

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

City Council Chambers  
125 South Main Street, Vineyard, Utah  
August 24, 2022, at 5:11 PM

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**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, Utah County Sheriff's Office Lieutenant Holden Rockwell, Interim Chief Building Official Cris Johnson, Finance Director David Mortensen, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, City Planners Briam Amaya Perez and Cache Hancey, Public Works Director Chris Wilson, Water Manager Sullivan Love, Digital Media Coordinator Bethany Bee, City Recorder Pamela Spencer

**1. CALL TO ORDER**

- ▶ Chair Fullmer opened the meeting at 5:11 PM.

**2. WORK SESSION**

**2.1 EAST GENEVA**

The RDA Board will lead a planning discussion regarding the East Geneva properties.

- ▶ Mr. Brim explained the categories, and the reasons behind the work session.
- ▶ The board reviewed the projects they wanted to see in each area.
- ▶ The board took a short break 5:52 PM.
- ▶ The meeting resumed at 5:58 PM.

**3. CONSENT AGENDA**

**3.1 Approval of the August 10, 2022 RDA Meeting Minutes**

- ▶ Chair Fullmer called for a motion.

▶ **Motion:** BOARDMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

#### 4. PRESENTATION

##### 4.1 Annual RDA Report

Marcus Lee with Lewis Young Roberston and Burningham will present the Annual Redevelopment Agency Report.

▶ Chair Fullmer turned the time over to Marcus Lee with Lewis Young Roberston and Burningham.

▶ Mr. Lee reviewed the objectives and phasing of the RDA. David Robertson with Lewis Young Roberston and Burningham explained the phasing plan. Mr. Lee continued his review.

▶ Chair Fullmer called for questions. Hearing none, she thanked Messrs. Lee and Robertson for their report.

#### 5. BUSINESS ITEMS

##### 5.1 PUBLIC HEARING – Sewer Impact Fees (Ordinance 2022-14)

City Engineer Naseem Ghandour is requesting an amendment to the Sewer Impact Fees. There will be a separate public hearing held during the City Council meeting. The RDA Board will take appropriate action.

▶ Chair Fullmer called for a motion to open the public hearing.

▶ **Motion:** BOARDMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:06 PM. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

▶ Mr. Ghandour noted where the sewer impact areas were located on the city map and reviewed the recommended fee amendments. He stated that staff recommended approval.

▶ Chair Fullmer mentioned that staff was able to resolve the concerns that were brought up during the Planning Commission meeting.

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

▶ **Motion:** BOARDMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 6:10 PM. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

▶ Chair Fullmer call for questions from the board.



▶ Boardmember Sifuentes stated that she appreciated the hard work that had been done.

▶ Chair Fullmer stated that agreements that were already in place did not fall into this amendment.

▶ Chair Fullmer called for a motion.

▶ **Motion:** BOARDMEMBER RASMUSSEN MOVED TO APPROVE ORDINANCE 2022-14, ADJUSTING THE SEWER IMPACT FEE AS PRESENTED BY STAFF. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

## 6. ADJOURNMENT

▶ Chair Fullmer called for a motion to adjourn the meeting.

▶ **Motion:** BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 6:12 PM. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: January 25, 2023

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