



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
February 12, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Wednesday, February 12, 2025, at 6:00 PM, or as soon thereafter as possible following the RDA meeting, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Julie Fullmer

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

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. WORK SESSION

3.1. 47G/UDOT

3.2. Vineyard City's Pavement Preservation Program Update

3.3. Discussion on Code of Conduct Ordinance

4. PUBLIC COMMENTS

“Public Comments” is defined as time set aside for citizens to express their views for items not on the agenda. During a period designated for public comment, the mayor or chair may allot each speaker a maximum amount of time to present their comments, subject to extension by the mayor or by a majority vote of the council. Speakers offering duplicate comments may be limited. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. The Chair of the meeting reserves the right to organize public comments by topic and may group speakers accordingly. If action is necessary, the item will be listed on a future agenda; however, the Council may elect to discuss the item if it is an immediate matter of concern. *Public comments can be submitted ahead of time to pams@vineyardutah.org.*

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

6.1. City Manager Report

7. CONSENT ITEMS

7.1. Approval of the January 29, City Council Special Session Meeting Minutes

8. APPOINTMENTS/REMOVALS

8.1. Communities that Care Commission

Mayor Fullmer, with the advice and consent of the council, will appoint Cindy Walker as a new member to the Communities that Care Commission.

8.2. Active Transportation Commission

Mayor Fullmer, with the advice and consent of the City Council, will appoint Cameron Severson as an alternate to the Active Transportation Commission.

8.3. Youth Council Co-Advisor Appointment

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

8.4. Council Appointments

Council Appointments - presented by Mayor Fullmer

9. BUSINESS ITEMS

9.1. Code of Conduct (Ordinance 2025-01)

(This item was continued from the January 14th and January 29th, 2025 City Council Special Sessions)

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.

10. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- a discussion of the character, professional competence, or physical or mental health of an individual
- b strategy sessions to discuss collective bargaining
- c strategy sessions to discuss pending or reasonably imminent litigation
- d strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- e strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- f discussion regarding deployment of security personnel, devices, or systems
- g the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah](#)

11. ADJOURNMENT

The next meeting is on February 26, 2025.

This meeting may be held in a way that will allow a councilmember to participate electronically.

The public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the undersigned Deputy City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

02/11/2025

CERTIFIED (NOTICED) BY:

/s/Tony Lara

TONY LARA, DEPUTY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: February 12, 2025

Agenda Item: Vineyard City's Pavement Preservation Program Update

Department: Public Works

Presenter: Naseem Ghandour

Background/Discussion:

In April 2023, Vineyard City partnered with Horrocks Engineering for a pavement assessment, categorizing roads by PCI into Excellent, Good, Poor, and Failed. Required repairs vary by condition to extend roadway life, as shown in Figure 1.

	PCI	REPRESENTATIVE PAVEMENT SURFACE	REPAIR ACTIVITIES
ROUTINE MAINTENANCE	86 - 100	90	Pavements with PCI indexes above 85, or "Good" may require periodic joint/crack sealing and local patching.
PAVEMENT PRESERVATION	65 - 85	70	Pavements with PCI conditions ranging from "Satisfactory" to "Good" may require surface treatments (seal coat), thin overlays, and/or joint/crack sealing.
MAJOR REHABILITATION	40 - 64	40	Pavements that have deteriorated below a PCI 64, or within the range of "Poor" to "Fair" conditions may require major rehabilitation such as pavement mill and overlay or PCC restoration activity.
MAJOR RECONSTRUCTION	0 - 39	15	Pavements that have deteriorated below a PCI 40, or within the range of "Failed" to "Very Poor" conditions may require major reconstruction.
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MAJOR REHABILITATION	40 - 64	40		Pavements that have deteriorated below a PCI 64, or within the range of "Poor" to "Fair" conditions may require major rehabilitation such as pavement mill and overlay or PCC restoration activity.
MAJOR RECONSTRUCTION	0 - 39	15		Pavements that have deteriorated below a PCI 40, or within the range of "Failed" to "Very Poor" conditions may require major reconstruction.

Figure 1: Visual representation of PCI ratings of rigid Portland cement concrete pavement (Source: Florida Statewide Airfield Pavement Management Program).

Most of Vineyard's roads were rated as Good (PCI 70+), but key high-traffic corridors, including Main Street, 600 North, and 400 South, have PCI ratings in the low Good to high Poor range, requiring timely preservation, summarized in Table 1.

Roadway	Condition Index (PCI)	Category Rating
Main Street	71	Good
600 North	60	Fair
650 North	58	Poor
620 East	69	Fair
575 South	59	Poor

Table 1: Showing key roadways to receive pavement treatment and their Pavement Condition Index

In February 2024, the city awarded Holbrook Asphalt a five-year pavement preservation contract. To extend road life, they provide treatments like HA5, bonded matrix overlays, and crack sealing. The contractor's annual inspections help determine cost-effective preservation methods, extending road lifespan beyond the typical 10 years without maintenance (Figure 2).

