



MINUTES OF A VINEYARD CITY COUNCIL MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah
September 14, 2022, at 5:00 PM

Present

Mayor Julie Fullmer
Councilmember Tyce Flake
Councilmember Mardi Sifuentes
Councilmember Cristy Welsh
Councilmember Amber Rasmussen (Entered at 5:59 PM)

Absent

Staff present: City Manager Ezra Nair, Finance Director David Mortensen, City Planner Briam Amaya Perez, City Attorney Jayme Blakesley, City Engineer Naseem Ghandour, Staff Engineer Emily Dicaldo, Interim Chief Building Official Cris Johnson, Communications Director Kathryn Newman, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Water Manager Sullivan Love, Community Development Director Morgan Brim, Corrie Steeves, Deputy Recorder Kelly Kloepper, Planning Commission Chair Bryce Brady

Others speaking: Resident Chase Wheeler, Conner Atkin with Tagg N Go Express Car Wash

1. 5:00 PM – SITE VISIT

1.1 City Engineer Naseem Ghandour led the City Council on a tour of the water tank site.

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

► Mayor Fullmer called the meeting to order at 5:58 PM. Councilmember Sifuentes gave the invocation and led the Pledge of Allegiance.

3. WORK SESSION

3.1 Safe Streets For All (SS4A)

Staff Engineer Emily Dicaldo will lead a discussion regarding the Federal SS4A program, which supports safer roadways, and its impacts to Vineyard City.

► Ms. Dicaldo explained that Safe Streets For All (SS4A) was a federal program that provided funding to prevent roadway deaths and injuries. Vineyard could apply jointly with Mountainland Association of Governments (MAG). She explained that to apply, applicants must have an established safety action plan in place, and she gave examples of options in the city to improve its safety action plan.

Mayor Fullmer asked about applying for grants with MAG and a discussion ensued.

4 PUBLIC COMMENTS

► Chase Wheeler living in the Lakefront at Town Center area shared that as a first responder he had responded to sexual assault calls and Mr. Wheeler stated that women had shared their concerns with him about feeling safe in the Lakefront area. He asked why there was no parking allowed on 300 W and Vineyard Loop Road. He felt that the lack of parking created a huge safety concern for women to get to their homes at night. He wanted people living in high-density areas to be able to park in front of their homes. He emphasized that he wanted the council to be in tune with these concerns.

► Mayor Fullmer responded that city was currently working with the Homeowners Association (HOA) on this specific issue. She stated that Mr. Wheeler's perspective would be helpful in creating better solutions and invited him to come and meet with Community Development Director Morgan Brim.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Councilmember Rasmussen reported that she had met with Jessica Maxwell, the new Communities That Care coordinator and shared her efforts and highlighted that Ms. Maxwell was doing a series of social media posts on suicide prevention. Councilmember Rasmussen also mentioned the produce stand near Gammon Park and encouraged residents to take and share produce there.

► Councilmember Sifuentes reported on the school district split meeting which was held the previous night. She emphasized the efforts of the city's communications team to keep Vineyard residents informed on this issue.

► Councilmember Welsh reported that she attended the Utah Pedestrian Summit today and she commented that she felt proud of Vineyard's efforts so far to make the city pedestrian friendly. She also stated that the Utah Division of State History would be holding a listening session for Vineyard residents in the Council Chambers on Thursday, October 6 at 5:30 PM. She mentioned that the Vineyard Heritage Commission would be there, but also encouraged those interested in how state and Vineyard history was taught in schools to come to give input. She next mentioned that they were close to bringing the Corridor Plan to the public for feedback. (The Corridor Plan was the plan for the open space to the east of Grove Park, down to the south of The Meadows subdivision and back up to the city offices). The first two meetings would be held in Grove Park on the evening of Thursday, September 29, and in the morning Saturday, October 8.

► Councilmember Sifuentes added that over 100 people came to help at the previous Saturday's cleanup at the lake, which the city held in partnership with the Utah Lake Commission and Conserve Utah Valley. She reported that the Vineyard Children's Library had moved the previous week to the city office building but was not ready to open yet. She added that the Boo-a-Palooza would be held Tuesday, October 18.

► Mayor Fullmer thanked council and staff for attending the long-range planning meeting for the Vineyard Connector. She said that the city had partnerships with several cities for the Connector, transit lines, and grid connections, and she was confident in the city making progress, especially in the next legislative session.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

► **6.1** City Manager Ezra Nair reported that the city recently held an Arbinger Institute Leadership Training for staff. Because he had partnered with the Utah Local Government Trust, there was no cost to the city. He also reported that Staff Appreciation Week would be held September 26-30, that the Utah League of Cities and Towns (ULCT) Conference would be October 5-7. He added that construction on the Top Golf was progressing well and should be open to the public by the end of the year.

