



**MINUTES OF A SPECIAL SESSION
OF THE VINEYARD CITY COUNCIL**

City Council Chambers
125 South Main Street, Vineyard, Utah
December 27, 2023 at 6:01 PM

Present

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

Absent

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer

Others speaking: Residents Keith Holdaway, Aubrey Bills, Daria Evans, Ryan Holdaway, Davit Lauret, Jeff Porter, Hunter Riley, Sherrie Kaye Miller, and Darlene Price, Cole Kelly, Barbara Porter, Karen Cornelius; Nate Hutchinson with Flagborough

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

Mayor Fullmer opened the meeting at 6:01 pm. Councilmember Welsh gave the invocation and led the Pledge of Allegiance.

2. CONSENT ITEMS

2.1 Unified Fleet Services Vehicle Leasing Agreement (Resolution 2023-44)
Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER RASMUSSEN MOVED TO APPROVE THE CONSENT ITEMS 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.

3. APPOINTMENTS

3.1 Appointment to the North Pointe Solid Waste Special Service District Board (Resolution 2023-61)

With the advice and consent of the City Council the mayor will appoint City Manager Eric Ellis to the North Pointe Solid Waste Special Service District Board.

Mayor Fullmer reviewed the appointment of Eric Ellis to the North Pointe Solid Waste Special Service District Board and then called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT RESOLUTION 2023-61, APPROVING THE MAYOR'S APPOINTMENTS AS PRESENTED TO THE NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT BOARD. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3.2 Appointment to Central Utah 911 (Resolution 2023-62)

With the advice and consent of the City Council the mayor will appoint members to Central Utah 911 Committee.

Mayor Fullmer reviewed the appointment of Eric Ellis to the Central Utah 911 Committee.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT RESOLUTION 2023-62, APPROVING THE MAYOR'S APPOINTMENTS AS PRESENTED TO THE CENTRAL UTAH 911 COMMITTEE. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3.3 Planning Commission

Mayor Fullmer, with the advice and consent of the council, will appoint new members to the Planning Commission.

Mayor Fullmer explained that she wanted to appoint Caden Rhoton as an alternate to the Planning Commission but wanted to ask Brad Fagg and Caden Rhoton who would like to be a voting member. She then called for a motion.

Motion: COUNCILMEMBER RASMUSSEN MOVED TO APPROVE BRADLEY FAGG AND CADEN RHOTON TO THE PLANNING COMMISSION. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS

Mayor Fullmer read a statement regarding meeting protocol. Mayor Fullmer then allowed public comments.

Resident Keith Holdaway, living on Holdaway Road, expressed his concerns about tax incentives.

Resident Aubrey Bills, living in The Elms subdivision, thanked the current council for their efforts for the city. She asked about the new rules for public comments.

Resident Daria Evans, living in the Villas subdivision, also thanked the current council. She thanked the staff for the cardboard drop off provided. She commented on the loss of staff this year. She asked about the grinders on the three sewer lift stations, when the connector bridge

would be seismically retrofitted, if there would be geotechnical studies on the large buildings in the new developments, and if the city was maintaining a fund to update the infrastructure. She said that she looked forward to working with Caden Rhoton and Brad Fagg on the Planning Commission. She expressed her concerns with the council decisions this past month.

Resident Ryan Holdaway, living on Holdaway Road, agreed with Ms. Evans. He thanked Flagship for their time in helping him understand the development. He asked about the changes in the Public Infrastructure Districts from \$1.5 billion to \$2 billion and what else had changed in the agreement.

Resident David Lauret thanked the outgoing council for their service. He asked about the rail spur removal.

Resident Jeff Porter, living in The Hampton subdivision, asked about the streetlight on 20 West and 350 North.

Resident Hunter Riley read a Facebook post from a councilmember while running for election their first term. He felt that development was going fast and asked who was in control the funds in the Public Infrastructure Districts (PIDs).

Sherrie Kaye Miller, living on Holdaway Road, asked for clarification on an ordinance passed at the previous council meeting. She expressed concern with how some of the councilmembers felt that the mayor acted without their consent. She stated that she wanted a representative government. She expressed her concern with unity and trust in the community.

Darlene Price, living in The Villas subdivision, agreed with the last two commenters. She expressed concerns with the PIDs and felt that the council was not listening to the residents.

Mayor Fullmer responded to the comments:

- Questions on the PIDs they would save answer until the PID discussions.
- She asked Mr. Ghandour to put something together to answer Ms. Evans question on the lift stations, seismic retrofitted bridge, geotechnical studies, and the funding on infrastructure for the future.
- Point of Clarification: Ms. Spencer clarified the difference between a special session and an emergency session for the public.
- How the Redevelopment Agency funds worked – Mayor Fullmer explained that a PowerPoint was presented at a past RDA meeting and the city would post it to the website.
- Railroad update – Mayor Fullmer stated that she would be making a report on the rail spur at a meeting in January.
- Light on 20 West and 350 North – Mr. Ellis explained that the light had been determined that the light caused a safety conflict with residential driveways, so it was removed. Mayor Fullmer suggested the residents follow up with staff after the meeting.
- New rules for public comments – Mayor Fullmer stated that she would take all of Ms. Bill's concerns into consideration.
- Inland port – this was a presentation for the council and residents to learn about Inland Ports and that was why the council did not hold the public hearing.