The Pavement Preservation Concept

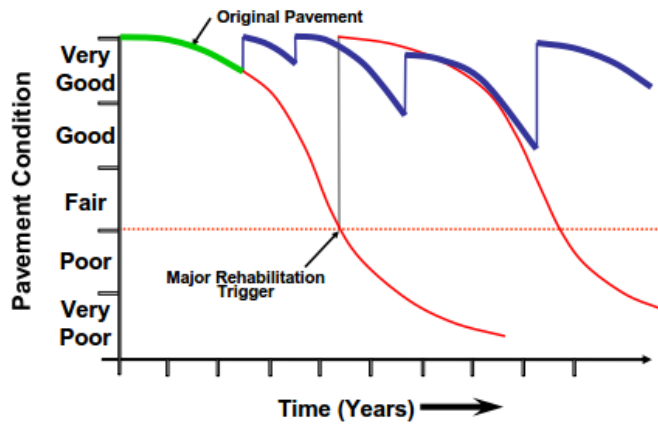


Figure 2: Visual representation of the Pavement Preservation Concept to Pavement Condition Index (Source: National Center of Pavement Preservation).

Current Status and Activities

The City Council approved the 2024-2025 Budget, which included \$354,000 towards pavement preservation activities.

City staff and Holbrook Asphalt developed a preservation plan for calendar years 2025 and 2026, prioritizing high-traffic and deteriorating streets with treatments that extend road life while minimizing disruption.

The Public Works Streets Crew has started to crack sealing in preparation for Holbrook Asphalt's 2025 pavement preservation work.

Conclusion:

Investing in pavement preservation is essential for a city's sustainability. Proactive maintenance extends road life, reduces costs, and improves safety, aligning with economic and environmental goals. Prioritizing preservation fosters resilient infrastructure, benefiting the community.>

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

N/A

Attachments:

None

City Council Meeting – Vineyard Update from the City Manager

02-12-2025

Parks & Recreation

EVENTS:

- Added two more ARCH Commission members: Daniel George and Brooke Meyer
- Recruited \$45,000 in City sponsorships – Surpassing the \$40,000 goal
- ARCH Grant is now OPEN, through March 15th

PARKS:

- Dumpster removed from the Center St/Utah Lake Trail location and two garbage cans placed at the sight. Trash issue at this location now seems to be non-existent.
- Purchased and organized a trailer for the John Deere to use for garbage, doggie station, and bathroom maintenance - Improving efficiency and usage of parks storage space.
- Purchased an Events trailer – Improving efficiency and usage of events storage space
- Initiated the clean-up and removal of dead branches at Gammon Park near the future Parks & Rec Storage Site
- Signed contract to install fencing at Gammon Park for the Parks & Rec Storage Site
- Coordinated with Utah County to replace picnic tables under pavilions along Utah Lake Shoreline Trail

REC:

- Organized Fun-Shot Competition for Youth in Jr Jazz Basketball Program
- Provided 8-day series of Pee-Wee Sports clinics for 32 registrants
- Ben King (Recreation Coordinator) was accepted onto the URPA Leadership Academy for 2025
- Filled up Hockey clinic registrations

OTHER:

- Submitted a grant application through Utah Lake Authority for a potential Self-Serve Kayak Rental station at Vineyard's Sunset Beach Park
- Submitted a grant application through WRI for a Habitat Structure to be placed within the Penny Springs Pond (in an effort to make the pond a fishery)
- Selected Hunger Skateparks to create a Vineyard City Skate Park Design

Public Works, January 2025:

Engineering:

- Held Kick-Off meeting for 1200 North Bridge project with Stakeholders (City, Engineers, Developer & HCI representatives).

- Started update to City's Public Infrastructure Specifications & Standards.
- Conducted infrastructure and construction stormwater inspections on Holdaway Fields, Orchards, Cottonwoods, Maples, Downtown Phases.
- Developing Request For Proposals for 2025 approved projects, to include Public Safety Master Plan, Slide Hill Construction, and Lift Station 2 Upgrades.
- Transportation Master Plan: Staff reviewing for draft for comments. Preparing to start Impact Fee Assessment study.
- Sewer Master Plan: Staff reviewing for draft for comments. Preparing to start Impact Fee Assessment study.
- Water Master Plan: Staff reviewing for draft for comments. Preparing to start Impact Fee Assessment study.
- Stormwater Master Plan: Consultant Engineer completing stormwater modeling for City.

Streets & Stormwater:

- Conducted Snow Removal operations during January snow storms in 2025.
- Started roadway Crack Sealing to prepare for 2025 pavement preservation season.
- Cleaned City's Stormwater Retention Trash Collection boxes.

