



**MINUTES OF A VINEYARD
CITY COUNCIL MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
July 27, 2022, at 6:01 PM

Present

City Council

Mayor Julie Fullmer
Councilmember Tyce Flake
Councilmember Amber Rasmussen
Councilmember Mardi Sifuentes
Councilmember Cristy Welsh

Absent

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Utah County Sheriff's Office Lieutenant Holden Rockwell, and Sergeant Greg Sherwood; Finance Director David Mortensen, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, City Planner Briam Amaya Perez, Public Works Director Chris Wilson, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady

Others Speaking: Resident Dayle Tedrow

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

Mayor Fullmer called the meeting to order at 6:01 PM. Councilmember Welsh gave the invocation and let the Pledge of Allegiance.

2. WORK SESSION

No items were submitted.

3. PUBLIC COMMENTS

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

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

 Councilmember Flake reported that he had completed the review of the emergency preparedness manual and would be working on the Emergency Operations Manual.

- ▶ Councilmember Rasmussen reported that the Community Garden Committee had hosted a class, with a member of the Utah State University Extension program, about pests in the garden.
- ▶ Councilmember Sifuentes reported that she would be attending the Orem City educational meeting, where they will be talking about the feasibility study results for a possible Orem school district.
- ▶ Councilmember Welsh reported that she and staff were working on the open corridor plan.
- ▶ Mayor Fullmer reported that she had been elected as the Chair for the new Utah Lake Authority Board.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

- 5.1 ▶ City Manager Ezra Nair reported that 800 North and Main Street would be closed this Thursday for the installation of the signal at 800 North and Main Street intersection. He turned the time over to Lieutenant Rockwell.
- ▶ Lieutenant Rockwell introduced Greg Sherwood, the new sergeant for Vineyard. Sergeant Sherwood gave a few remarks.
- ▶ Mr. Nair reported that city staff were in full hiring mode. He also reported that they were researching options to utilize the new Transit Oriented Financing (HTRZ) District that came out of House Bill 322 during the last legislative session.

6. CONSENT ITEMS

- 6.1 Approval of the July 13, 2022 City Council Meeting Minutes
- 6.2 Approval of a Final Plat Amendment for Edgewater at Geneva Phase 18, Lot 8
- 6.3 Approval of U.S. Bank Authorized Representative Certificate – (Resolution 2022-35)

- ▶ Mayor Fullmer called for a motion.
- ▶ **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEMS 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.

7. APPOINTMENTS

- 7.1 Vineyard Youth Council Advisor.....1 vacancy
- With the advice and consent of the council, Mayor Fullmer will appoint Emma Wilkie as the advisor for the Vineyard Youth Council.

- ▶ Mayor Fullmer reviewed her Youth Council Advisor appointment and called for a motion.

► **Motion:** COUNCILMEMBER WELSH MOVED TO APPROVE THE MAYOR'S APPOINTMENT OF EMMA WILKIE AS THE VINEYARD YOUTH COUNCIL ADVISOR. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

8. PRESENTATIONS/RECOGNITIONS/AWARDS

No items were submitted.

9. BUSINESS ITEMS

9.1 PUBLIC HEARING – Geneva Nitrogen General Plan Land Use Map and Zoning Map Amendment Applications (Ordinance 2022-12) *(A public hearing was held and left open during the May 25 and July 13, 2022 City Council meetings.)*

Community Development Director Morgan Brim is requesting city initiated general plan map amendment and zoning map amendment applications for the site known as Geneva Nitrogen located at 1165 North Geneva Road, Vineyard, Utah 84059, Serial No.

17:022:0006. The property is 27.36 acres in size. This rezone would change the general plan map designation from undesignated to Regional Commercial. Vineyard City intends to rezone the subject property from I-1 Industrial to contain the following:

- Regional Commercial (Approximately 5.79 acres)
- Business Park (Approximately 2.7 acres)
- Flex Office Industrial (Approximately 13.9 acres)

The mayor and City Council will act to adopt (or deny) the request by ordinance. *(This item was continued from the May 25 and July 13, 2022 City Council meeting.)*

► Mayor Fullmer explained that this item had been discussed during the last City Council meeting.

► Mr. Brim gave a recap of the changes to the ordinance since the last City Council meeting.

► Mayor Fullmer called for public comments. Hearing none, she called for a motion to close the public hearing.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 6:19 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Mayor Fullmer called for questions from the council. She felt that the changes resolved everything about which she was concerned. She thanked everyone for their work on this ordinance.

► Councilmember Welsh agreed with the Mayor Fullmer's comments and felt that this was going to be a good development.

► Mr. Brim suggested a change to the motion.

► Mayor Fullmer called for questions or a motion.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2022-12 AS PRESENTED BY STAFF ON JULY 27, 2022. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.2 PUBLIC HEARING – Waterfront Master Plan (Ordinance 2022-13)

Community Development Director Morgan Brim will present a proposed Waterfront Master Plan. The plan specifies the city's use in the 3.4 miles of waterfront adjacent to the city. Those uses include but are not limited to public open space, recreation, transportation options, economic development, and increased access to Utah Lake. Additionally, this plan provides a list of future projects for the city for implementation. The mayor and City Council will act to adopt (or deny) this request by ordinance.

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

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO OPEN THE PUBLIC HEARING AT 6:21 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Mr. Brim gave an overview of the Waterfront Master Plan. Mayor Fullmer explained the process that the design firm and staff went through to get to this point. Councilmember Welsh noted that there had been a lot of excitement from the public about this project.

► Mr. Brim continued his overview. He explained that this master plan would be a living plan, more like a General Plan. He noted that the master plan would be available on the website once it was approved.

► Councilmember Sifuentes felt that the presentation during the Planning Commission had been done well and appreciated the public comments and Planning Commission's recommendations.

► Mr. Brim continued his overview.

► Mayor Fullmer thanked everyone for their work on this plan and called for public comments

► Resident Dayle Tedrow, living in The Villas subdivision, stated that she appreciated all the work that had gone into the plan and asked about the timeline. Mayor Fullmer explained how the timeline might go. Mr. Brim mentioned that they hoped to see development started on the boardwalk within the next year.

► Mayor Fullmer called for further comments. Hearing none, she called for a motion to close the public hearing.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 6:39 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Mayor Fullmer called for questions from the council.

► **Motion:** COUNCILMEMBER WELSH MOVED TO ADOPT ORDINANCE 2022-13 VINEYARD WATERFRONT MASTER PLAN, AS PRESENTED. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.3 DISCUSSION AND ACTION – Purchasing Policy Amendments (Resolution 2022-38)

(This item was continued from the June 29, 2022 City Council Meeting.)

Finance Intern Marissa Stapley will present amendments to the city purchasing policy.

The mayor and City Council will discuss possible amendments to the purchasing policy.

The mayor and City Council will at to adopt (or deny) this request by resolution.

► Mayor Fullmer called for a motion to continue this item.

► **Motion:** COUNCILMEMBER WELSH MOVED TO CONTINUE THIS ITEM TO A FUTURE MEETING. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

► Mayor Fullmer called for a motion to go into a closed session.

► **Motion:** COUNCILMEMBER SIFUENTES MOVED TO GO INTO A CLOSED SESSION IMMEDIATELY FOLLOWING THIS MEETING IN THE CITY COUNCIL CHAMBER TO HOLD A STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

11. ADJOURNMENT

► Mayor Fullmer called for a motion to adjourn the meeting.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 6:41 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Motion To Adjourn The Closed Session: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE CLOSED SESSION AT 7:36 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: August 10, 2022

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