



MINUTES OF A REGULAR CITY COUNCIL MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah
February 8, 2023, at 6:00 PM

Present

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

Absent

Staff present: City Manager Ezra Nair, Finance Director David Mortensen, City Attorney Jayme Blakesley, Interim Chief Building Official Cris Johnson, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planners Briam Amaya Perez and Cache Hancey, Public Works Director Naseem Ghandour, Staff Engineer Emily Kofoed, Parks and Rec Director Brian Vawdrey, City Recorder Pamela Spencer, Human Resources Manager Corrie Steeves, Planning Commissioners Bryce Brady and Anthony Jenkins

Others Speaking: Residents Jordan Christiansen, David Lauret, and David Pierce; residents and Heritage Commission members Tim Blackburn and Sherrie- Kaye Miller

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

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

2. WORK SESSION

No items were submitted.

3. PUBLIC COMMENTS

► Mayor Fullmer called for public comments.

► Resident Jordan Christiansen, living in The Preserve subdivision, suggested that the city add a delayed walk signal on traffic lights to allow pedestrians time to cross the road.

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Councilmember Flake reviewed bills from the Utah State Legislative session. He expressed his concerns with House Bills 364, 291, and Senate Bills 174 and 175. There was a discussion about contacting state representatives about the bills.

► Councilmember Sifuentes reported that the Parks and Rec department had opened their sign-ups for spring sports and that there was free kids' bingo that kids could sign up for. She also reported that Trailside Elementary was looking at adjusting their school time to a later schedule. She recommended that families with students at Trailside take the survey put out by the school.

► Councilmember Welsh reported that on today's Facebook Live they had discussed the new Vineyard Connector Expansion starting later this year.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1 ► City Manager Ezra Nair reported that construction for the expansion of the Vineyard Connector would start this spring. He noted that there was a hotline available at 385.853.8463, that residents could call for construction updates. He reminded the City Council and staff that the City Council Planning Retreat would be on Thursday. There was a brief discussion about the Connector expansion.

► Mayor Fullmer reviewed additional legislative bills and resolutions.

5.2 ► Planning Commission Chair Bryce Brady reported that Planning Commission had held a public hearing for the amendment to Moderate-Income Housing in the General Plan and the development agreement for The Forge.

6. CONSENT ITEMS

6.1 Approval of the January 25, 2023, City Council Meeting Minutes

6.2 Bid Award for Wastewater (sewer) Master Plan and Impact Fee Analysis Study
(Resolution 2023-03)

6.3 Bid Award for Transportation Master Plan and Impact Fee Analysis Study
(Resolution 2023-04)

6.4 Approval of a City Manager Performance Evaluation Policy
(Resolution 2023-05)

► Mayor Fullmer called for a motion.

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

7. APPOINTMENTS

7.1 Library Board

With the advice and consent of the City Council, Mayor Fullmer will appoint members to the Vineyard Library Board.

No Library Board appointments were made.

8. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

No items were submitted.

9. BUSINESS ITEMS

9.1 DISCUSSION AND ACTION – Ratification of Appointment of New Department Director

City Manager Ezra Nair will present the appointment of Cris Johnson as the Chief Building Official for ratification by the City Council. The mayor and City Council will take appropriate action.

- ▶ Mayor Fullmer turned the time over to City Manager Ezra Nair.
- ▶ Mr. Nair presented Cris Johnson as the new Chief Building Official and asked the council for ratification.
- ▶ Mayor Fullmer called for questions or a motion. She mentioned that the council had taken the time to review Mr. Johnson's work.
- ▶ **Motion:** COUNCILMEMBER FLAKE MOVED TO RATIFY THE APPOINTMENT OF CRIS JOHNSON TO THE DEPARTMENT CHAIR. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
- ▶ Mayor Fullmer asked Mr. Johnson to say a few words. Mr. Johnson stated that he was grateful for the opportunity to be the Chief Building Official.

9.2 PUBLIC HEARING – General Plan Amendment (Ordinance 2023-04)

Senior Planner Briam Amaya Perez will present a city initiated General Plan Amendment. As required by Utah State Code, a Moderate-Income Housing Plan must be adopted as a part of the General Plan. Six strategies will be adopted and act as a guide to the city to address moderate income housing challenges. 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 6:22 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Mr. Amaya Perez explained the reason for amending the Moderate-Income Housing Plan in the General Plan and the timeline. He then reviewed the amendments.

- E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- F) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.
- L) Reduce, waive, or eliminate impact fees related to moderate income housing.
- N) Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.
- O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
- V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

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

► **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 6:36 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► There was a discussion about the changes that the City Council wanted.

► Resident David Lauret, living on Holdaway Road, expressed his frustration about not being able to comment on something that had not been fully baked yet. Mayor Fullmer explained the timeline required from the state. There was a brief discussion about the process.

► There was a discussion about the timeline and changes.

- ▶ Mr. Brim restated the changes:

Strategy F.

The city will work with the property owners of the downtown district to develop infrastructure to support multifamily housing by the end of 2023.

Strategy H.

Remove Strategy b and keep a

Strategy L.

Keep b. for the study

Strategy O. Remove

Strategy V:

Remove c

- ▶ Mayor Fullmer called for a motion.

▶ **Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2023-04, GENERAL PLAN AMENDMENTS, WITH THE CHANGES NOTED. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

- ▶ Councilmember Flake expressed his frustrations with the changes in the legislature and the requirements they are requiring the city to do to solve the housing problems.