Water & Sewer:

- Completing water valve city-wide inspections.
- Completing sewer manhole city-wide inspections.
- Supported inspection and contractor work to City's water tank & waterline projects.

Grounds, Fleet & Facility Maintenance:

- Finished hail repairs on City Vehicles, 19 total.
- Completed Public Works Building roof inspection.
- Completing City building routine maintenance.
- Met with additional vendor to consider for city's vehicle leasing program.

Projects:

- Water Tank:
 1. Switch Gear delivery date is TBD by vendor. Awaiting status update from Contractor.
 2. Contractor continues with expected completion of June 2025.
- Water Pipeline:
 1. Contractor at substantial completion, with rework and punch list items to be completed.
 2. Expected completion of April 2025.

- Trail Enhancements (Center Street & 400S):
 1. Met with Orem City Engineering and UDOT to discuss improvements along the 400 South segment by Lakeside Park. Orem City is proposing a Traffic Signal at 400S and 620E. Vineyard City will conduct a traffic flow analysis of the 400S corridor to consider the proposed signal and seek other options to mitigate speed and provide for vehicle & pedestrian flow.
- Vineyard Connector Bridge:
 1. UDOT awarded project management contract.
 2. UDOT posting construction contract request for proposal on February 20, 2025. Expecting construction start in May 2025.
- 1200 North Bridge:
 1. Held Kick-Off meeting for 1200 North Bridge project with Stakeholders (City, Engineers, Developer & HCI representatives).
 2. Consultant Engineers developing concept drawings.
- Rail Spur Removal:
 1. Met with Union Pacific (UP), UDOT, Federal Railroad Administration (FRA), regarding options to accommodate UP new 4,000-foot siting requirement.
 2. Consultant Engineer working on alignment of option to place rail spur along existing UTA and UP track.

Communications:

Comms:

- ***January Social Media***

Total Posts: 23

Total Stories: 31

- **Instagram**

Likes: 800

Shares: 107

Comments: 49

- **Facebook**

Likes: 135

Shares: 22

Comments: 43

Library:

- Coding and Science Club resumed
- Winter craft pickup (passive programming)

Vineyard Cares:

- Guiding Good Choices starts Feb 1
- Adding a new board member

Community Development

Parking Permits:

Parking permits were not being issued in January. Therefore, there were no parking permit fees collected. In terms of how many are available, Providence has 196 homes with up to 3 permits available per home equating 588 available parking permits, Springs has 25 homes with up to 3 permits available per home equating to 75 available parking permits, and the Lakefront area has 110 available permits.

Project Summaries:

Economic Development Strategic Plan- Final draft delivered. Staff working on reviews.

Parking Study and Master Plan- Final draft delivered. Staff working on reviews.

Mill Road Design and Wayfinding- Project list finalization (Collaboration between staff and consultants) and random meetings with stakeholders. A stakeholder meeting has been scheduled for February 12th. Consultants gave a project update presentation to the 1/28/2025 ATC meeting for feedback and public comments. There is an ongoing survey.

Station Area Plan- No updates.

Moderate Income Housing Report- No updates.

Zoning Code Overhaul- Drafting comments based on Planning Commission feedback.

Vineyard Center- Waiting on financial review. Method studio has been selected as the architect for the project.

Lakefront Grant- No updates.

ACE Program- No updates.

Skatepark Design- Consultant company was chosen and has started reviewing the area. The survey is still circulating

Trainings and Conferences:

