



**MINUTES OF A CITY COUNCIL
SPECIAL SESSION**

City Council Chambers
125 South Main Street Vineyard, Utah
January 29, 2025, at 7:21 PM

Present

Mayor Julie Fullmer
Councilmember Sara Cameron
Councilmember Brett Clawson
Councilmember Jacob Holdaway
Councilmember Mardi Sifuentes

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Building Official Cris Johnson, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Finance Director Kristie Bayles, Communications Manager Jenna Ahern, City Recorder Pamela Spencer

Others Speaking: Spencer Hintze, CPA - Gilbert & Stewart CPAs; Scott Cuthbertson and Greg Bisping with EDCUtah; Jordan Cullimore with the Property Rights Ombudsman's office, residents Daria Evans, Karen Cornelious, and Kristal Price

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

- ▶ Mayor Fullmer opened the meeting at 7:21 PM.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Fiscal Year 2023-2024 Audit Report

Spencer Hintze, CPA - Gilbert & Stewart CPAs will present the FY24 Audited Financial Statements.

The mayor and City Council will move to accept the audit report.

- ▶ Mayor Fullmer turned the time to Spencer Hintze CPA with Golbert & Stewart CPAs.
- ▶ Mr. Hintze mentioned that this was his tenth year doing the audit and thanked the staff for their help. He then reviewed highlights of the audit.
- ▶ Mayor Fullmer thanked Mr. Hintze for the firm's work.

► Councilmember Holdaway had a general comment that in his line of works he looked at the entire process and offered definitions of terms he felt were not being used correctly, more specifically corruption and transparency as it pertained to government processes. Councilmember Cameron stated that she had asked for a breakdown of the miscellaneous category in the budget. Mr. Hintze noted that there was no miscellaneous in their audit process. A discussion ensued.

► Mayor Fullmer clarified that this was a separate discussion and called for a motion.

► **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ACCEPT THE FINANCIAL AUDIT AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

2.2. EDC Utah

► Mayor Fullmer introduced and turned time over to CEO and President Scott Cuthbertson and Vice President of Investor Relations Greg Bisping with EDCUtah (Economic Development Corporation of Utah).

► Mr. Cuthbertson presented an overview of the services they provide and their accomplishments in the past year. He reviewed statics for the state on growth, job growth, and the economy.

► Mayor Fullmer thanked them for the opportunity with them. She asked Mr. Cuthbertson to review some of the upcoming events.

► Mr. Cuthbertson explained that they had a booth at the ICSC event that was a popular retail conference held annually in Las Vegas; they were holding an Energy Innovations in Utah Symposium on February 13, 2025; they were doing an economic exchange to share best practices and going on a fact finding tour with their peers in South Carolina. Mayor Fullmer felt that the strategy had been beneficial to the community.

► Councilmember Holdaway asked about their relationship with 47G. Mr. Cuthbertson replied that they were separate and a peer to IO Utah, The Utah Manufacturing Association, Aerospace, etc. He noted that they work with them only when there was a need. There was a brief discussion.

2.3. Property Rights Training

Head Attorney Jordan Cullimore, from the Office in the Property Rights Ombudsman office will provide training on Property Rights.

► Mayor Fullmer turned the time over to the Head Attorney Jordan Cullimore, from the Property Rights Ombudsman office.

► Mr. Cullimore presented what their office did to help people understand their property rights.

► Councilmember Holdaway asked for clarification about eminent domain. Mr. Cullimore explained the process.

► Mr. Cullimore reviewed: Exactions and administrative/ legislative decisions.

► Councilmember Sifuentes asked about short-term rentals and ADUs. State laws and city regulations. Mr. Cullimore explained the differences. There was a discussion about the impact of universities. Mr. Cullimore's explanation continued. A discussion ensued.

3. WORK SESSION

No work session items were submitted.

4. PUBLIC COMMENTS

► Daria Evans, living in The Villas subdivision, mentioned the presentation done during the Active Transportation Commission meeting held last night and then gave a personal experience. She felt that there was not enough space for people to have home-based businesses in their homes. She mentioned the wayfinding discussion.

► Karen Cornelius, living in The Villas subdivision, expressed her concerns about the new city hall and felt that they were building backwards. She stated that they needed the tax base first and felt they needed to communicate better. She did not want to see Vineyard take out bankruptcy. She asked about the importance of public safety impact fees and how much the developers were paying.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Councilmember Camreon reported on some of the legislative bills that they were looking at it. Mayor Fullmer gave an update on representing the city at the legislature. Mr. Blakesley suggested they Google the Utah League of Cities and Towns and the legislative bill tracker.

► Councilmember Sifuentes reported on the school district update. They were waiting on a completed financial study and legislation that could affect the school district and how they move forward. Vineyard resident representative, Issac Stipple, was helping set up the boundaries for future school board members. She also reported on the Active Transportation Commission presentation from last night. She noted that the grocery store and Huntsman were still coming.

► Councilmember Clawson reported that he had met with RDA Director Josh Daniels to learn more about the RDA. He had the opportunity to attend the Utah Valley Drug Coalition dinner and reported on some points that stuck out to him. He reported on the apartments that were being built in the downtown area and shared that there were courtyards on the interior of the apartments. He gave an update on the code of conduct and that there were a few work sessions scheduled. He noted that there some citizens that wanted to participate in the discussions. Councilmember Holdaway added to the report.

► Mayor Fullmer commented that Councilmember Clawson helped with getting the youth to capitol for the day at the legislature and that Councilmember Cameron attended with them. She noted that Councilmember Clawson attended the ARCH Commission meeting and Councilmember Cameron attended the Library board meeting.

► Councilmember Holdaway did not have any additional items to report.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

There were no staff reports.