9.3 DISCUSSION AND ACTION – Municipal Code Amendment to Sections 2.30.010 and 13.16.020 (Ordinance 2023-05)

City Recorder Pamela Spencer will present a recommendation to amend the Municipal Code Section 2.30.010 Committee Creation - General Provisions and Section 13.16.020 Public Library - Board-Established-Terms of Office. The mayor and City Council will act to adopt (or deny) this request by ordinance.

- ▶ Mayor Fullmer turned the time over to City Recorder Pamela Spencer.
- ▶ Ms. Spencer reviewed the code changes. There was a brief discussion about the changes.
- ▶ Mayor Fullmer called for further questions or a motion.
- ▶ **Motion:** COUNCILMEMBER WELSH MOVED TO ADOPT ORDINANCE 2023-05, AMENDING MUNICIPAL CODE SECTIONS 2.30.010 AND 13.16.020, 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 – Municipal Code Amendment adding Section 2.30.040 Arts, Recreation and Parks, Cultural, and Heritage (ARCH) Advisory Commission (Ordinance 2023-06)

City Recorder Pamela Spencer will present a recommendation to add Section 2.03.040 Arts, Recreation and Parks, Cultural, and Heritage (ARCH) Advisory Commission to the Municipal Code. The mayor and City Council will act to adopt (or deny) this request by ordinance.

- ▶ Mayor Fullmer turned the time over to City Recorder Pamela Spencer.
- ▶ Ms. Spencer reviewed the code changes. There was a brief discussion.
- ▶ Mayor Fullmer called for members of the current Heritage Commission to speak.
- ▶ Resident and Heritage Commission Chair Tim Blackburn, living in the Sleepy Ridge subdivision, expressed his concerns with the dissolving of the Heritage Commission and the ability to complete their current projects. Mayor Fullmer stated that they would work together on the commission's projects.
- ▶ There was a discussion about the structure of the new commission and the Recreation, Arts, and Parks Tax funds.
- ▶ Resident and Heritage Commission member Sherrie-Kaye Miller, living on Holdaway Road, expressed her concerns about the commission's projects and their commitments. Mayor Fullmer explained the vision for the new commission and about the funding for the current Heritage Commission and the for the 501(c)(3) Heritage Foundation. The discussion about the Heritage Commission continued.
- ▶ Mayor Fullmer called for further questions or a motion.
- ▶ **Motion:** COUNCILMEMBER WELSH MOVED TO ADOPT ORDINANCE 2023-06, ADDING MUNICIPAL CODE SECTION 2.30.040, 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.

9.5 DISCUSSION AND ACTION – A Resolution Thanking the Heritage Commission (Resolution 2023-06)

Mayor Fullmer will present a resolution thanking the Heritage Commission for their time, effort, dedication, enthusiasm, and service given to the Vineyard community for the past 7 years. The mayor and City Council will act to adopt this resolution.

- ▶ Mayor Fullmer read the resolution and called for a motion.
- ▶ **Motion:** COUNCILMEMBER FLAKE MOVED ADOPT RESOLUTION 2023-06, 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.

9.6 DISCUSSION AND ACTION – Resolution of Intent (Resolution 2023-07)

Finance Director David Mortensen will present a consideration for adoption of a resolution of the City Council of Vineyard City, Utah, declaring its intention to reimburse itself for expenditures incurred in connection with the construction of a water tank, pipelines and various water and sewer system improvements and all related improvements with proceeds of bonds that it intends to issue; and related matters. The mayor and City Council will act to adopt (or deny) this request by resolution.

- ▶ Mayor Fullmer turned the time over to Finance Director David Mortensen.
- ▶ Mr. Mortensen explained the reasons for the resolution. He then turned the time over to Laura Lewis with Lewis Young Robertson & Burningham (Lewis Young).
- ▶ Ms. Lewis reviewed the timeline requirements for issuing the bonds.
- ▶ Councilmember Flake asked, with the current economic conditions, what the attractiveness of the bond would be. Ms. Lewis replied that she was not concerned with being able to find a market for the bonds. There was a discussion about bonding.
- ▶ Mayor Fullmer called for questions.
- ▶ Ms. Lewis mentioned that she would be working with Fred Philpot from her company on the utility rate study.
- ▶ Mayor Fullmer asked about the funds that would be freed from these bonds. Mr. Mortensen replied that they were looking at securing \$13 to \$15 million in revenue bonds, split between water and sewer revenues. Mr. Nair added that they could use some of the funds towards the Vineyard Connector overpass, and the rail spur project.
- ▶ Councilmember Flake added that there was a substantial difference in the financial position now from what they had to work with in the past. He said that the bonds had gone well and allowed the city to do incredible things.
- ▶ There was a discussion about the risks of bonding.
- ▶ Mr. Nair noted that the water projects were totaling over \$30 million, and they were spending half of the Redevelopment Agency (RDA) funds on the water tank project and will need to bond to complete the project.
- ▶ Councilmember Sifuentes asked the mayor if she had any concerns. Mayor Fullmer said that she understood the need for bonding and was considering the projects and where they could acquire additional funds. Ms. Lewis said that she had dealt with the bonding issue for a long time and explained how financing worked. Mr. Nair clarified that the city was not over budget on the project.
- ▶ Resident David Pierce, living in the Cascade subdivision, expressed his opinion on taking care of the infrastructure now to make sure the city had an adequate water supply system in the future. There was a discussion about infrastructure.

▶ Mayor Fullmer called for a motion.

▶ **Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT RESOLUTION 2023-07 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.

10. CLOSED SESSION

There was no closed session held.

11. ADJOURNMENT

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

▶ **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:00 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: February 22, 2023

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