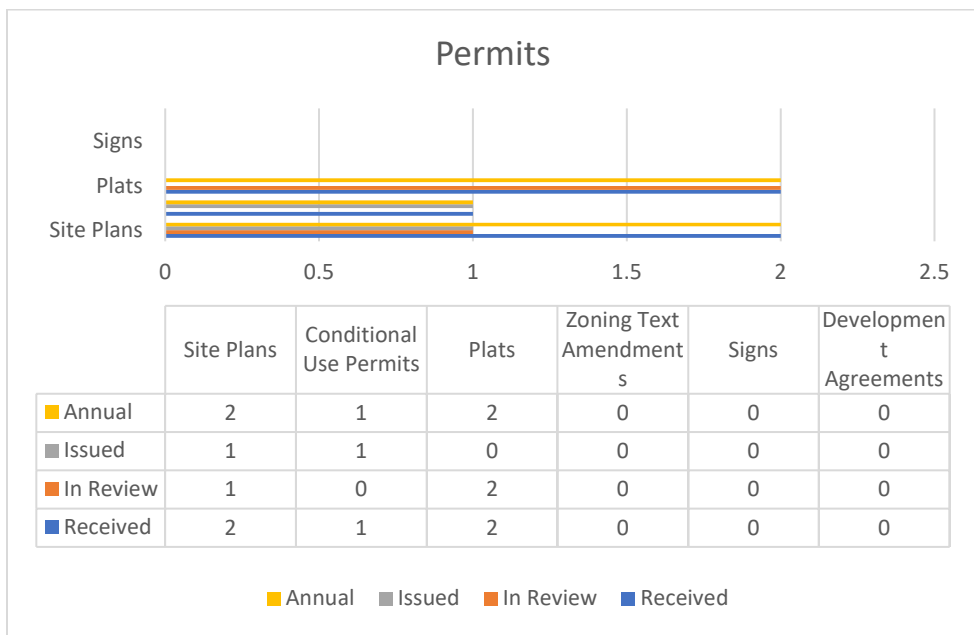
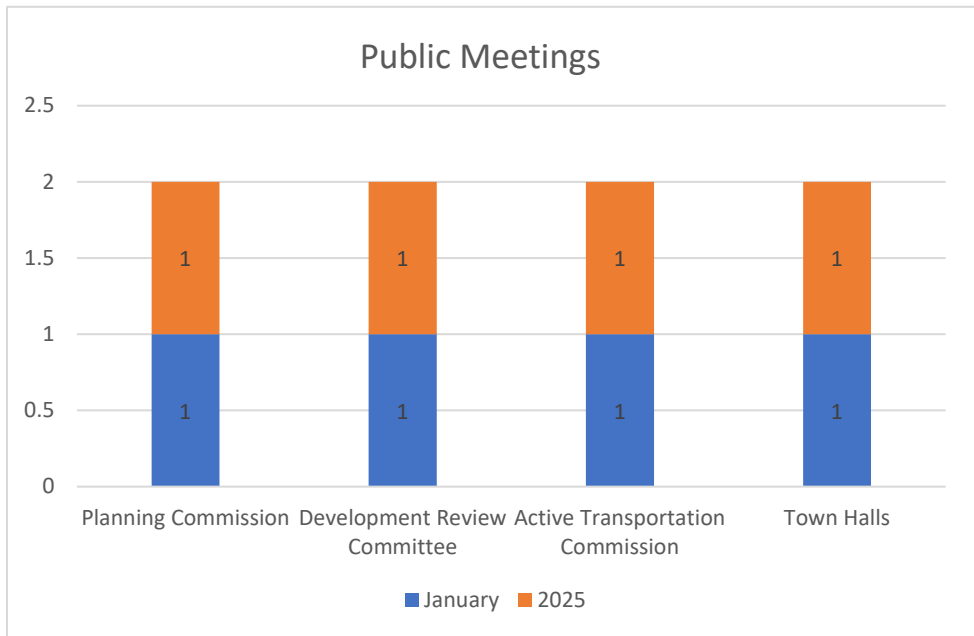
Ombudsman Training- On January 29th, Jordan Cullimore with the Office of the Property Rights Ombudsman attended the City Council meeting and presented property rights to the council members and some planning commissioners. It was requested for him to come back in March or April once everything at the state level has settled.

Civic Clerk- Pam Spencer spoke at the Planning Commission meeting on January 22nd about Civic Clerk and helped the Planning Commission learn how to use it as a tool for review.