► **6.2** Planning Commission Chair Bryce Brady reported that the Planning Commission approved site plans for a car wash and Jiffy Lube, both on Geneva Road. He reported that Planning Commission recommended denial for the car wash zoning text amendment, which was on tonight's agenda. He mentioned the moderate-income housing element ordinance, also on tonight's agenda, and commented that Vineyard was already meeting most of those requirements. He stated that Planning Commission would like to meet with the City Council for a joint work session to discuss better ways to do things than the state had suggested.

7. CONSENT ITEMS

- 7.1 Approval of the August 24, 2022, City Council Meeting Minutes
- 7.2 Approval of a Social Media Policy (Resolution 2022-39)
- 7.3 Approval of a Social Media Policy for Personnel (Resolution 2022-40)
- 7.4 Approval of a 2nd Amendment to the CDBG Agreement (Vineyard Agreement #2022-35) (Resolution 2022-41)
- 7.5 Approval of an Amended Contract for Orem Fire Services (Vineyard Agreement #2022-36) (Resolution 2022-42)
- 7.6 Approval of Agreement with Federal Railroad Administration (Vineyard Agreement #2022-37) (Resolution 2022-43)
- 7.7 Approval of DABS Limited-Service Restaurant Liquor License for Tsubame Sushi LLC
- 7.8 Approval of The Yard Plat 'D' Subdivision Final Plat Amendment
- 7.9 Authorize City Manager to Enter into an Agreement Between Cadence / Goodboro, the LDS Church, and Vineyard City
- 7.10 Approval of an Addendum to an Agreement with Sage Government Solutions (Agreement #2022-38)

► Mayor Fullmer called for a motion.

► **Motion:** COUNCILMEMBER WELSH MOVED TO APPROVE THE CONSENT ITEMS 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.

8 APPOINTMENTS

8.1 ► Vineyard Community Garden

With the advice and consent of the City Council, Mayor Fullmer will appoint Hamlet and Nicole Gordillo as the Community Garden Communications and Outreach Coordinators.

► Mayor Fullmer appointed Hamlet and Nicole Gordillo as the Community Garden Communications and Outreach Coordinators.

► Councilmember Rasmussen commented that the Gordillos had volunteered and had gardening skills they wanted to teach, and she felt that they would do a great job.

► Mayor Fullmer called for a motion.

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO APPROVE THE MAYOR'S APPOINTMENT OF HAMLET AND NICOLE GORDILLO AS COMMUNITY GARDEN COMMUNICATIONS AND OUTREACH COORDINATORS. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9 PRESENTATIONS/RECOGNITIONS/AWARDS

No items were submitted.

10 BUSINESS ITEMS

10.1 PUBLIC HEARING – Zoning Text Amendment to Car Wash Regulations (Ordinance 2022-16)

Community Development Director Morgan Brim will present a request to amend the Zoning Code Section 15.12.050 District Use Table. This request was submitted by Jaden Rasmussen with Tagg-N-Go Express Carwash. The zoning text amendment would change the permitted use of car washes located in the Regional Commercial Zone from accessory use to permitted use. The mayor and City Council will act to deny (or adopt) this request by ordinance.

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

► **Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:28 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

► Mr. Brim explained that the request was to amend the Regional Commercial District to change the car wash use from a conditional accessory use to a permitted use. He said that four other zoning districts allow for stand-alone car washes, and that the Planning Commission felt that it was a substantial amount of land already allowing that use, so that it should stay as it was. He showed the council the four districts on the zoning map.

► Connor Atkin with Tagg N Go Express Car Wash explained that of the 700+ acres where stand-alone car washes were permitted, there were no locations where it would be smart to put a car wash because car washes depend on traffic count and Geneva Road was the busiest road in Vineyard. He gave a brief history of why they wanted to come into this site. He stated that a car wash at this site would be more spread out from the approved car wash. The discussion continued.

Mr. Atkin added that the owner of the property had been approached by two car wash companies, but not by anyone else.

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

► **Motion:** COUNCILMEMBER WELSH MOVED TO CLOSE THE PUBLIC HEARING AT 6:36 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 or a motion.

► Councilmember Sifuentes explained that the city already had approved areas for this use. She felt that approving this car wash was not what was best for Vineyard.

► **Motion:** COUNCILMEMBER SIFUENTES MOVED TO DENY. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10.2 ► PUBLIC HEARING – Moderate-Income Housing Element of the General Plan Amendment (Ordinance 2022-17)

Community Development Director Morgan Brim will present amendments to the General Plan amending the Moderate-Income Housing Element required by Utah State Code HB462. The city is considering goals and objectives to support housing options for diverse income levels. 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 FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:38 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► City Planner Briam Amaya Perez explained that HB462 required that all municipalities update their moderate-income housing plan by October 1. Vineyard was required to adopt four of the strategies listed in Utah State Code 10-9a-403 and if the city wanted priority funding for transportation capacity projects, they needed to add two additional strategies. He reviewed the requirements in the State Code and the strategies that the Planning Commission had approved. An in-depth discussion followed.