- Ordinance passed about appointments - Mr. Blakesley clarified that the ordinance related to the appointment and removal of staff positions with the advice and consent of the council or a 4 to 1 vote. Mayor Fullmer explained how a five-member council worked. Councilmember Sifuentes read a disclosure statement.

4. BUSINESS ITEMS

4.1 PUBLIC HEARING – Acquisition and Disposition of Property for the Aquatics Facility located in The Promenade Area (Resolution 2023-63)

Staff will present a proposal to approve the acquisition and disposition of property for the recreation aquatics facility located in The Promenade area in the Downtown Vineyard District. 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 6:39 PM. COUNCILMEMBER Welsh SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

City Manager Eric Ellis explained the aquatics facility and that it would be donated to the city and the city would lease it back to a nonprofit facility.

Mayor Fullmer called for public comments.

Ms. Evans asked about the optout option in the agreement.

Resident Cole Kelly, living in the Lakefront development, asked about the nonprofit organization. Mr. Ellis reviewed the nonprofit section of the agreement. Mr. Kelly asked what nonprofit would lease the facility and who would be the decision makers.

Resident Barbara Porter asked if it would cost money to go to the aquatics facility and who would get the funds.

Ms. Price asked about the promenade area.

Resident Karen Cornelius asked if this was meant to supersede or replace the Vineyard Rec center.

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

Motion: COUNCILMEMBER WELSH MOVED TO CLOSE THE PUBLIC HEARING AT 6:45 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer asked Nate Hutchinson with Flagborough to address the questions.

Mr. Hutchinson explained that there would be no paid members of the nonprofit from Flagborough or Woodbury. He explained how the facility would work and that there would be a fee for residents to use the facility and maintain the park. He explained where the promenade would be located.

Community Development Director Morgan Brim explained that there would be a cultural/community center located on the Gammon Park property. Mr. Hutchinson continued his explanation of the aquatics facility.

Mr. Blakesley clarified the terms of the agreement and the opt-out period.

Mayor Fullmer called for comments or a motion.

Councilmember Welsh reviewed the visions for a community center for Vineyard residents only. She added that she was excited about the aquatic facility

Motion: COUNCILMEMBER RASMUSSEN MOVED TO ADOPT RESOLUTION 2023-63 APPROVING THE CONTRIBUTION AGREEMENT AND LEASE AND MAINTENANCE AGREEMENTS FOR THE PROMENADE AQUATICS FACILITY 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.

4.2 DISCUSSION AND ACTION – East District: The Creation of Public Infrastructure District (Resolution 2023-58) *(A public hearing was held for this item during the December 13, 2023 City Council Meeting.)*

City Attorney Jayme Blakesley will present the proposed creation of five Public Infrastructure Districts (the “Proposed Districts”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed Districts, (ii) whether the service should be provided by the City or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts. The mayor and City Council will act to adopt (or deny) this request by resolution. (This item was continued from the December 13, 2023 City Council meeting.)

Mr. Blakesley gave a brief overview of what a Public Infrastructure District (PID) was, and the terms in the governing documents. He explained that the dollar amount of the PIDs was not being increased, how the funding worked and that it was not redirecting existing tax revenues.

Ms. Price asked if the PIDs would have height restrictions or where the massing for the building would occur. Mr. Blakesley replied that the PID documents did not do any land use work.

Mr. Hutchinson gave a brief overview of the meeting they held with residents about the PIDs.

Mayor Fullmer asked for clarification about representation on the PID Board. Mr. Blakesley explained the terms of the agreement.

Councilmember Sifuentes asked if the council would be able to see the funds that were coming in. Mr. Blakesley explained that the PIDs would have annual reporting,

and quarterly on their budget and expenses. The PIDs would have to follow noticing requirements for budgets and other public processes.

Councilmember Sifuentes asked for clarification on the PID amounts. Mr. Blakesley replied that they would need to clarify it in the motion.

Motion: COUNCILMEMBER WELSH MOVED TO ADOPT RESOLUTION 2023-58, APPROVING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT FOR THE EAST DISTRICT OF THE VINEYARD DOWNTOWN DEVELOPMENT WITH THE CAP AT \$500 MILLION. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

4.3 DISCUSSION AND ACTION – West District: The Creation of Public Infrastructure District (Resolution 2023-59) *(A public hearing was held for this item during the December 13, 2023 City Council Meeting.)*

City Attorney Jayme Blakesley will present the proposed creation of five Public Infrastructure Districts (the “Proposed Districts”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed Districts, (ii) whether the service should be provided by the City or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts. The mayor and City Council will act to adopt (or deny) this request by resolution. (This item was continued from the December 13, 2023 City Council meeting.)

Mr. Blakesley reviewed the differences between the two PIDs, which were the dollar amount cap at \$1 billion and the property boundaries. There was a brief discussion about the location.

Motion: COUNCILMEMBER WELSH MOVED TO ADOPT RESOLUTION 2023-59, APPROVING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT FOR THE WEST DISTRICT OF THE VINEYARD DOWNTOWN DEVELOPMENT. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

5. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:30 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: January 24, 2024

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