



**MINUTES OF A REGULAR
CITY COUNCIL MEETING**
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
August 14, 2024, at 5:36 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, Parks and Recreation Director Brian Vawdrey, Senior Planner Cache Hancey, Planner Anthony Fletcher, Utility Billing Clerk Maria Arteaga, and Deputy Recorder Tony Lara

Others Speaking: Residents Daria Evans, Russell Evans, Kim Cornelious, Karen Cornelious, David Lauret, David Pearce, Brent Gray, Terry Ewing, Justin Jones, Sonia McGrath, Natalie Harbin, Keith Holdaway, Randy Gray, Caden Rhoton, Jordan Christensen, Cory Teuscher and Tim Blackburn

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

► Mayor Fullmer called the meeting to order at 5:36 PM. Councilmember Sifuentes gave the invocation and led the pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

No there items submitted.

3. WORK SESSION

No there items submitted.

4. PUBLIC COMMENTS

► Kim Cornelious, living in The Villas subdivision, asked why the meeting had started earlier than normal.

► Daria Evans, living in The Villas subdivision, expressed concern that minutes from a previous meeting had mischaracterized her statements and wanted the record to reflect that her request that the council reconsider their decision to change the form of government was because she felt the city did not have the money to afford another councilmember at that time.

► Karen Cornelious, living in The Villas subdivision, expressed her disappointment regarding an email exchange with City Manager Eric Ellis, where she was advised that the matters she wanted to discuss would be best handled during city council meetings and not in-person meetings. She stated that the two minutes given for public comment was insufficient to address the issues she had.

► Russell Evans, living in The Villas subdivision, was concerned that questions asked during public comment were not being answered in real time and that it hindered discussion because follow-up questions could not be asked.

► Mr. Ellis offered clarification on the email that was mentioned by Mrs. Cornelious.

► Councilmember Holdaway asked for legal clarification from City Attorney Jayme Blakesley on whether Mr. Ellis should be able to meet with the citizens' group he formed to address budget concerns. There was also a legal discussion over Councilmember Holdaway's ability or authority to "deputize" citizens.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Councilmember Cameron shared her support and appreciation for Finance Director Kristie Bayles, as well as the overall transparency and answers provided by staff.

► Councilmember Sifuentes gave an update on development meetings she had with Flagborough regarding the Huntsman Cancer Institute. There was additional discussion on a future drive thru pharmacy and the zoning code that would need to be amended to allow for that. She also gave an update on a Truth in Taxation meeting that had occurred the night before with Alpine School District, but that she would need more time to study it to present a more detailed report on that meeting.

► Councilmember Rasmussen gave an update on the Bike Commission as well as the library and their progress in putting together their fall programs. She also encouraged residents to visit the community garden.

► Councilmember Holdaway expressed his gratitude to Councilmember Sifuentes for her invocation and stated that he too hoped the meeting would be productive.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

No staff reports were given.

7. CONSENT ITEMS

- 7.1. Approval of the July 10, 2024, City Council Meeting Minutes**
- 7.2. Approval of the August 7, 2024, City Council Special Session Minutes**
- 7.3. Approval of an Interlocal Agreement for Library/Bookmobile Services (Resolution 2024-22)**
- 7.4. Interlocal Agreement with Utah County - Waterfront Grant Amendment (Resolution 2024-23)**
- 7.5. Desk Surplus Approval**

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

8. APPOINTMENTS

No appointments were made.

9. BUSINESS ITEMS

9.1. Public Hearing - Truth in Taxation

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO ENTER A PUBLIC HEARING AT 6:00 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, RASMUSSEN AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Finance Director Kristie Bayles gave a presentation on the budget and the tax rate.

► Mr. Cornelius stated that he felt there had been several misguided decisions made by the council. Specifically, he felt that the city hall was not needed at this time and that the money set aside for it could be used instead of a tax increase.

► Brent Gray, living in The Villas subdivision, expressed concerns that any tax increase would negatively impact those on a fixed income.

► Terry Ewing, living in The Villas subdivision, expressed concerns over what she viewed as a lack of transparency from the city and overspending on planning.

► Ms. Evans explained that she was not a member of any political group. She presented 137 signatures from residents in her area that were against the tax increase. She also expressed concerns that an increase would create a burden for those on a fixed income.

► Justin Jones, living in The Meadows subdivision, also expressed concerns about the impact on those living with fixed incomes.

► Sonia McGrath, living in the Le Cheminant subdivision, thanked the city council and city staff for their hard work. She stated that she has had very positive interactions and that she found the staff to be very knowledgeable and open.