► 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 6:56 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE ORDINANCE 2022-17 AS CURRENTLY WRITTEN.

► Councilmember Welsh Cristy asked about subsidized housing, which was strategy N. Mr. Amaya Perez listed the strategies included in the Ordinance: E, F, H, L, N, O, Q, V.

► COUNCILMEMBER WELSH SECONDED THE MOTION.

► Councilmember Sifuentes did not want strategy N in the Ordinance. She asked what N would mean for the city. A discussion ensued about passing the Ordinance without N.

► COUNCILMEMBER WELSH RESCINDED HER SECOND TO THE MOTION.

► City Attorney Jayme Blakesley clarified that in approving this, the council was not committing to the substance of these strategies. The strategies were stated as goals, and the council would do the work in the future to refine what the city would do in these categories.

► Mr. Brim explained how strategy N would work.

► COUNCILMEMBER WELSH REINSTATED HER SECOND OF COUNCILMEMBER FLAKE'S MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10.3 ► DISCUSSION AND ACTION – Purchasing Policy Amendments (Resolution 2022-44) *(This item was continued from the June 29, 2022 and July 27, 2022 City Council Meetings.)*

Finance Director David Mortensen will present amendments to the city purchasing policy. The mayor and City Council will at to adopt (or deny) this request by resolution.

► Mayor Fullmer turned the time over to Finance Director David Mortensen.

► Mr. Mortensen recognized Finance Intern Marissa Stapley's work on this amendment and the presentation.

He explained that these changes would bring the city more in line with state auditor's recommendations. He presented the amendment, highlighting the recommended changes.

Mayor Fullmer called for questions from the council and a brief discussion ensued about purchasing processes. Mr. Nair added that all employees were encouraged to treat the public's resources with a high level of trust, and that employees looked at multiple purchasing options to find the most cost-effective ones.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT THE PURCHASING POLICY OF VINEYARD CITY AS PROPOSED BY STAFF FOR THE CITY COUNCIL, RESOLUTION 2022-44. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10.4 DISCUSSION AND ACTION – Community Garden Expansion

Communications Manager Kathryn Newman will present options for expanding the community garden. The mayor and City Council will take appropriate action.

► Mayor Fullmer turned the time over to Communications Manager Kathryn Newman.

► Ms. Newman reported that the Vineyard Community Garden at Gammon Park had a successful second season and that there was a desire from the public for more boxes at a second location in the city. The city had received a grant from Get Healthy Utah for an additional 20 boxes. With the help of Vineyard Eagle Scout candidate Kyle Gurney, staff and volunteers wanted to prepare the selected location this fall.

► Ms. Newman presented the three options for expansion and indicated that staff was recommending the first option.

Location #1: Across the street from Sunset Beach Park

Location #2: On the north side of the playground at Penny Springs Park ► (There was a discussion about the location.)

Location #3: On the west side of detention basin south of LeCheminant subdivision, in between Vineyard Road and Center Street

► A discussion followed about these and other possible locations. Ms. Newman clarified that the grant needed to be used by December. Councilmember Sifuentes preferred storing the boxes for the first winter instead of installing them in October to minimize wear and tear and stated that she supported option 1 and liked the idea of also having an option on Mill Road. The discussion continued. Councilmember Welsh expressed concern for the residents who lived around these areas since they would be looking right into the community garden space.

► Mayor Fullmer suggested continuing this item until the next City Council meeting and looking at other locations, and a discussion ensued.

► Ms. Newman emphasized that another benefit of choosing option 1 was its proximity to Leisure Villas, many of the residents of which were experienced gardeners who could mentor younger gardeners. Councilmember Rasmussen agreed, adding that in her conversations with Leisure Villas residents, she learned that access to a community garden is one of their main requests. Councilmember Welsh remarked that she wanted to see a long-term plan.

Mayor Fullmer stated that in next two weeks, staff could develop standards and a phasing plan. The discussion continued.

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

11 CLOSED SESSION

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

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO GO INTO A CLOSED SESSION AT 7:42 PM IN THE CITY COUNCIL CHAMBERS FOR A DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

12. ADJOURNMENT

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

► **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:42 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Motion To Adjourn the Closed Session: COUNCILMEMBER RASMUSSEN MOVED TO ADJOURN THE CLOSED SESSION AT 8:27 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: September 28, 2022

CERTIFIED CORRECT BY: /s/ Kelly Kloepper
KELLY KLOEPFER, DEPUTY RECORDER