MINUTES OF A JOINT WORK SESSION WITH THE VINEYARD PLANNING COMMISSION AND A SPECIAL SESSION OF THE VINEYARD CITY COUNCIL

City Council Chambers
125 South Main Street, Vineyard, Utah
June 15, 2022, at 6:02 PM

Present	**Absent**
City Council	
Mayor Julie Fullmer	
Councilmember Tyce Flake	
Councilmember Amber Rasmussen	
Councilmember Mardi Sifuentes	
Councilmember Cristy Welsh	
Planning Commission	
Chair Bryce Brady	Commissioner Jeff Knighton
Commissioner Tim Blackburn	Commissioner Anthony Jenkins
Commissioner Christopher Bramwell	Alternate Commissioner Tay Gudmundson
	Alternate Commissioner Marcus Jessop
	Alternate Commissioner Kristal Price

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Finance Director David Mortensen, City Engineer Naseem Ghandour, Staff Engineer Emily Dicataldo, Community Development Director Morgan Brim, City Planner Briam Amaya Perez, Planning Technician Cache Hancey, Public Works Director Chris Wilson, Water Manager Sullivan Love, Communications Manager Kathryn Newman, Development Services Technician Anna Nelson, Utah County Sheriff's Office Deputy Chad Stilson, City Recorder Pamela Spencer

Others speaking: Pete Evans, Nate Hutchings, and Bronson Tatton with Flagship Homes (Geneva Properties); Jeff Brand with Nelsen Partners; Jeffrey Woodbury with Woodbury Corporation

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE – *to be announced.*

▶ Mayor Fullmer opened the meeting at 6:02 PM. Councilmember Sifuentes gave the invocation and led the Pledge of Allegiance.

2. JOINT WORK SESSION WITH PLANNING COMMISSION

2.1 Downtown Vineyard Development

Community Development Director Morgan Brim will lead a discussion regarding updates and time schedules for the Downtown Vineyard development.

- Mr. Brim gave a brief overview of the area and then turned the time over to Pete Evans with Flagship Homes.

- Mr. Evans explained that they were at a crucial point in their development process. He reviewed tonight's presentation timeline and then turned the time over to Bronson Tatton with Flagship Homes for his presentation.

- Mr. Tatton reviewed the Master Plan of the downtown area. He also reviewed the current station layout, and the roads and trails that had been completed in the first phase of the development. He added that they had added the power and gas lines, and conduits for fiber.

- Mr. Tatton gave a brief overview of each of the block in the development. (Images displayed were for inspiration only.)

- Chair Brady asked about the size of the transit plaza. Mr. Tatton replied that it was the same size as the original plan. There was a discussion about the transit plaza.

- Mr. Tatton continued his overview of the blocks.

- Mr. Tatton reviewed the overpass design. There was a discussion about the overpass.

- Jeff Brand with Nelsen Partners gave a brief overview of his company and developments they had designed. He showed some of the diagrams they had put together for the downtown area. Mr. Brim asked if the paseos would be gated. Mr. Brand replied that there would be a mix of gated and public areas. Mr. Brand continued his presentation.

- Mr. Brim asked about the auto court in one of the renderings. Mr. Brand explained that auto courts had a European influence. He said that they were a way to have access to areas without parking on the street for deliveries or special event parking. There was a discussion about auto courts and paseos.

- Mr. Woodbury gave a brief background of the Woodbury Corporation.

- Mr. Woodbury explained how building a shopping center worked.

- Mr. Hutchings reviewed the branding they had considered using for the downtown area. He said that Flagship had not only invested a lot of money in Vineyard but had also invested a lot of their lives in Vineyard. He said that Vineyard Station was something they were building to own for a long time. He said that they had world class team that they had created with their partners and the city.

- Councilmember Welsh felt that these types of meetings created a trust and felt that she had developed a trust with Flagship Homes. She felt that this was a passionate project, with love, blood and tears going into all levels. The renderings were future forward but included elements of the past. She hoped that people understood the time and thought that had gone into the design of the development.

