

**MINUTES OF THE VINEYARD TOWN
WORK SESSION AND COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
September 24, 2014, 6:00 PM**

6:00 PM WORK SESSION

PRESENT:

Mayor Randy Farnworth
Councilmember Sean Fernandez
Councilmember Julie Fullmer
Councilmember Dale Goodman

ABSENT:

Councilmember Nathan Riley

Staff Present: Attorney David Church, Planner Nathan Crane, UCSO Deputy Collin Gordon, Deputy Treasurer Jacob McHargue, Public Works Director/Engineer Don Overson, Deputy Recorder Kinsli Preston

Others Attending:

6:14 PM –

Mr. Crane gave a development update, including information on the WatersEdge development, the Megaplex, and the Homestead Development. He also explained that Central Utah Project (CUP) was asking for a Source Protection Ordinance for their wells. He said Vineyard was currently waiting for a map from CUP that was referred to in the ordinance that defined locations and zones of the wells. It was decided that the Council would not address the requested ordinance until the map was received from CUP.

Mr. McHargue reviewed agenda items, including the budget report, direct pay for utility payments, and the recycling program. He mentioned the need to adjust the budget.

Deputy Gordon and the Council discussed the need for a full-time deputy. Mayor Farnworth thought it would need to be addressed in November or December. The Council and Deputy Gordon discussed ways for contractors to protect themselves from theft. Deputy Gordon provided a letter to give out at pre-construction meetings. He volunteered to speak directly to the contractors.

Mr. Overson said the warrant studies would be posted on the website. He mentioned that they were almost ready to bid the Main Street Project. He mentioned that the median would be removed soon.

The Council and Mr. Church discussed the recently requested appraisal. Mr. Church thought that removing the spur off Geneva Road would be a benefit to Vineyard and the businesses near the area. The Council and staff discussed the benefit and cost of removing the rail spur. They discussed money needed for an overpass. Mayor Farnworth said the main concern was safety.

Mayor Farnworth discussed the need for setting up email accounts specifically for Vineyard.

The work session adjourned at 7:03 PM.

7:06 PM COUNCIL MEETING

PRESENT:

Mayor Randy Farnworth
Councilmember Sean Fernandez
Councilmember Julie Fullmer
Councilmember Dale Goodman

ABSENT:

Councilmember Nathan Riley

Staff Present: Attorney David Church, Planner Nathan Crane, UCSO Deputy Collin Gordon, Deputy Treasurer Jacob McHargue, Public Works Director/Engineer Don Overson, Deputy Recorder Kinsli Preston

Others Attending: Reece DeMille and Alissa Dailey with Republic Services, Resident Tyce Blake, Resident Teresa Cardon, Planning Commission Chair Wayne Holdaway

Regular Session - The meeting was called to order at 7:06 PM. The invocation was offered by Councilmember Fernandez.

CONSENT ITEMS:

- a. Approval of minutes for April 30, 2014
- b. Approval of minutes for June 11, 2014

Motion: COUNCILMEMBER FULLMER MOVED TO REMOVE ITEM A FROM THE CONSENT AGENDA. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mayor Farnworth called for a motion on the remaining consent item.

Motion: COUNCILMEMBER FULLMER MOVED TO APPROVE THE MINUTES FOR JUNE 11, 2014. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Planning Commission Chair Wayne Holdaway reported that a recommendation to amend the height requirement for single-family residential units had been approved.

STAFF REPORT:

Planner – Nathan Crane – Mr. Crane reported that he had recently been working with the Planning Commission regarding residential building heights and the park in the WatersEdge Development. He said he was working with R2 Ventures and the Megaplex. He mentioned that two apartment complexes were currently under review. He said designs for Homestead Pods 1 and 2 would be coming shortly. Mayor Farnworth asked that staff inform the residents in the Eastlake Subdivision about the coming development.

Public Works Director /Engineer– Don Overson – Mr. Overson mentioned that the report from the Warrant study for the intersections and the speed study had been sent to Council. He mentioned that it would also be posted on the website. He gave an update on the Main Street Project and said it would soon be put out to bid. He talked about the timing for construction. He mentioned that the project had been delayed due to foundations that had to be removed.

Attorney – David Church – Mr. Church had no new items to report.

Utah County Sheriff Department – Collin Gordon – Deputy Gordon mentioned that a letter was provided concerning thefts on construction sites. He explained that the letter would be given to the Vineyard Building Department and included in developer packets. The Council discussed the number of recent thefts.

Treasurer – Jacob McHargue – Mr. McHargue discussed the budget report and mentioned that the Engineering costs were already at 87% due to inspection fees. He said Vineyard would be collecting for the inspection fees and that the revenue would offset the expenses. He mentioned that a budget adjustment would be needed.

Mr. McHargue talked about direct pay authorization and explained that Vineyard's banking costs were going up with regards to utility payments. He explained the process of direct pay and said he wanted to set new residents up when they initially sign up for utilities. He asked the Council to consider waiving the utility set up fee if residents sign up for direct pay.