7. CONSENT ITEMS

7.1. Approval of the January 14, 2025, City Council Special Session Minutes

7.2. Approval of the January 15, 2025, City Council Special Session Minutes

► Mayor Fullmer called for a motion.

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

8. APPOINTMENTS/REMOVALS

8.1. Planning Commission

Mayor Fullmer, with the advice and consent of the City Council, will appoint a new member to the Planning Commission.

This item was moved near the beginning of the meeting right after the presentations.

► Mayor Fullmer explained her appointment of David Pearce and asked Senior Planner Cache Hancey to introduce him.

► Mr. Hancey explained that Mr. Pearce was a great member of the public and that he had great feedback and experience in the field.

► Mr. Pearce thanked the mayor for the opportunity to participate in the Planning Commission's work and efforts. He said that he had a passion for the community and felt that it had a lot of potential.

► Mayor Fullmer thanked him for his dedication and involvement in the community and the knowledge he would bring to the commission. She then called for a motion.

► Councilmember Holdaway asked for additional time to review the appointment.

► **Motion:** COUNCILMEMBER CAMERON MOVED TO APPROVE THE MAYOR'S APPOINTMENT TO THE PLANNING COMMISSION AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

8.2. Youth Council Co-Advisor Appointment

Mayor Fuller, with the advice and consent of the City Council, will appoint Alexa Dadson as a Youth Council Co-Advisor.

This item was moved near the beginning of the meeting right after the presentations.

► Mayor Fullmer explained her appointment of a Youth Council Co-advisor and asked Ms. Dadson to introduce herself.

► Ms. Dadson introduced herself, reviewed her qualifications, and explained that she was excited to get started.

► Mayor Fullmer commented that having her as a mentor for the youth. She then called for a motion.

► **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE MAYOR'S APPOINTMENT OF THE VINEYARD YOUTH COUNCIL CO-ADVISOR AXELA DADSON. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

8.3. North Utah Valley Animal Services Special Service District Board Appointment (Resolution 2025-03)

Mayor Fuller, with the advice and consent of the City Council, will appoint City Manager Eric Ellis as a representative to The North Utah Valley Animal Services Special Service District.

► Mayor Fullmer explained the appointment to the Animal Services Board.

► Councilmember Holdaway asked about the appointment. Mayor Fullmer replied that she had staff sit on this board. She then called for a motion.

► **Motion:** COUNCILMEMBER CAMREON MOVED TO ADOPT RESOLUTION 2025-03, APPOINTING ERIC ELLIS AS A REPRESENTATIVE TO THE NORTH UTAH VALLEY ANIMAL SERVICES SPECIAL SERVICE DISTRICT. COUNCILMEMBER SIFUENTES SECONDED. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMREON, CLAWSON, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

9. BUSINESS ITEMS

9.1. Code of Conduct (Ordinance 2025-01)

(This item was continued from the January 14, 2025 City Council Special Session)

City Attorney Jayme Blakesley will present a recommendation for a city council code of conduct. The mayor and City Council will act to adopt (or deny) this request by Ordinance.

► Mayor Fullmer called for a motion to move this item to the next agenda. There was a brief discussion about moving it.

► **Motion:** COUNCILMEMBER CLAWSON MOVED TO CONTINUE ITEM 9.1 TO THE FEBRUARY 12, 2025, CITY COUNCIL MEETING. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.2. Parking Permit Program Update (Resolution 2025-01)

(This item was continued from the January 15, 2025 City Council Special Session)

City staff is proposing amendments to the existing parking permit policy. The mayor and City Council will act to adopt (or deny) these amendments by resolution.

- Mayor Fullmer turned the time over to Senior Planner Cache Hancey.
- Mr. Hancey reviewed the changes since the last council meeting. He reviewed the digital permit and noted that the company had a 24-hour help line.
- Councilmember Sifuentes asked if the \$60 per year was a prorated option. Mr. Hancey replied that it would not be prorated because it would be a whole year pass regardless of when they applied for their permit.
- Mayor Fullmer asked about attendance at the Town Hall. Mr. Hancey replied that about 10 people attended mostly from The Providence community.
- Councilmember Cameron thanked Mr. Hancey for his help.
- Councilmember Sifuentes commented that this was a resident driven pass in the Providence and Springs neighborhoods. She asked if they were uncomfortable with the change in the number of permits per household if they could revisit it. Mr. Hancey replied that they could revisit it. Mayor Fullmer said that they could revisit it if they saw an egregious problem. This current change was driven by the city, and they would be thoughtful about making any additional changes requested by the residents. Councilmember Cameron mentioned that those from the Providence had agreed to revisit it. There was a discussion about the maximum street parking in the residential areas. Mayor Fullmer asked if they could cap the number of permits issued. Mr. Hancey replied that they would include on the application that parking was not guaranteed.
- Councilmember Holdaway asked if they could hear comments from the public on the amendments to the permit program. Mayor Fullmer called for public comments.
- Kristal Price, living in the Providence subdivision, reminded the council that before having the parking permit program, anyone could park in front of their home and their street was lined with cars of people that did not live in the neighborhood.
- **Motion:** Councilmember Cameron moved to adopt resolution 2025-01 as presented.

▶ Councilmember Holdaway said that he had reached out to the Edgewater Homeowner's Association (HOA), who told him not to use the current vendor. He felt that they should exempt the Lakefront in this program.

▶ Councilmember Sifuentes thanked Councilmember Cameron for her hard work and the community for their involvement. She felt that this was the perfect option for these neighborhoods. Councilmember Cameron mentioned that she had invited the Lakefront HOA to discuss their situation but had heard back from them.

▶ **Motion continued:** COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMREON, CLAWSON, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT

▶ Mayor Fullmer adjourned the meeting at 8:56 PM.

MINUTES APPROVED ON: February 12, 2025

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER

