



**MINUTES OF A REGULAR
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
December 11, 2024, at 6:00 PM

Present

Councilmember Sara Cameron
Councilmember Brett Clawson
Councilmember Jacob Holdaway
Councilmember Mardi Sifuentes

Absent

Mayor Julie Fullmer

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, RDA Director Josh Daniels, Sergeant Jason Bullock with the Utah County Sheriff's Office, 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, Communications Manager Jenna Ahern, Executive Assistant Natilee Allen, City Recorder Pamela Spencer

Others Speaking: Nate Hutchinson and Pete Evans with Flagborough; residents Daria Evans and Karen Cornileous

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

► City Recorder Pamela Spencer opened the meeting at 6:00 PM. She called for a motion to elect a mayor pro tempore.

► **Motion:** COUNCILMEMBER CAMERON NOMINATED COUNCILMEMBER SIFUENTES AS THE MAYOR PRO TEMPORE. COUNCILMEMBER HOLDAWAY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY AND SIFUENTES VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

► The meeting was recessed until after the Redevelopment Agency Board Meeting.

► The City council meeting resumed at 6:14 PM.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no presentations, recognitions, awards, or proclamations.

3. WORK SESSION

3.1. Utah City Parking Presentation and Discussion

Mayor Pro Tempore Sifuentes turned the time over to Nate Hutchinson with Flagship (Flagborough).

- ▶ Mr. Brim reminded the council that this was from a previous parking discussion.
- ▶ Mr. Hutchinson reviewed the questions they were asked to respond to.
 1. Parking management along roads within the development that were not transit users.
 2. Overall parking management of the project; how roads, structures, and lots would be handled long-term.
 3. How parking would be contained on site as the project builds out.
 4. Parking Study. He reviewed the parking study requirements.
- ▶ He noted that they were under construction on the first 450 units and planned to build the next phase in 2026. He explained the reason for parking issues in other areas of the city.
- ▶ He said that they would be selling units once the promenade, retail, grocery store, and Huntsman Cancer Institute were established.
- ▶ He explained that they had more parking planned than what was required by the zoning code for the grocery store. He reviewed parking to the south of the project and felt that it would be contained within the downtown area. They were committed to having enough parking in the downtown area.
- ▶ Councilmember Cameron asked about progress on the grocery store. Mr. Hutchinson replied that piers were in the ground, and they would start footings and foundation in January.
- ▶ Mr. Brim asked about restrictions on Main Street and the transit road. Mr. Hutchinson replied that parking would be restricted along Main Street and that they were working with Utah Transit Authority (UTA) to increase their parking with a shared parking plan. There was a discussion about parking and keeping roads restricted.
- ▶ Mayor Pro Tempore Sifuentes asked if they were working with a study group. Mr. Hutchinson replied that they were narrowing it down and then would present their recommendation to city staff for approval. He noted that they were willing to work with the city on the timing of when the parking study would be required to be completed. The parking discussion continued.
- ▶ Resident Daria Evans, living in the Villas subdivision, asked how the shared parking structure would work for people who use UTA to get the airport. She also asked about the 1800 units vs 1800 parking spots.

▶ Mr. Hutchinson replied what there would be stalls for overnight parking with UTA requirements. City Manager Eric Ellis explained that residents needing the overnight parking would contact UTA. Mr. Hutchinson explained that this was for the current 800 units under construction not the full 1800 units.

▶ Councilmember Holdaway expressed his concern with how parking studies were conducted. Mayor Pro Tempore Sifuentes replied that she had just watched Orem's Council meeting, and their mayor said that they could plan but things changed. She felt that they needed to have continual studies. Councilmember Holdaway, for the record, disagreed with Mayor Pro Tempore Sifuentes' statement.

▶ Pete Evans with Flagborough explained that this was what was codified in the code to true up what was required and what was needed. A discussion ensued.

4. PUBLIC COMMENTS

▶ Karen Cornelious, living in the Villas subdivision, gave a shout out to Lieutenant Rockwell and Public Works Director Naseem Ghandour who solved an issue they had in front of the Villas Club House last week.

▶ Ms. Evans also thanked Lieutenant Rockwell and Public Works Director Naseem Ghandour. She thanked Parks and Recreation Director Brian Vawdrey and Recreation Manager Zach Baty for holding a recreation forum for the Villas' residents.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

(These reports were moved to end of the meeting.)

▶ Councilmember Cameron acknowledged Mr. Vawdrey for the amazing Blizzard race held in November. She thanked Special Event Manager Anna Nelson for her hard work on Boo-A-Palooza. She mentioned that at the Staff Christmas party she was introduced to the Public Works staff and how their managers appreciated their hard work.

▶ Councilmember Clawson commented on how much he appreciated staff on educating him on the workings of the city.

▶ Councilmember Holdaway mentioned that he had surmised his requests for the year and sent them to the mayor. Councilmember Camerson explained that the mayor had responded to his email and had given the council a timeline. A discussion ensued.

▶ Mayor Pro Tempore Sifuentes reported that she had several meetings and phone calls about the school district. She mentioned the grocery store and Huntsman Cancer. She also thanked City Staff for their hard work and comradery.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

- ▶ Mr. Ellis explained that he would send out a report to the council and put it online.

7. CONSENT ITEMS

7.1. Approval of the November 13, 2024, City Council Meeting Minutes

7.2. Approval of the November 13, 2024, City Council Special Session Minutes

7.3. Approval of the November 20, 2024 City Council Special Session Minutes

7.4. Interlocal Cooperation Agreement Between Utah County and Vineyard for an Effort to Aid the Homeless (Resolution 2024-35)

Adoption of Resolution 2024-35, authorizing the Mayor to sign an interlocal agreement with Utah County, supporting the 2024-2025 Winter Response Plan. (\$2,000.00)

- ▶ Mayor Pro Tempore Sifuentes called for a motion.

▶ **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO APPROVE AND ADOPT THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE SIFUENTES, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

8. APPOINTMENTS/REMOVALS

There were no appointments made at this time.

9. BUSINESS ITEMS

9.1. DISCUSSION AND ACTION - Bid Award for IT and Cybersecurity Services (Resolution 2024-30)

Chad Davis and Jarom Roney, with Onward Technology, will give a presentation on IT and Cybersecurity. Afterward, Executive Assistant Natilee Allen will present the winning bid for IT and Cybersecurity services. The mayor and City Council will act to adopt or deny this request by resolution.

- ▶ Executive Assistant Natilee Allen reviewed the process staff had gone through to recommend a qualified company. She turned the time over to Chad Davis with Onward Technology.

- ▶ Mr. Davis gave a presentation on IT and Cybersecurity and what their company could provide.

- ▶ Councilmember Clawson asked if they had a preference for a password manager. Mr. Davis replied that it would be Bitwarden.

- ▶ Mayor Pro Tempore Sifuentes called for a motion.

► **Motion:** COUNCILMEMBER CAMERON MOVED TO ADOPT RESOLUTION 2024-30 AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE SIFUENTES, COUNCILMEMBERS CAMERON, AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. MAYOR FULLMER WAS EXCUSED. THE MOTION CARRIED THREE (3) TO ONE, (1) WITH ONE ABSENT.

► Mr. Brim clarified that parking south of the civic square on Main Street in the downtown area would not be allowed. ► Councilmember Holdaway felt that they had the lowest parking requirement of the city. Mr. Brim replied that he would look it up and get back to him.

9.2. PUBLIC HEARING - Adoption of Ordinance for salary increases (Ordinance 2024-17)

City Manager, Eric Ellis, will present an ordinance proposing salary increase for statutory staff as required per State Code 10-3-818.

► Mayor Pro Tempore Sifuentes called for a motion.

► **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO OPEN THE PUBLIC HEARING AT 6:55 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR PRO TEMPORE SIFUENTES, COUNCILMEMBERS CAMERON, CLAWSON, AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

► Mr. Ellis reviewed the ordinance and increase in the salary.

► Mayor Pro Tempore Sifuentes called for public comments. Hearing none, she called for a motion to close the public hearing.

► **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO CLOSE THE PUBLIC HEARING AT 6:57 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR PRO TEMPORE SIFUENTES, COUNCILMEMBERS CAMERON, CLAWSON, AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

► Mayor Pro Tempore Sifuentes called for comments from the council or a motion.

► Councilmember Holdaway noted that he was in favor of the increase.

► **Motion:** COUNCILMEMBERS CAMERON MOVED TO ADOPT ORDINANCE 2024-17, APPROVING THE RECOMMENDED SALARY INCREASE FOR THE FINANCE DIRECTOR AS PRESENTED AND AFTER SUCCESSFUL COMPLETION OF THE GOVERNMENT FINANCE OFFICERS ASSOCIATION (GFOA) CERTIFICATION PROGRAM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE SIFUENTES, COUNCILMEMBERS CAMERON, CLAWSON, AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

9.3. INTERLOCAL AGREEMENT REGARDING ACTIVITIES RELATED TO FORMATION OF REORGANIZED NEW SCHOOL DISTRICT SERVING RESIDENTS OF THE CITIES OF LINDON, OREM, PLEASANT GROVE, AND VINEYARD (Resolution 2024-36)

In the recent general election, two separate ballot initiatives (Prop 11 and 14) to split the Alpine School District were approved and resulted in a three-way division of the district. Because of the school district division, the four remaining municipalities, Lindon, Orem, Pleasant Grove, and Vineyard will form a "reorganized new school district" to serve the residents. The parties of the reorganized new school district recognize the need to cooperate during the transition into the new district and this interlocal agreement provides the framework of the needed cooperation.

► Mayor Pro Tempore Sifuentes turned the time over to City Attorney Jayme Blakesly. (She mentioned the acronym of LOVPG; Lindon, Orem, Vineyard and Pleasant Grove)

► Mr. Blakesley gave a background on the school district formation issues. He then reviewed the interlocal agreement. He clarified who would represent the city: the mayor, city manager, and one member of the city council.

► Mayor Pro Tempore Sifuentes asked about the temporary name of the new school district. She mentioned that they wanted to leave most of the decisions to the new school board who would be elected next November. There was a discussion about the different versions of the ILA. Mr. Blakesley mentioned that Alpine School District would inventory the assets and then the three new districts would determine who gets what.

► Mayor Pro Tempore Sifuentes suggested that it was a good time to get involved as a school board member. She mentioned that there was a lot of excitement to work with the other cities. She said that they were watching and working on a bill presented by Representative Keith Grover which would affect details of the split.

► Councilmember Holdaway disclosed a conflict of interest with working with Alpine School District on their surplus property. He asked about when he would be able to attend the meetings. There was a discussion about the meetings. Mayor Pro Tempore Sifuentes felt that she learned a lot by having one-on-one conversations and recommended that Councilmember Holdaway reach out to Julie King. The discussion continued.

▶ Councilmember Holdaway asked about changing the city code to change how assignments were given to councilmembers. Mr. Blakesley replied that in most cities the mayor makes the assignments, but the council could change it.

▶ Mr. Blakesley explained that the ILA established protocol for who would be participating on the board.

▶ Mayor Pro Tempore Sifuentes called for a motion. Mr. Blakesley stated that they needed two items in the motion.

▶ **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO ADOPT RESOLUTION 2024-36 WITH THE COUNCIL REPRESENTATIVE AS COUNCILMEMBER SIFUENTES. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE SIFUENTES, COUNCILMEMBERS CAMERON, CLAWSON, AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

10. CLOSED SESSION

No closed session was held.

▶ Mayor Pro Tempore Sifuentes welcomed Councilmember Brett Clawson to his first official meeting.

11. ADJOURNMENT

▶ Mayor Pro Tempore Sifuentes adjourned the meeting at 7:34 PM.

MINUTES APPROVED ON: 1/15/2025

CERTIFIED CORRECT BY: *Paula D. Spencer*
PAMELA SPENCER, CITY RECORDER