New Businesses

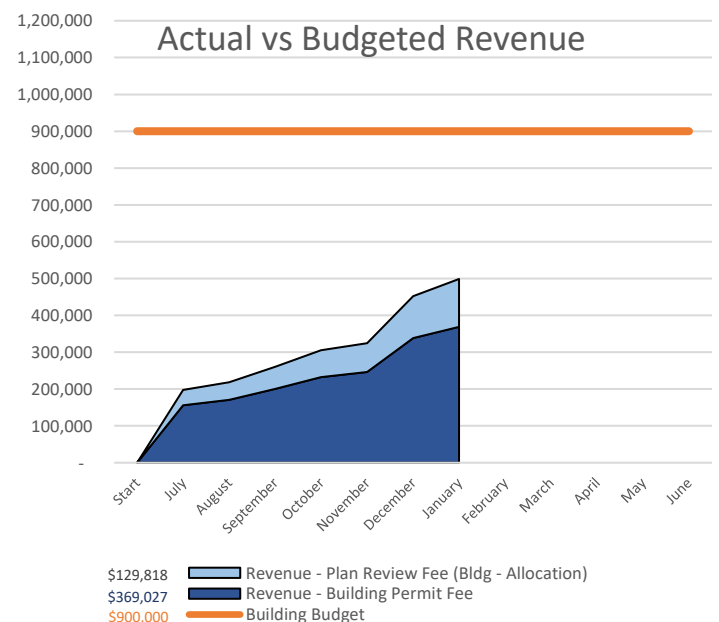
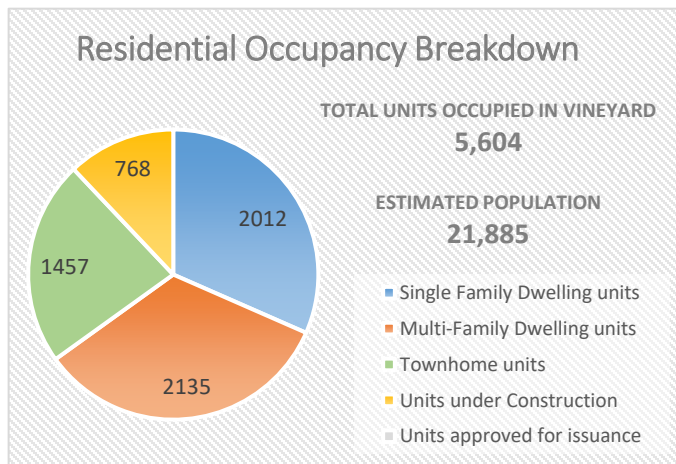
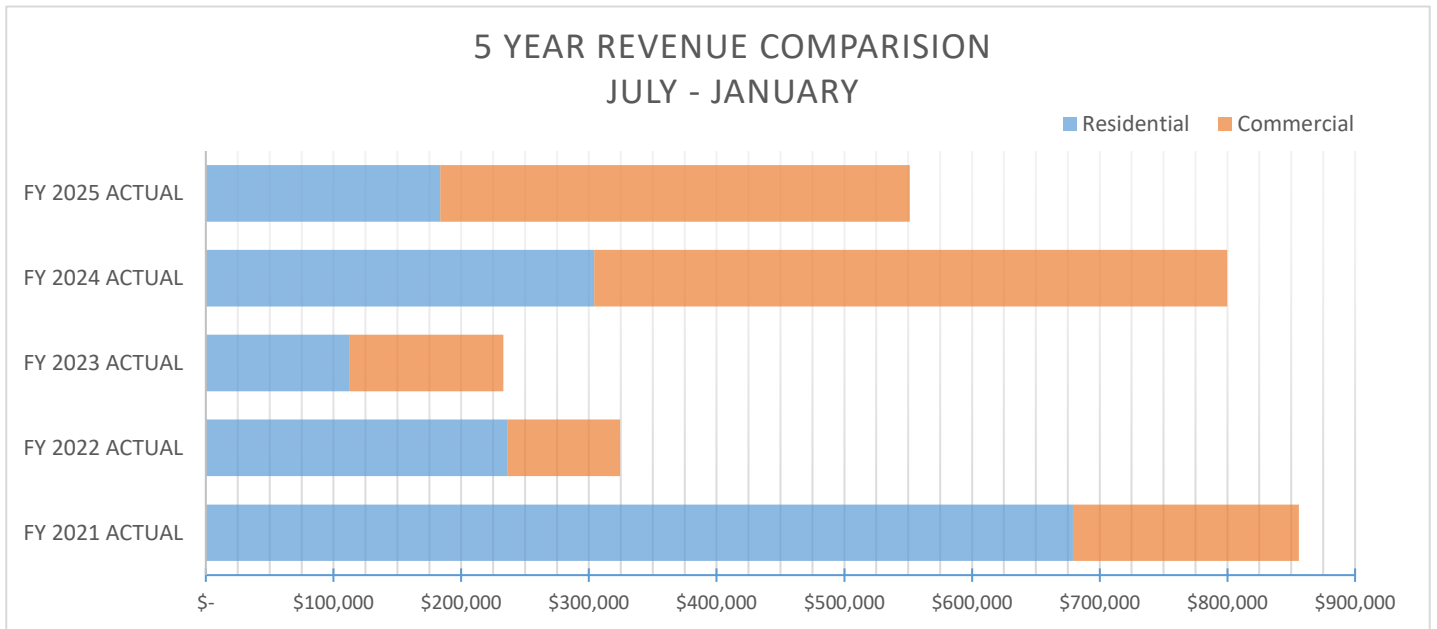
New Businesses	Final Review Date	Type of Business	Address
Organically White LLC	1.17.25	Commercial	554 N Mill Rd
HelenPa, LLC	1.29.25	Commercial	151 E 1750 N

BAD SON LLC	1.16.25	Commercial	374 E 1750 N
Spontigo, Inc.	1.6.25	Home Occupation	174 E 460 N
Haven Home Cleaning	1.21.25	Home Occupation	341 W 490 N
Tossd LLC	1.31.25	Commercial	661 E 450 N