Mr. McHargue proposed a Council retreat. He said the goals for the retreat were to get a long-range plan and budget and to create a Vineyard mission statement. He asked the Council to send him available dates in January.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer was not present at the meeting.

COUNCILMEMBER'S REPORTS

Councilmember Goodman – Councilmember Goodman had no new items to report.

Councilmember Fullmer – Councilmember Fullmer mentioned that she was working on Christmas cards and decorations for the Christmas event.

Councilmember Fernandez – Councilmember Fernandez mentioned that he attended a Timpanogos Special Service District meeting and learned that Vineyard had paid \$1.3 million since January. Mayor Farnworth mentioned that TSSD was no longer accepting green waste. Councilmember Fernandez said that TSSD hoped to accept green waste again within two months.

Councilmember Riley – Councilmember Riley was not present at this meeting.

MAYOR'S REPORT :

Referring to economic development, Mayor Farnworth encouraged Councilmembers to meet with box stores in other cities to see if they would be something Vineyard was interested in. Mayor Farnworth mentioned that Vineyard would probably need to hire a full-time sheriff and

said it would be on the November agenda. He talked about having Vineyard specific email addresses.

OPEN SESSION: Citizen's Comments

Planning Commission Chair Wayne Holdaway discussed the weeds on a roundabout and suggested that Vineyard establish a work day or two each year and ask for volunteers to pull weeds. Mr. Overson explained that the particular roundabout was still under the developer's responsibility. He thought it was a good idea to have volunteers maintain roundabouts once they were Vineyard's responsibility. He said he would talk to the public works employee about pulling the weeds.

BUSINESS ITEMS:

8.1 Public Hearing – Ordinance 2014-05 change to Table 32-2 and Chapter 30

The Town Council is requesting to change Table 32-2 Development Standards for Buildings in Residential Zones Building Height and Chapter 30 Definitions amending how building heights are measured and clarifying the maximum height for residential buildings.

Mr. Crane explained the details of the proposed ordinance amendment. He said the interpretation of the current code was confusing. He explained that the proposed amendment would define 35 feet as the maximum height of any structure within the single family districts. It also defined how to measure the height.

Sean Fernandez suggested clarifying that the measurement would be taken from the highest point back of curb adjacent to the lot.

Councilmember Fullmer asked that the dates be corrected.

Councilmember Goodman asked why the maximum height was increased. Mr. Crane explained that it was to allow for the steep roof pitch that was common in current house designs.

Mayor Farnworth asked for addition comments. Hearing none, he called for a motion.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO OPEN THE PUBLIC HEARING AT 7:40 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Mayor Farnworth asked for public comment. Hearing none, he called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO CLOSE THE PUBLIC HEARING AT 7:41 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Motion: COUNCILMEMBER FERNANDEZ MOVED APPROVE THE VINEYARD ZONING ORDINANCE AMENDMENT RELATING TO HOW BUILDING HEIGHTS ARE MEASURED AND TO HAVE THE SUGGESTED CHANGES BE ADDED TO THE ORDINANCE. COUNCILMEMBER FULLMER SECONDED THE MOTION. MAYOR FARNWORTH AND COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER,

AND COUNCILMEMBER GOODMAN WERE IN FAVOR. COUNCILMEMBER RILEY WAS NOT PRESENT. THE MOTION CARRIED WITH ONE ABSENT.

**8.2 Public Hearing – An Amendment to the Town Fees to Include a Recycling Fee
- Resolution 2014-04**

Jacob McHargue, Town Treasurer, will present information on adding a recycling program in the town. The Mayor and Town Council will take appropriate action.

Mr. McHargue explained that they had been approached by residents about recycling. Mr. DeMille with Republic Services introduced himself and Alissa Dailey. He explained three different recycling programs; Opt In, Opt Out, and Mandatory. He said most cities were now doing an Opt Out program. He estimated that an Opt In program would charge \$6.50 per home per can and that an Opt Out program would charge \$5.50 - \$6.00 per home per can. Vineyard administration fees would be an additional charge. Mr. DeMille said 75 participants were needed to start a recycling program. He said Vineyard would receive 35 cents in savings per home if an Opt Out recycling program was implemented. He talked about additional savings if the contract was extended.

Councilmember Goodman wondered what happened to new residents in an Opt Out program. He wondered what happened to the price if Vineyard grew. Mr. DeMille explained that new residents could be handled several different ways at Vineyard's discretion. He said that the price per can would drop as the population grew.

Councilmember Fullmer wondered if joining a recycling program would change the contract with North Point. Mr. DeMille did not think it would.

Mayor Farnworth asked for additional comments. Hearing none, he called for a motion to open the public hearing.