Mayor Fullmer felt that it was great to find a partner and developer that the city can talk about what they want to see in a community. They were willing to listen to everyone's ideas and take them to the next level. Mr. Woodbury stated that he welcomed comments.

Chair Brady asked about Flagship's timeline. Mr. Woodbury replied that they hoped bring plans to the city within the next 75 days. Mr. Hutchings mentioned that they were in negotiations with a grocery store.

Chair Brady asked about city office buildings. Mr. Hutchings replied that they had internal discussions about where to dedicate the land. There was a discussion about the placement of tenants in the development.

Mr. Evans said that they had talked with staff about phased approvals. Because there were so many different facets of the project they were asking for phased approvals to get the development going more quickly. Start with foundations and footings and then designs and site plans.

Chair Brady asked about the phasing of the parks. Mr. Evans replied that there were three different types of parks; paseos, courtyards, and the promenades. He mentioned that they were currently working on concept designs for the large promenade. Mr. Evans explained that as they bring in the buildings in each phase they would be building the paseos and courtyards and that the promenade would be built independent of those projects. There was a discussion about the build-out.

Councilmember Rasmussen mentioned that there was grant money to build the waterfront park that would expire next year and asked if they would be making the lake road a priority. Mr. Hutchings replied that they were trying to prioritize the project. There was a discussion about the waterfront and design of the development.

Mr. Brim felt that this had been a good discussion and they had met the purpose of the meeting.

A short break was taken at 7:30 PM. The meeting resumed at 7:37 PM.

3. PUBLIC COMMENTS

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

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Flake reported on the Legislative Policy Committee meeting that was held last week. Mayor Fullmer commented on some of the things that happened in the legislature this past year.

Councilmember Sifuentes reported that Vineyard Days was successful. She noted that the Vineyard Children's Library's grand opening would be held next Tuesday.

Councilmember Welsh stated that the city was seeking public input on the park corridor plans and encouraged residents to watch for opportunities to provide input through the newsletter, social media, etc. There was a discussion about how to get the information out to the public.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1 City Manager Ezra Nair reported that they were evaluating where they would be placing crossing guards this year.

5.2 Planning Commission Chair Bryce Brady reported that the commission had a work session during the last Planning Commission meeting where they discussed land use on the Geneva Nitrogen property. He mentioned that they also had a training about city streets and roads.

5.3 Public Works Director Chris Wilson gave his quarterly report. There was a discussion about water use. There was also a discussion about the phasing plan for the park strips. Mr. Wilson continued his report. There was a discussion about alternatives to road salt. The report continued. He reviewed the park and park strip landscape and maintenance plan. He also reviewed the Parks Department's ongoing tasks.

5.4 Development Services Technician Anna Nelson reported on special events from January to June. She recapped the Vineyard Days celebration. She was working on updating the special events code, creating a vision statement for special events, and what they wanted to see come to the city. She stated that she wanted to improve on growing the sponsorship program and build upon the current events. There was a discussion about sponsorships. The council thanked Ms. Nelson for her work.

5.5 Heritage Commission Chair Tim Blackburn reported on Earth Day and the role that the "Just Serve" platform had in the event and put a plug for using it for other events. He reported on Heritage Days that was held during Vineyard Days. He said that they were developing a fourth (4th) grade curriculum about Vineyard history. They were currently working with Vineyard Elementary and working on oral histories about Geneva Steel. He mentioned that there were artifacts from Geneva Steel and historical farming implements that needed to be moved. He mentioned that the Heritage Commission and city staff had created a brand for their commission to use around the city. He also mentioned that the commission would like to have a fall event and a Christmas tree lighting event.

6. APPOINTMENTS

6.1 City Treasurer……...……..1 vacancy

With the advice and consent of the council, Mayor Fullmer will appoint Kristie Bayles as the new city treasurer.

