require a mass gathering permit from Utah County. She said that she had explained to the organizer that the city could not close the park. She also suggested that the organizers work with Freedom Preparatory Academy for additional parking. There was a discussion about the event and parking. It was suggested that staff put up parking signage.

► Mayor Fullmer called for a motion.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE SPECIAL EVENTS PERMIT FOR RILEY LATHAM WITH WILDE REAL ESTATE AT GROVE PARK ON APRIL 9TH, WITH THE THREE CONDITIONS THAT HAVE BEEN RECOMMENDED BY STAFF AND THAT “NO EVENT PARKING” SIGNS BE POSTED IN RELEVANT NEIGHBORHOODS. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.4 **DISCUSSION AND ACTION – Summer Celebration**

Development Services Technician Anna Nelson will present the results of the Assemble Poll and suggested names for the summer celebration. The mayor and city council will take appropriate action.

► Ms. Nelson reviewed the result for the Assemble poll for the naming of the summer celebration. She said that there were three names that received about the same number of votes; they were Vineyard Heritage Days, Vineyard Summer Celebration, and Vineyard Days. She said that staff had the Heritage Commission review the results and they wanted heritage in the name.

► Mayor Fullmer felt that the name should be inclusive, meaningful, and marketable. She also felt that the name Vineyard was important to the residents and that Heritage Days should be incorporated into the event. She said that Vineyard Days was marketable, easy to see where it was coming from, it was meaningful and was inclusive of heritage. She suggested they could include Vineyard Day, Heritage Days, Grape Parties, and other events into the bid event.

► Councilmember Flake said that he liked it when they split the days up. He was happy with naming it Vineyard Days. There was a discussion about different types of Heritage events.

- ▶ Councilmember Sifuentes said that she liked Vineyard Heritage Days. She felt that Vineyard Days was also great but made her think of other cities' events.
- ▶ Councilmember Rasmussen would like to see something different and more creative but was happy with any of the choices.
- ▶ Councilmember Welsh asked resident and Heritage Commission member Sherrie-Kay Miller her opinion on the name of the event.
- ▶ Ms. Miller said that she liked Vineyard Days but felt that naming it Vineyard Heritage Days would make people think about where they had come from as a community.
- ▶ Councilmember Welsh said that she was proud of the name Vineyard and felt that for marketing, if they added other names it would become those names such as Heritage Days and lose the name Vineyard.
- ▶ Resident and Heritage Commission Chair Tim Blackburn felt that there was a lot in a name, and it would tell people who they were. He said that the commission felt that if they were going to participate in this event, then it should include heritage in the name. He felt that what attracted people to the event was "heritage." He said that the reason the Ukrainian soldiers were so passionate about their country were the stories they were told about their heritage. He felt that that Vineyard needed to tell stories about their heritage, and he did not want to lose the opportunity to tell those stories.
- ▶ Mayor Fullmer stated that they wanted heritage incorporated into the city and into events. She agreed that echoing the name of Vineyard was like incorporating heritage. She felt naming Heritage Days took the heritage of the past and coalesced it with the innovations of the future.
- ▶ Mayor Fullmer called for further comments, question, or a motion.
- ▶ **Motion:** Councilmember Flake moved that it be given the name of Vineyard Days with appropriate titleage for each day including Heritage Day on Friday, with the inclusion of things as noted by the mayor in other celebrations.
- ▶ Mayor Fullmer called for another motion or a seconded the original motion. **Alternate motion:** COUNCILMEMBER SIFUENTES MOVED TO CALL IT VINEYARD HERITAGE DAYS.
- ▶ MAYOR FULLMER SECONDED THE ORIGINAL MOTION. MAYOR FULLMER, COUNCILMEMBER FLAKE, AND COUNCILMEMBER RASMUSSEN VOTED AYE. COUNCILMEMBER SIFUENTES AND WELSH VOTED NAY. THE MOTION CARRIED THREE (3) TO TWO (2).

This item was added as an emergency item.

9.5 ▶ **DISCUSSION AND ACTION – Perpetual Easement**

City Engineer Naseem Ghandour will present an easement, adjacent to 800 North and Main Street, from Anderson Geneva LLC and The Preserve at Water's Edge. This easement will allow the city to install traffic signal equipment for the Main Street extension. The mayor and city council will take appropriate action.

▶ Mr. Blakesley explained the reason that the emergency item was allowed to be discussed. He mentioned that this was not an attempt to act on something that could have been anticipated. This item was time-sensitive and needed to be moved on today or it could have long lasting effects.

▶ Mr. Ghandour mentioned that he was given an updated attachment just before the meeting, which he emailed to the council. He then explained the reason for the easement.

▶ Mayor Fullmer called for questions.

▶ Mr. Blakesley stated, for the record, that Utah Transit Authority (UTA) did change days only twice a year and this traffic signal was required to open the FrontRunner Station in April. If the easements were not approved tonight they would have to wait until December to open the FrontRunner Station.

▶ **Motion:** COUNCILMEMBER WELSH MOVED TO APPROVE THE ACCEPTANCE OF ASSIGNMENT OF PROPOSED EASEMENTS AS DESCRIBED IN EXHIBIT “A” FROM ANDERSON GENEVA LLC AND THE PRESERVES AT WATER’S EDGE. COUNCILMEMBER FLAKE SECONDED THE MOTION. 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 6:59 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: April 13, 2022

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