



**MINUTES OF A VINEYARD
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
September 28, 2022, at 6:00 PM

Present

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

Absent

Staff present: City Manager Ezra Nair, Finance Director David Mortensen, City Attorney Jayme Blakesley, Public Works Director Naseem Ghandour, 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, Human Resource Manager Corrie Steeves, City Recorder Pamela Spencer

Others speaking: Residents Truman Van Cott and Chase Wheeler; Dr. Courtney Flint with Utah State University Extension; Neil Schwendiman with North Pointe Solid Waste Special Services District

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

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

2. WORK SESSION

No items were submitted.

3. PUBLIC COMMENTS

Mayor Fullmer called for public comments.

Resident Truman Van Cott, living in the Parkside subdivision, read a letter requesting Mayor Fullmer's resignation.

Resident Chase Wheeler, living in the Lakefront subdivision, introduced himself and then reiterated his parking concerns from the last City Council meeting. He mentioned locations that he felt could allow for overnight parking. Mayor Fullmer briefly summarized the results of a meeting that city staff held with the Homeowners Association (HOA). Councilmember Welsh

stated that she was in favor of discussing results of the parking study and making decisions about long-term parking. City Attorney Jayme Blakesley explained the Open and Public Meetings Act and why the City Council could not make a decision tonight. A discussion ensued.

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

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Flake reported on discussions that took place at the Legislative Policy Committee (LPC) meeting he attended last week.

Councilmember Rasmussen reported that she had met with Utah County Sustainability Coalition who will be holding the First International Academic Conference on October 5-7 at Utah Valley University (UVU). They will also be holding a Utah Valley Growth and Prosperity Summit on October 27. She mentioned that Vineyard Cares will be hosting a food drive the week of October 3.

Councilmember Sifuentes reported that the Children's Library would be opening on October 3 with a ceremony at 3:30 PM and the annual Boo-A-Palooza event was scheduled for October 18 at 5:30 PM. She gave an update on the proposed Orem School District. She said that she was gathering information to help keep Vineyard residents involved and informed.

Councilmember Welsh invited Vineyard youth, ages 12 to 18, to participate in the Vineyard Youth Council by attending a meeting on October 8 from 10:30 to 11:30 AM in the City Council Chambers. She reported that they were making progress on the Corridor Plan and that a survey would be coming out in the city newsletter on October 3. She mentioned other events they would be holding regarding the corridor plan.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1 City Manager Ezra Nair reported that staff were working on a few grant applications.

Dr. Courtney Flint with Utah State University Extension gave her presentation at this time (see Item 8.1).

6. CONSENT ITEMS

6.1 Approval of the September 14, 2022, City Council Meeting Minutes

6.2 Approval of a Staffing Plan Adjustment – Parks & Recreation

6.3 Approval of AV Medical Condominiums, A Vacation of Lot 1, the Yard Plat "B"
Subdivision

6.4 Approval of Holdaway Fields Final Plat

Mr. Blakesley requested that the City Council remove Item 6.4 from the consent items for discussion. He explained that they needed the development agreement signed and recorded before recording the plat.

Motion: MAYOR FULLMER MOVED TO REMOVE ITEM 6.4 HOLDAWAY FIELDS FINAL PLAT FOR DISCUSSION. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

There was a discussion about Item 6.4. Mr. Blakesley reiterated that the motion needed to include the stipulation that the development agreement needed to be signed and recorded before recording the plat.

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE HOLDAWAY FIELDS PHASE 1 FINAL PLAT APPLICATION, AS REQUESTED BY RYAN BYBEE (WITH CADENCE HOMES), WITH THE PROPOSED CONDITIONS PRESENTED BY STAFF AND COUNSEL:

1. THE APPLICANT PAYS ANY OUTSTANDING FEES AND MAKES ANY REDLINE CORRECTIONS.
2. THE APPLICANT IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL LAWS.
3. THE DEVELOPMENT AGREEMENT BE SIGNED AND RECORDED BEFORE THE PLAT IS RECORDED.

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

Mayor Fullmer called for a motion on the remaining consent items.

Motion: COUNCILMEMBER WELSH MOVED TO APPROVE CONSENT ITEMS 6.1, 6.2, AND 6.3 AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

7. APPOINTMENTS

7.1 Vineyard Planning Commission

With the advice and consent of the City Council, Mayor Fullmer will appoint Steve Anderson as an alternate Planning Commissioner.

