



**MINUTES OF A REGULAR
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard Utah
July 10, 2024, at 6:01 PM

Present

Mayor Julie Fullmer
Councilmember Sara Cameron
Councilmember Jacob Holdaway
Councilmember Amber Rasmussen
Councilmember Mardi Sifuentes

Absent

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Community Development Director Morgan Brim, Finance Director Kristie Bayles, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer, and Deputy Recorder Tony Lara

Others Speaking: Eric Towner with X Development; residents Karen Cornelius, Ryan and Elizabeth Holdaway, Daria Evans, Mike Cox, David Pearce, David and Claudia Lauret,

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

► Mayor Fullmer opened the meeting at 6:01 PM. Councilmember Cameron gave the invocation and led the Pledge of Allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

No items were submitted.

3. WORK SESSION

3.1. Waters Edge Homeowners Association (HOA)

- City Attorney Jayme Blakesley gave a general overview of HOAs.
- Councilmember Cameron asked about the ability of residents to have their own HOA. Mr. Blakesley suggested they look at the CC&Rs (Covenants, Conditions, and Restrictions) or Declarations for their development and have a private attorney advise them.

► Councilmember Holdaway felt that a topic like this should be posted seven days in advance. A discussion ensued. Councilmember Cameron mentioned that she had been talking to the residents. The discussion continued. Mayor Fullmer noted that this was not under the council's jurisdiction and explained why they were holding a work session. Mr. Blakesley added that he was available as a resource if it did not interfere with his obligations to the city. He said he could refer the residents to a capable attorney for direction.

3.2. X Development Parking Proposal

Eric Towner with X Development will present a proposal regarding parking requirements for the mixed-use building in The Yard development south of Topgolf.

► Eric Towner with X Development reviewed the mixed-use development in The Yard. He noted that they had completed some of the required engineering studies and reviewed the parking study results in The Yard. He said that the study recommended fewer stalls according to engineering standards. There was a brief discussion about the availability of the parking study. Mr. Towner continued his presentation.

► Mr. Towner asked if there was a parking management plan that the city wanted to see. Mr. Brim reviewed a potential parking management plan following the apartment management plans. A discussion ensued.

► Mr. Towner continued his presentation. A discussion ensued about parking, bike lanes, and crosswalk options.

► Mayor Fullmer called comments from the council.

► Mr. Towner asked for an update on the removal of the rail spur. Mayor Fullmer explained where they were in the process.

4. PUBLIC COMMENTS

Mayor Fullmer opened for public comments.

► Resident Karen Cornelius, living in The Villas subdivision, thanked the city for cleaning up the graffiti over the weekend. She explained what transparency meant to her. She reviewed her concerns with transparency and the December 13, 2023, City Council meeting.

► Resident Ryan Holdaway, living on Holdaway Road, thanked the city for participating in the memorial built to remember Seinna. He expressed his gratitude to the city and council for protecting their future. He encouraged the council to think about what the government would need.

► Resident Daria Evans, living in The Villas subdivision thanked the staff for cleaning up the graffiti. She asked what the next date would be for the next public hearing about the change in government and what would happen to the cars parked on 300 West during the winter months.

► Resident Mike Cox, living in the Providence subdivision, expressed his love for Vineyard over the 4th of July. He expressed his concern about the government's honesty regarding parking. He mentioned that he spoke with 786 households in Vineyard about what the mayor was doing and about parking.

► Resident David Lauret, living on Holdaway Road, commended the mayor and council on diligently doing the city's business. He expressed his concern about transparency and limiting the time for public comments.

► Mayor Fullmer moved on to consent items.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Councilmember Cameron thanked Mr. Hancey for his work on the parking permit process and other staff for their diligence. She asked about making the line items on the budget more specific and doing monthly council packets.

► City Manager Eric Ellis mentioned that he would have a monthly staff report available later this week.

► Councilmember Rasmussen reported that the Community Garden will hold a healthy cooking class this Thursday at 6 PM at Gammon Park. She recommended that residents keep an eye out for Vineyard Cares events. She thanked the ARCH Commission for their help with Vineyard Days and the Independence Day celebration.

► Councilmember Holdaway asked about the RAP Tax grants. Mayor Fullmer explained that they were continuing the process. A discussion ensued.

► Councilmember Holdaway reviewed his experience with the budgeting process.

► Councilmember Holdaway asked, for the record, if the City Manager was being compensated differently than the previous city manager. He reviewed what he thought was the City Manager's total compensation. He said that now that the budget was set, he and a few residents wanted a committee to meet about the budget by August. He stated he was trying to develop a better relationship with Mayor Fullmer and Mr. Ellis. He said he had requested that he and Councilmember Cameron or another councilmember meet with Mr. Ellis.

► Mayor Fullmer addressed the city manager's compensation and said they now had an RDA consultant. She mentioned that Mr. Nair did not do the finance or the RDA Director job. She said she was grateful that Councilmember Holdaway wanted to meet with her on the budget process. She noted that the council had met six times to discuss the budget. She explained that they had offered to meet with him, but he did not attend the weekly budget meetings. She felt that they had a good process. A discussion ensued. Mayor Fullmer said that the budget and financial policy had been presented to the public and thought it was transparent.

▶ Mr. Blakesley explained that there were two statutes, the Open and Public Meetings Act (OPMA), and informal meetings where only two councilmembers may be present. He said that by statute, regardless of the form of government, the mayor was the chief executive officer, and the mayor had the right to attend a meeting with the city manager and another councilmember. A discussion ensued.

▶ Councilmember Sifuentes felt that, regarding Councilmember Holdaway's comments, this was a big part of the form of government change she was working for. She noted that with a six-member form of government they could have two councilmembers and the mayor present at a meeting, but with the council-mayor form, the mayor could withhold council from meeting with any staff. She suggested that citizens contact her personally about the form of government.

▶ Councilmember Sifuentes reported that she attended the economic development meeting for Huntsman and Flagborough. She thanked staff, specifically Mr. Ellis and Special Event Coordinator Anna Nelson, for their work on the July 1st event. She thanked Neighborhood Services Coordinator Maria Arteaga and Public Works Director Naseem Ghandour for their communication on code enforcement. She also thanked the staff for the calendar invites.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

▶ City Manager Eric Ellis explained that staff reports would be emailed to the council.

7. CONSENT ITEMS

7.1. Approval of the June 26, 2024, City Council Meeting Minutes

▶ **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

8. APPOINTMENTS

No names were submitted.

9. BUSINESS ITEMS

9.1. DISCUSSION AND ACTION - Parking Permit Program (Resolution 2024-17)

Senior Planner Cache Hancey will present a Parking Permit Program for 300 W and Vineyard Loop Road near the Lakefront at Town Center Neighborhood. (This item was continued from the June 26, 2024, City Council Meeting.)

▶ Mr. Hancey was excused. Community Development Director Morgan Brim presented the parking resolution.

▶ Mayor Fullmer asked if the permitting ordinance touched on snow removal. Mr. Brim replied that it was a city-wide snow removal parking ordinance.

► Councilmember Rasmussen thanked Councilmember Cameron for her work on the parking resolution. Councilmember Cameron expressed concern about the two different parking passes. She said they had discussed enforcement for the first few months with a note informing them of the requirements. A discussion ensued.

► Councilmember Sifuentes felt that Councilmember Cameron had done a good job working with the HOA.

► Councilmember Holdaway felt that this was an important step but wanted to see adjustments. There was a discussion about the cost and need for more parking. Lieutenant Rockwell explained the process of enforcing the parking. Mayor Fullmer explained the process the city had gone through to this point.

► Councilmember Holdaway felt that the HOAs should be allowed to enforce parking during the holidays. Mayor Fullmer asked about the issue with the parking on the road. There was a discussion about the original site plan.

► Lieutenant Rockwell addressed the issue with the tow company. A discussion ensued.

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO ADOPT RESOLUTION 2024-17, PARKING PERMIT PROGRAM FOR 300 WEST AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.2. PUBLIC HEARING - Proposal to Consider a Change in Government

This is the first of two public hearings to receive public comment on a proposal to change the form of government from a five- to a six-member council. No action will be taken on this item.

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

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO OPEN THE PUBLIC HEARING AT 7:17 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for public comment.

► Mr. Lauret commented that the change to a six-member was the smallest possible change and felt it would only address some of the issues he thought they were having. He suggested that they should follow the traditions of the country having separate executive and legislative branches. He asked the council to reconsider their decision.

▶ Resident Claudia Lauret, living on Holdaway Road, asked what the opposition was to the council-mayor form of government. She felt that public comments had been ignored and that they needed a change in government.

▶ Resident Karen Cornelius, living in The Villas, stated the change had nothing to do with the current council. She noted that she agreed with the council-mayor form of government.

▶ Resident David Pearce, living in The Cascade subdivision, felt that the change should be for the most effective form for the city. He expressed his opinion on the best form of government and that the city was a supporting entity of the state government.

▶ Resident Elizabeth Holdaway, living on Holdaway Road, asked the council not to rush this decision and to ensure checks and balances were in place.

▶ Mr. Cox agreed with the other public comments that a council-mayor form of government made sense. Mr. Blakesley was asked to explain the six-member form. A discussion ensued.

▶ **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 7:30 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT

▶ Mayor Fullmer adjourned the meeting at 7:59 PM.

MINUTES APPROVED ON: August 14, 2024

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER