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE APPOINTMENT OF KRISTIE BAYLES AS THE CITY TREASURER. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

7. CONSENT ITEMS

7.1 Approval of the May 25, 2022 City Council Meeting Minutes

7.2 Approval of Timpanogos Special Service District Service Agreement (Resolution 2022-15)

7.3 Approval Of a Utah Transit Authority (UTA) At-Grade Crossing and Multi Use Trail Crossing Agreement for Lindon Heritage Trail (Resolution 2022-16)

7.4 Approval of UTA 800 North Crossing Agreement #6944) and Approval of the UTA 1600 North Crossing Agreement #6945 (Resolution 2022-17)

7.5 Approval of Union Pacific Railroad (UPRR) 1600 North Crossing Agreement #03322-45 (Resolution 2022-18)

7.6 Approval of an amendment to the Interlocal agreement with Utah County for the Community Development Block Grant (CDBG) participation Agreement (Resolution 2022-19)

7.7 Approval of PTIF Management Authorization (Resolution 2022-20)

7.8 Approval Zions Bank Signatory (Resolution 2022-21)

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE 1, 2, 3 AND 6 AND MOVE TO TAKE 7.4, 7.5, 7.7 AND 7.8 OFF THE AGENDA FOR IMMEDIATE DISCUSSION. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

7.4 and 7.5 Mr. Wilson explained that when they received the bid for the project last week the pipe materials did not match what was in the agreements. He also mentioned that there was a question about wording in the contract for the fiber material. He recommended that council approve the agreements with the condition that the contracts be updated to include the additional products.

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

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE ADJUSTMENTS IN THE CONTRACTS AS PRESENTED BY MR. WILSON IN 7.4 AND 7.5. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

7.7 and 7.8 Mayor Fullmer explained that she wanted to develop a process for how the city did signatures according to funding. Mr. Blakesley added clarification that the request was to create a document that laid out what the signature requirement would be.

Motion: MAYOR FULLMER MOVED TO APPROVE 7.7 AND 7.8 WITH THE CONDITION DISCUSSED. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

8. PRESENTATIONS/RECOGNITIONS/AWARDS

8.1 PRESENTATION – <u>Communities That Care Coalition</u>

Communications Manager Kathryn Newman will give a presentation to the Council on forming a Communities That Care Coalition for Vineyard City.

Ms. Newman stated that this was a way to forge a path to take care of Vineyard residents. She gave a brief overview of what the Communities that Care Coalition entailed. She reviewed events that the city had done in the past and explained that this would combine these efforts under one umbrella. She reviewed the issues that were happening in Vineyard. She said that this was a preventative program. There was a discussion about funding the program.

9. BUSINESS ITEMS

9.1 DISCUSSION AND ACTION – <u>Special Event Permit for The Rex Real Estate</u>

Development Services Technician Anna Nelson will present a special event permit for fireworks show and client appreciation party to be held on July 1, 2022 at Vineyard Grove Park. The mayor and City Council will take appropriate action.

(This item took place before 8.1.)

Motion: MAYOR FULLMER MOVED TO APPROVE THE SPECIAL EVENT PERMIT APPLICATION FOR REX REAL ESTATE ON JULY 1 WITH THE CONDITION RECOMMENDED BY STAFF
CONDITION:
1. AN ADEQUATE PARKING PLAN THAT INCLUDES BOTH FREEDOM ELEMENTARY AND TRAILSIDE

ELEMENTARY. AND AT LEAST 3 VOLUNTEERS DIRECTING PARKING THROUGHOUT THE EVENT.
2. A MASS GATHERING PERMIT ISSUED BY UTAH COUNTY.
3. A FIREWORK PERMIT ISSUED BY OREM FIRE, WITH THE CONTINGENCY OF WIND RATINGS BEING
BELOW 15 MPH FOR THE FIREWORK SHOW TO MOVE FORWARD.
4. UTAH COUNTY SHERIFF'S OFFICE SUPPLEMENTAL LAW ENFORCEMENT AGREEMENT. CONTRACTING
4 TOTAL SHERIFFS FOR SECURITY AND FIREWORK MONITORING.
AND TO WAIVE THE RENTAL FEES WITH AN ADDITIONAL STIPULATION TO USE SPONSOR NAMES THAT PROMOTED OUR EVENTS BEFORE.