Mayor Fullmer reviewed her appointment and called for a motion.

Motion: COUNCILMEMBER WELSH MOVED TO APPROVE THE MAYOR'S APPOINTMENT OF STEVE ANDERSON AS AN ALTERNATE ON THE PLANNING COMMISSION. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

8. PRESENTATIONS/RECOGNITIONS/AWARDS

8.1 PRESENTATION - Wellbeing Survey (this presentation took place earlier in the meeting.)

Dr. Courtney Flint with the Utah State University (USU) extension will present the results of the Utah Wellbeing Survey.

Dr. Flint presented the results from the Wellbeing survey of Vineyard residents that the university had conducted.

Councilmembers Rasmussen and Welsh thanked Dr. Flint for her work on the city's behalf.

Dr. Flint invited the City Council to attend a wellness session being held during the Utah League of Cities and Towns annual conference next week.

8.2 PRESENTATION – North Pointe Solid Waste Special Service District

Neil Schwendiman with North Pointe Solid Waste Special Service District will present an annual report and update on the facilities master plan.

Mr. Schwendiman gave a brief background on the creation of the North Pointe Solid Waste Special Service District and the areas they serviced. He reviewed how much waste Vineyard and its residents contributed to the transfer station. He explained that they had been working on updating their master plan and reviewed some of the results from this effort. He also reviewed updates that needed to be made to their facility and what the costs could be.

Mayor Fullmer thanked Mr. Schwendiman for all the work they were doing.

9. BUSINESS ITEMS

9.1 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. *(This item was continued from the September 14, 2022 City Council meeting.)*

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

Ms. Newman reviewed the information that was requested from the last City Council meeting. There was a discussion about fencing. She presented the guidelines for the community garden grow boxes. She reviewed the timeline for preparing and opening the additional community garden location. She read a comment from a resident in the James Bay subdivision.

Councilmember Welsh stated that she was grateful for the opportunity to do some community outreach before they made a decision.

There was a discussion about the options.

Mayor Fullmer called for questions or guidance on the fencing. Council agreed that they should match the fence in the surround area.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER WELSH MOVED TO APPROVE LOCATION ONE (1) FOR VINEYARD CITY'S COMMUNITY GARDEN EXPANSION WITH THE OPTION OF DOING THE IRON FENCING. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.2 PUBLIC HEARING – Consolidated Fee Schedule Amendment (Resolution 2022-45)

Finance Director David Mortensen will present changes to the Consolidated Fee Schedule, adding rental fees for the City Council Chambers. The mayor and City Council will act to adopt (or deny) this request by Resolution.

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

Motion: COUNCILMEMBER RASMUSSEN MOVED TO OPEN THE PUBLIC HEARING AT 7:19 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mr. Mortensen explained that staff wanted to add rental fees for use of the City Council Chambers and reviewed the recommended fees.

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

Motion: COUNCILMEMBER RASMUSSEN MOVED TO CLOSE THE PUBLIC HEARING AT 7:20 PM. COUNCILMEMBER FLAKE 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. Hearing none, she called for a motion.

Motion: COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2022-45, THE AMENDED CONSOLIDATED FEE SCHEDULE, AS PRESENTED. COUNCILMEMBER WELSH 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 – Ratification of Appointments of New Department Directors

City Manager Ezra Nair will present appointments of new department Directors for ratification. The mayor and City Council will take appropriate action.

Mr. Nair explained that there had been some consolidation in staffing, which created two new departments.

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

Motion: COUNCILMEMBER FLAKE MOVED TO RATIFY THE APPOINTMENTS OF NASEEM GHANDOUR AND BRIAN VAWDREY TO THE RESPECTIVE POSITIONS OF PUBLIC WORKS / ENGINEERING DEPARTMENT DIRECTOR AND PARKS & RECREATION DEPARTMENT DIRECTOR, RESPECTIVELY. COUNCILMEMBER WELSH 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 WELSH MOVED TO GO INTO A CLOSED SESSION IN THE CITY COUNCIL CHAMBERS IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR A STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION AND A STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES. COUNCILMEMBER SIFUENTES 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 7:23 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 8:09 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: October 12, 2022

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