Motion: COUNCILMEMBER GOODMAN MOVED TO OPEN THE PUBLIC HEARING TO CONSIDER A RECYCLING PROGRAM AT 7:55 PM. MAYOR FARNWORTH SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Planning Commission Chair Wayne Holdaway said he wanted to see a recycling program held off for at least a year. He did not think it was fair for new residents to immediately incur recycling costs.

Resident Teresa Cardon said she was shocked when she moved in and recycling was not available. She said recycling was regularly discussed in their book club and everyone was excited and supportive of the program.

Resident Tyce Blake was strongly supportive of the program. He talked about how a recycling program he participated in while in a different city greatly reduced the amount of garbage cans he needed.

Mr. DeMille added more information about the program. He talked about when recycling bins would be picked up and the materials that could not go into the bins. He said they had a twelve month communication plan that could be include in newsletters in order to educate residents.

Mayor Farnworth asked for additional comments. Hearing none, he called for a motion.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO CLOSE THE PUBLIC HEARING AT 7:59 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Councilmember Fullmer thought that there was a great amount of support from the residents. She didn't want to force anyone to join the program, but did not want to prevent anyone from participating. She preferred the Opt Out option because it was more cost effective. She thought new residents should also have the option to participate or not.

Councilmember Fernandez also preferred the Opt Out option. He thought the majority of residents wanted to participate in recycling.

Councilmember Goodman thought it was time to give residents the chance to participate in a recycling program if they wanted to.

Mayor Farnworth said he talked to people who were tired of government pushing things on them. He said he did not want to force residents into participating in the program. He talked about the different options.

Current garbage rates and recycling options were discussed.

Motion: COUNCILMEMBER FULLMER MOVED TO APPROVE THE OPT OUT RECYCLING PROGRAM FOR CURRENT AND NEW RESIDENTS AND MAKE AN ADDENDUM TO THE CONTRACT FOR LATER REVIEW. COUNCILMEMBER GOODMAN SECONDED THE MOTION. MAYOR FARNWORTH AND COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER, AND COUNCILMEMBER GOODMAN WERE IN FAVOR. COUNCILMEMBER RILEY WAS NOT PRESENT AT THE MEETING. THE MOTION CARRIED WITH ONE ABSENT.

8.3 Discussion and Action – An Amendment to the Purchasing Policy and Approve a Purchasing Agent – Resolution 2014-05

Jacob McHargue will present a recommendation for the Town to amend the Purchasing Policy and to approve a Purchasing Agent. This is a continuation from the July 9, 2014 meeting. The Mayor and Town Council will take appropriate action.

Mr. McHargue gave a brief overview of the proposed amendment. He explained that the amendment would permit staff to make small purchases. He said it gave purchasing power to the financial department but kept the Councilmembers in charge of their respective budgets.

Councilmember Fullmer said she liked the idea, but was concerned about some of the wording in the proposed amendment. She said money had been spent out of her budget in the past which kept her from doing things that were originally planned.

Mr. Church explained the differences between purchasing policies and budgeting policies. He said the purchasing agent would approve the purchase of items that had been budgeted for. He said purchasing policies set the process by which something was purchased as well as a maximum purchase amount. He suggested that the Council choose the maximum purchase amount and decide at what point a purchase needed to go to the Council for approval.

The Council and staff discussed the purchasing process and the amounts.

Mr. Overson thought it was important to have two signatures on every document that would approve purchases.

Mr. McHargue explained that Vineyard currently required dual signatures on purchase orders as well as on checks.

Councilmember Goodman wondered if the Council could get a list of purchases since the last meeting so they could review every check paid from the town. Mr. McHargue said he could start giving those reports to the Council.

Motion: COUNCILMEMBER FERNANDEZ MOVED THAT THE COUNCIL REVIEW THE AMENDMENT TO THE PURCHASING POLICY AND WORK WITH MR. MCHARGUE TO MAKE CHANGES IN ORDER FOR IT TO BE REVIEWED AT THE NEXT PUBLIC MEETING. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

8.4 Discussion and Action – Town Council Meeting Schedule

The Mayor and Town Council will discuss their meeting schedule and any necessary changes. This meeting is a continuation from the meeting held on September 10, 2014. The Mayor and Town Council will take appropriate action.

Mayor Farnworth asked for additional discussion. It was mentioned that Councilmember Riley preferred to change the meetings to the second and fourth Wednesdays, and at an earlier time.

Councilmember Fernandez said that the second and fourth Wednesdays also worked better for him.

Councilmember Fullmer and Councilmember Goodman had no problems with the proposed schedule.

It was determined that the new schedule would change in January.

ADJOURNMENT :

Motion: COUNCILMEMBER FERNANDEZ MOTIONED TO ADJOURN THE COUNCIL MEETING AT 8:43 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Next regularly scheduled meeting is October 08, 2014

MINUTES APPROVED ON: January 14, 2015

CERTIFIED CORRECT BY: /s/ Kinsli Preston
K. PRESTON, DEPUTY RECORDER