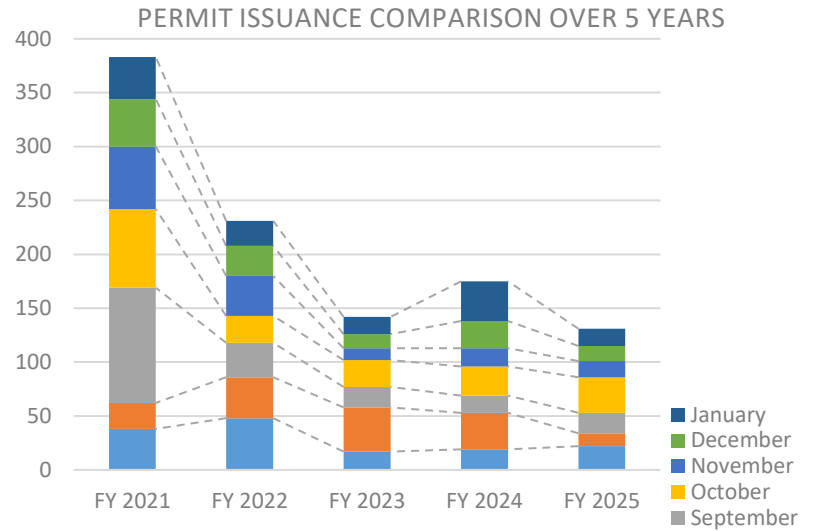
Revenue

Monthly Residential Revenue for January	\$	7,611.29
Monthly Commercial Revenue January	\$	52,170.97



Permit Issuance for January

Residential Units issued	0
Single Family Dwelling	0
Townhome	0
Multi-Family Dwelling	0
Commercial Units issued	0
Commercial - New	0
Commercial - TI	0



17 Building Applications Received

Res 8 Comm 9

16 Applications in Review

Res 6 Comm 10

20 Plans Approved

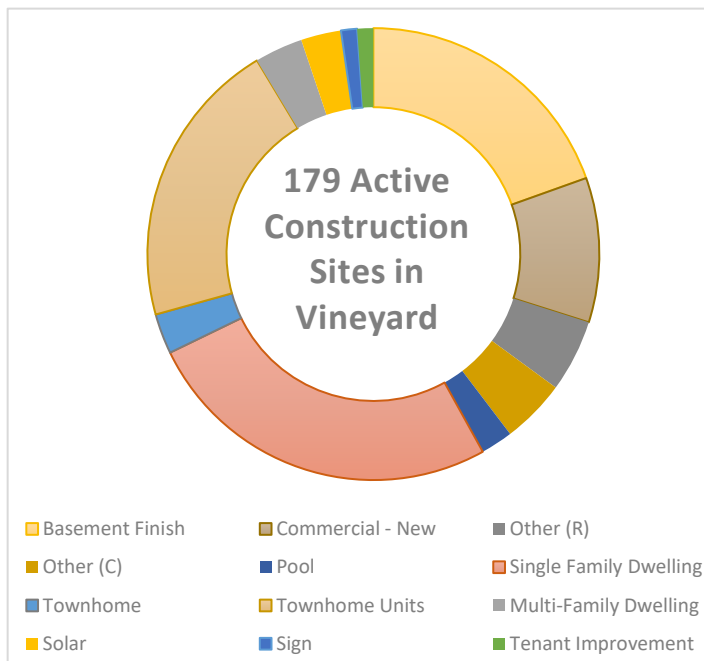
Res 12 Comm 8

Turn-Around Information for January

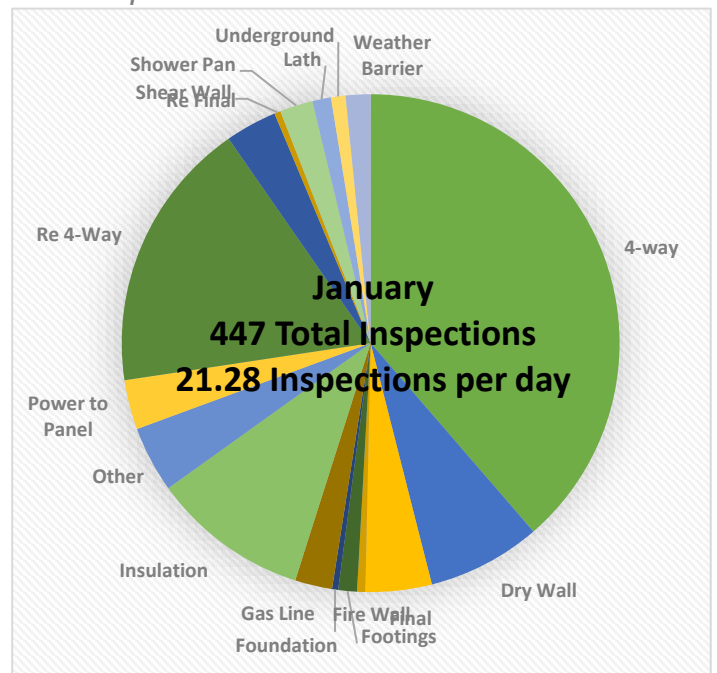
Plan Review	Avg Days	Longest Days
Single Family Residential	0	0
Multi-Family Residential	0	0
Commercial	69	69

Inspections	Avg Days	
Residential Construction	0.5952	3
Commercial Construction	0.87	3

Active Permits



Inspections Based on Time Allocation



Plan Review Fee Distribution
FY2025 - July 1, 2024 to December 31, 2024

Permit Application	Type	# of Apps	Bldg Permit Fee Collected	Total Plan Review Fee Collected	Building		Planning		Engineering	
					Dist %	Fee Allocation	Dist %	Fee Allocation	Dist %	Fee Allocation
Addition	Residential	3	\$ 5,892.00	\$ 1,473.00	80%	\$ 1,178.40	20%	\$ 294.60	0%	\$ -
Basement	Residential	25	\$ 8,990.10	\$ 2,247.53	100%	\$ 2,247.53	0%	\$ -	0%	\$ -
Basement walkout	Residential	3	\$ 1,570.00	\$ 392.50	87.5%	\$ 343.44	12.5%	\$ 49.06	0%	\$ -
Single Family Dwelling	Residential	22	\$ 98,988.53	\$ 47,230.97	73%	\$ 34,636.04	27%	\$ 12,594.93	0%	\$ -
Residential New Construction	Residential	0	\$ -	\$ -	75%	\$ -	25%	\$ -	0%	\$ -
Remodel	Residential	1	\$ 278.27	\$ 69.57	100%	\$ 69.57	0%	\$ -	0%	\$ -
Repair	Residential	0	\$ -	\$ -	100%	\$ -	0%	\$ -	0%	\$ -
Pool	Residential	3	\$ 2,220.21	\$ 555.06	67%	\$ 370.04	33%	\$ 185.02	0%	\$ -
Solar	Residential	18	\$ 8,656.67	\$ 2,164.19	100%	\$ 2,164.19	0%	\$ -	0%	\$ -
Stand Alone	Residential	13	\$ 1,050.00	\$ 37.50	100%	\$ 37.50	0%	\$ -	0%	\$ -
Other (R)	Residential	7	\$ 1,554.85	\$ 351.21	86%	\$ 301.04	14%	\$ 50.17	0%	\$ -
Townhome Unit	Residential	0	\$ -	\$ -	71%	\$ -	29%	\$ -	0%	\$ -
Multi-Family Dwelling	Commercial	0	\$ -	\$ -	73.33%	\$ -	13.33%	\$ -	13.33%	\$ -
Footing and Foundation	Commercial	3	\$ 450.00	\$ 292.50	83%	\$ 243.75	17%	\$ 48.75	0%	\$ -
Commercial New Construction	Commercial	8	\$ 194,225.68	\$ 89,214.84	74%	\$ 65,737.25	16%	\$ 14,086.55	11%	\$ 9,391.04
Shell Only	Commercial	2	\$ 37,200.49	\$ 25,730.60	70.59%	\$ 18,162.78	17.65%	\$ 4,540.69	11.76%	\$ 3,027.13
Commercial TI	Commercial	1	\$ 1,404.00	\$ 912.60	78%	\$ 709.80	11%	\$ 101.40	11%	\$ 101.40
Sign	Commercial	5	\$ 1,147.34	\$ 745.77	67%	\$ 497.18	33%	\$ 248.59	0%	\$ -
Other	Commercial	15	\$ 5,248.50	\$ 3,119.03	100%	\$ 3,119.03	0%	\$ -	0%	\$ -
Event / Temporary Structure	Commercial	2	\$ 150.00	\$ -	100%	\$ -	0%	\$ -	0%	\$ -
Totals		131	\$ 369,026.64	\$ 174,536.87		\$ 129,817.54		\$ 32,199.77		\$ 12,519.57