► Ms. Cornelius expressed concern about past planning for city growth and asked about future plans specifically impact fees for public safety.

► Mr. Evans also wanted to express his concern over the impact on widows and those on fixed incomes and that he believed there was more that could be cut from the budget before considering a tax increase.

► Natalie Harbin, living in the James Bay subdivision, stated that she was aware that increased taxes would be challenging for those on a fixed income and that she hoped those residents would be able to take advantage of state programs. She also thanked the council and staff for working hard to plan for future growth.

► David Lauret, living on Holdaway Road, spoke against the increase and asked the council to continue to find ways to cut the spending, he recommended shifting funds from the planning of a new city hall.

► Keith Holdaway, living on Holdaway Road, felt there was unaccounted for spending by the city and a general lack of transparency.

► Randy Gray, living in The Villas subdivision, expressed concerns over the impact of an increase tax on elderly and disabled residents and those on fixed incomes.

► Tim Blackburn, living in the Sleepy Ridge subdivision, expressed concerns over travel costs and requested reports detailing the benefits of those trips. He asked why the city had a lobbyist and what had been the benefit of that position.

► Caden Rhoton, living in The Cottonwoods subdivision, encouraged the council to follow through with building the fire station and to continue to work hard for increased growth and focus on economic development.

► Jordan Christensen, living in The Preserve subdivision, expressed concerns regarding building restrictions placed on townhomes, specifically basements and parking structures. He stated that he would be comfortable paying more in taxes if he could further develop his land.

► Ms. Cornelius wanted to clarify that no one was against funding for public safety but that she felt there could be additional cuts made before voting on a budget.

► Cory Teuscher, living in The Villas subdivision, advised the council to be cautious with increases.

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO CLOSE THE PUBLIC HEARING AT 6:54 PM. COUNCILMEBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, RASMUSSEN, AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Councilmember Rasmussen asked if meetings similar in style to public hearings, regarding taxes could be made more routine. Additionally, she expressed her support for the increase.

► Mayor Fullmer asked Finance Director Kristie Bayles to give a short explanation of the term “revenue neutral.” A discussion ensued.

► Councilmember Holdaway gave a presentation on what he felt was the impact of the Vineyard Redevelopment Agency (RDA) on current taxes being collected. A discussion ensued. Councilmember Sifuentes wanted the record to show that her property value had dropped and asked for clarification on the point of the presentation. Councilmember Holdaway felt some of what was presented by staff was deceiving or misleading. There was a discussion about projects, planning, and impact fees.

► Councilmember Rasmussen commented on statements made by Councilmember Holdaway during his presentation and stated she felt it was inappropriate for councilmembers to name individual residents and to imply they have a full understanding of that resident’s viewpoints.

► Councilmember Holdway concluded his presentation by thanking members of the public that helped advise him throughout the budget process. He also asked that RDA funds be used to make up the shortfall, instead of a tax increase.

► Councilmember Holdaway initiated a discussion about the leasing of vehicles for city use.

► Councilmember Sifuentes gave a breakdown of her work during the creation of the budget and her thoughts on the process.

► Councilmember Holdaway initiated a discussion about the benefits of a lobbyist for the city.

► Mayor Fullmer followed up on what was done during the legislative session and with the lobbyist. She also offered clarification on the RDA, the budget process as a whole, and taxes. Additionally, she spoke on the process of approving projects and planning in general.

9.2. Discussion and Action - Adoption of the Fiscal Year 2024-2025 Certified Tax Rate (Ordinance 2024-09)

The mayor and City Council will act to adopt (or deny) this by resolution. (The public hearing regarding the tax rate will be completed during this meeting, before this item is to be considered.)

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO APPROVE ORDINANCE 2024-09, ADOPTION OF THE FISCAL YEAR 2024-2025 CERTIFIED TAX RATE, AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. THE ROLL CALL VOTE WAS AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS RASMUSSEN, SIFUENTES, AND CAMERON VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

**9.3. Discussion and Action - Adoption of the Fiscal Year 2024-2025 Budget
(Resolution 2024-24)**

The mayor and City Council will act to adopt (or deny) this by resolution.

► **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO CONTINUE DISCUSSION ON THIS ITEM UNTIL THE NEXT MEETING ON AUGUST 28. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, RASMUSSEN AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10. ADJOURNMENT

Mayor Fullmer adjourned the meeting at 8:00 pm.

MINUTES APPROVED ON: August 28, 2024

CERTIFIED CORRECT BY:



TONY LARA, DEPUTY CITY RECORDER