Mayor Fullmer explained that when they said they were waving the fees it was because they had sponsors that filled the requirement.

COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.2 DISCUSSION AND ACTION – <u>Special Event Permit for Utah Mama Latina</u>

Development Services Technician Anna Nelson will present a special event permit for a Latino Festival to be held on August 13, 2022 at Vineyard Grove Park. The mayor and City Council will take appropriate action.

(This item took place before 6.1)

Mayor Fullmer turned the time over to Ms. Nelson who mentioned that the applicants were requesting a fee waiver.

Residents Dennissa Valdivieso and Stefanie Valdivieso introduced themselves, reviewed their past events in other cities, and showed a video clip from one of their events. Ms. Dennissa Valdivieso said that they would like to keep traditions alive and would like to host their events in Vineyard.

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

Motion: COUNCILMEMBER FLAKE MOVED THAT THEY PURSUE THIS ACTIVITY AND GRANT FEE WAIVERS. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.3 DISCUSSION AND ACTION – Amending Municipal Code Title 13 Community Development and Public Facilities (Ordinance 2022-07)

Communications Manager Kathryn Newman will present an amendment to the Vineyard Municipal Code Title 13 Community Development and Public Facilities; adding Chapter 13.16 City Library. The mayor and City Council will act to adopt (or deny) this request by ordinance.

Ms. Newman explained that there was a process the city had to go through to receive state certification for a full library. She said that next step was to establish a library board.

Mayor Fullmer said that this had been a community-driven project and thanked everyone for their efforts. She called for questions or a motion.

Councilmember Welsh asked about the timeline for the installation of the library board. Mayor Fullmer replied that the board would not put in place immediately and that there were steps the city had to go through.

Ms. Newman thank Mr. Blakesley for his time on creating the ordinance.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2022-07, ADDING CHAPTER 13.16 PUBLIC LIBRARY, AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.4 DISCUSSION AND ACTION – Amending Municipal Code Chapter 5.14 Itinerant Merchants (Ordinance 2022-08)

Business License Administrator Kelly Kloepfer will present an amendment to the Municipal Code Chapter 5.14 Itinerant Merchants requiring certain temporary businesses, such as fireworks stands, snow shacks, Christmas tree lots, and produce stands, to provide proof of insurance and to pay a deposit to ensure cleanup of the site. The mayor and City Council will act to adopt (or deny) this request by ordinance.

Ms. Spencer gave a brief overview of the amendment.

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

Motion: COUNCILMEMBER SIFUENTES MOVED TO ADOPT ORDINANCE 2022-08, AMENDING CHAPTER 5.14 ITINERANT MERCHANTS, AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.5 DISCUSSION AND ACTION – <u>Personnel Policies and Procedures Manual (Resolution 2022-22)</u>

City Manager Ezra Nair will present a recommended change to the Personnel Policies and Procedures Manual. The mayor and City Council will act to adopt (or deny) this request by resolution.

Mr. Nair explained that the mayor had requested to change the grievance policy back to mayor or designee. Mayor Fullmer explained that grievances were still coming to her instead of the council. There was a discussion about the chain of command for the grievance procedure.

Mayor Fullmer called for a motion.

Motion: MAYOR FULLMER MOVED TO ADOPT RESOLUTION 2022-22 AMENDING THE PERSONNEL POLICIES AND PROCEDURES MANUAL BACK TO ORIGINAL MAYOR OR DESIGNEE. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN,

There was a brief discussion about the motion.

SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 9:25 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: June 29, 2022

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