Vineyard Residential Buildout Audit as of 01/31/2025

Subdivision	RDA	PUD	Construction Type	Approved Density	Platted Lots	Built Lots	Units in Constr.	Remaining Buildout
Alloy Apartments	Geneva Phase 2	N/A	Multi-Family	330	330	330		0
Ashley Acres	Not Within	N/A	SFD	19	19	19		0
Bridgeport	Geneva Phase 3	Waters Edge	SFD	104	104	104		0
Cascade	Geneva Phase 3	Waters Edge	SFD	109	109	109		0
Concord Apartments	Geneva Phase 2	N/A	Multi-Family	304	304	304		0
Cottonwood	Not Within	Homestead	SFD	199	198	176	21	1
Edgewater	Geneva Phase 2	N/A	Townhome	261	261	261		0
Edgewater	Geneva Phase 4	N/A	Townhome	234	234	234		0
Elms	Not Within	Homestead	SFD	79	41	41		38
Fifty Mill LLC	Not Within	N/A	Multi-Family	341	0			341
Flagborough	Geneva Phase 3	Utah City Downtown	Multi-Family				453	0
Garden	Not Within	Homestead	SFD	117	117	117		0
Hampton	Geneva Phase 3	Waters Edge	SFD	57	57	57		0
Hampton	Not Within	Waters Edge	SFD	78	78	78		0
Holdaway Cove	Not Within	N/A	SFD	6	6	6		0
Holdaway Farms	Not Within	N/A	SFD	5	5	5		0
Holdaway Fields	Not Within	Holdaway Fields	SFD	295	62	12	12	271
James Bay	Not Within	Waters Edge	SFD	28	28	16		12
Lakefront at Vineyard	Not Within	Town Center	Multi-Family	420	420	420		0
Lakefront at Vineyard	Not Within	Town Center	Townhome	243	243	243		0
Lakes at Sleepy Ridge	Not Within	N/A	SFD	162	162	161		1
Le Cheminant	Geneva Phase 2	N/A	SFD	128	128	128		0
Lochs	Geneva Phase 3	Waters Edge	Townhome	220	220	220		0
Maples	Not Within	Homestead	SFD	158	73	73		85
Meadows	Not Within	Homestead	SFD	69	69	69		0
Mill Point Apartments	Geneva Phase 4	N/A	Multi-Family	413	413	413		0
Orchards	Not Within	Homestead	Townhome	288	114	78	36	174
Parkside	Geneva Phase 3	Waters Edge	SFD	70	70	70		0
Preserve	Geneva Phase 3	Waters Edge	Multi-Family	200	200	200		0
Preserve	Geneva Phase 3	Waters Edge	Townhome	133	133	133		0
Providence	Geneva Phase 3	Waters Edge	SFD	87	87	87		0
Shores	Not Within	N/A	SFD	61	61	59		2
Solstice	Geneva Phase 3	Waters Edge	SFD	76	76	76		0
Springs	Geneva Phase 3	Waters Edge	SFD	119	119	119		0
Sycamore	Not Within	Homestead	SFD	144	93	81	12	51
Tucker Row	Geneva Phase 3	Waters Edge	Townhome	134	134	134		0
Unnamed	Not Within	Homestead	SFD	56				56
Unsubdivided parcels	Not Within	N/A	SFD	25	0	25		0
Villas	Geneva Phase 3	Waters Edge	Townhome	154	154	154		0
Vine Apartments	Geneva Phase 4	N/A	Multi-Family	468	468	468		0
Vineyard Park Place	Not Within	N/A	SFD	6	6	6		0
Westbrook	Geneva Phase 3	Waters Edge	SFD	116	116	116		0
Willows	Geneva Phase 3	Waters Edge	SFD	112	112	112		0
Windsor	Geneva Phase 3	Waters Edge	SFD	90	90	90		0
TOTALS				6718	5714	5604	534	1032



**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 weren't 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.

DRAFT

 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.

142
143 **6. STAFF, COMMISSION, AND COMMITTEE REPORTS**

144 There were no staff reports.
145
146

147 **7. CONSENT ITEMS**

148 **7.1. Approval of the January 14, 2025, City Council Special Session Minutes**

149 **7.2. Approval of the January 15, 2025, City Council Special Session Minutes**
150

151  Mayor Fullmer called for a motion.
152

153  **Motion:** COUNCILMEMBER CLAWSON MOVED TO APPROVE THE CONSENT
154 ITEMS AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION.
155 MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY AND
156 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
157
158

159 **8. APPOINTMENTS/REMOVALS**

160 **8.1. Planning Commission**

161 Mayor Fullmer, with the advice and consent of the City Council, will appoint a new
162 member to the Planning Commission.
163

164 This item was moved near the beginning of the meeting right after the presentations.
165

166  Mayor Fullmer explained her appointment of David Pearce and asked Senior Planner Cache Hancey to
167 introduce him.
168

169  Mr. Hancey explained that Mr. Pearce was a great member of the public and that he had
170 great feedback and experience in the field.
171

172  Mr. Pearce thanked the mayor for the opportunity to participate in the Planning
173 Commission's work and efforts. He said that he had a passion for the community and felt that
174 it had a lot of potential.
175

176  Mayor Fullmer thanked him for his dedication and involvement in the community and the
177 knowledge he would bring to the commission. She then called for a motion.
178

179  Councilmember Holdaway asked for additional time to review the appointment.
180

181  **Motion:** COUNCILMEMBER CAMERON MOVED TO APPROVE THE MAYOR'S
182 APPOINTMENT TO THE PLANNING COMMISSION AS PRESENTED. COUNCILMEMBER
183 CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS
184 CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION
185 CARRIED UNANIMOUSLY.
186

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: _____

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER

