



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
August 13, 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, August 13, 2025, at 6:00 PM, 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

2.1. Economic Development Strategic Plan Update

Staff will provide a brief overview of the scope, purpose, and upcoming process of Vineyard's 10-year Economic Development Strategic Plan (EDSP). This item is to update the community and Council on the plan's intent, the key partners involved, and focus areas. It will announce the timeline for Council work sessions and public engagement. A formal work session will be scheduled in the coming weeks.

2.2. Utah County Sheriff's Office Presentation

Deputy Chief Holden Rockwell will do a sergeant presentation

3. WORK SESSION

3.1. AI Governance

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

City Manager Report

7. CONSENT ITEMS

7.1. Approval of the July 23, 2025, City Council Meeting Minutes

7.2. Interlocal Agreement with Lindon for Emergency Water (Resolution 2025-36)

7.3. Ordinance for Water Use and Conservation Practices (Ordinance 2025-14)

7.4. Municipal Code Amendment Section 13.16 Public Library (Ordinance 2025-10)

8. APPOINTMENTS/REMOVALS

8.1. With the advice and consent of the council, the mayor may appoint members to the Library Board.

8.2. With the advice and consent of the council, the mayor may appoint a Youth Council Co-advisor.

9. BUSINESS ITEMS

9.1. PUBLIC HEARING - TEFRA Bonds for Franklin Discovery Academy (Resolution 2025-44)

A public hearing will be held by the Vineyard City Council (the “City”), on August 13, 2025, at 6:00 PM, or as soon thereafter as the matter can be heard, in the Council Chambers at the Vineyard City Hall, located at 125 South Main Street, Vineyard, Utah 84059, regarding the proposed issuance by the Arizona Industrial Development Authority (the “Issuer”) of its revenue notes, bonds or other obligations in one or more series from time to time pursuant to a plan of financing (the “Bonds”), in an amount not to exceed \$6,000,000. The public hearing is required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”). The mayor and City Council will act to adopt (or deny) this request by resolution.

9.2. PUBLIC HEARING: Transportation Master Plan + Impact Fee (Ordinance 2025-13) (This item is being postponed to the September 10, 2025, City Council meeting.)

This was postponed from the June 25, 2025, City Council Meeting.

9.3. DISCUSSION AND ACTION - Authorizing Bid Award for Independent Financial Audit & Internal Controls Review (Resolution 2025-41)

Adopting a resolution allowing the City Manager to award the winning bid to a third-party auditor once the committee has made their selection.

9.4. Government Records Access Management Act (GRAMA)

The council will receive a report on recent records requests regarding council communications. If necessary, the council will take action.

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 Procurement Code](#)

11. ADJOURNMENT

The next scheduled meeting is on August 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:

August 12, 2025

CERTIFIED (NOTICED) BY:

/s/Tony Lara

TONY LARA, DEPUTY RECORDER

Vineyard City
Invoice Listing - 07/01/2025 to 07/31/2025

Vendor	Description	Invoice Date	Payment Date	Payment Reference	Invoice Amount
A Touch of Air Glass and Trim	2025 Ford F150 - Floor Liners	07/18/2025	07/23/2025	13219	294.95
Adobe	VISA SPEND CLARITY	07/03/2025	07/03/2025	203062279.jpg	51.55
Alta Water	VISA SPEND CLARITY	07/02/2025	07/02/2025	201957442.jpg	11.26
Amazon.com	VISA SPEND CLARITY	07/01/2025	07/01/2025	201950456.pdf	86.27
Amazon.com	VISA SPEND CLARITY	07/01/2025	07/01/2025	201954744.pdf	94.84
Amazon.com	VISA SPEND CLARITY	07/01/2025	07/01/2025	201954869.pdf	32.95
Amazon.com	VISA SPEND CLARITY	07/01/2025	07/01/2025	201955909.pdf	195.25
Amazon.com	VISA SPEND CLARITY	07/02/2025	07/02/2025	201932177.jpg	260.52
Amazon.com	VISA SPEND CLARITY	07/02/2025	07/02/2025	201948829.pdf	96.95
Amazon.com	VISA SPEND CLARITY	07/02/2025	07/02/2025	201955686.pdf	55.00
Amazon.com	VISA SPEND CLARITY	07/02/2025	07/02/2025	201955984.pdf	16.14
Amazon.com	VISA SPEND CLARITY	07/02/2025	07/02/2025	201990498.pdf	58.38
Amazon.com	VISA SPEND CLARITY	07/03/2025	07/03/2025	201948312.pdf	85.99
Amazon.com	VISA SPEND CLARITY	07/05/2025	07/05/2025	201948518.pdf	104.97
Amazon.com	VISA SPEND CLARITY	07/06/2025	07/06/2025	202332899.pdf	17.98
Amazon.com	VISA SPEND CLARITY	07/08/2025	07/08/2025	202343054.jpg	18.57
Amazon.com	VISA SPEND CLARITY	07/08/2025	07/08/2025	202343584.jpg	29.99
Amazon.com	VISA SPEND CLARITY	07/08/2025	07/08/2025	202343724.jpg	199.07
Amazon.com	VISA SPEND CLARITY	07/09/2025	07/09/2025	202680810.pdf	22.79
Amazon.com	VISA SPEND CLARITY	07/09/2025	07/09/2025	202680894.pdf	202.69
Amazon.com	VISA SPEND CLARITY	07/09/2025	07/09/2025	202681480.pdf	14.99
Amazon.com	VISA SPEND CLARITY	07/10/2025	07/10/2025	202765899.pdf	249.99
Amazon.com	VISA SPEND CLARITY	07/11/2025	07/11/2025	202681346.pdf	27.16
					1,870.49
America First Federal Credit Union	July 2025 - Impact Fees	07/31/2025			21,409.50
American Planning Association	VISA SPEND CLARITY	07/01/2025	07/01/2025	201955744.jpg	101.00
American RPM Parts, Inc DBA RPM Auto Part	Return of Core Deposit From Invoice 196684	07/17/2025	07/31/2025	13237	-27.00
American RPM Parts, Inc DBA RPM Auto Part	Supplies	07/16/2025	07/31/2025	13237	194.88
					167.88
Amos, Victoria	Refund: 5234 - Amos, Victoria	07/23/2025	07/31/2025	13238	137.89
Apple.com	VISA SPEND CLARITY	07/02/2025	07/02/2025	203062040.jpg	375.00
ApplicantPro Holdings, LLC DBA isolved Talen	Monthly 8/19/25 - 9/18/25	07/19/2025	07/31/2025	ACH	507.00
AT&T Mobility, LLC DBA AT&T FirstNet		07/20/2025	07/31/2025	13239	4,399.62
Badger Meter	Annual Service Agreement 7/1/25 - 6/30/26	07/03/2025	07/23/2025	ACH	3,075.00
Badger Meter	ORION CELLULAR LTE SERV UNIT	07/29/2025	07/31/2025	ACH	3,085.68
					6,160.68
Bartlome, Scott and Diane	Recreation Reimbursement - 2025	07/10/2025	07/10/2025	13172	80.00
Bench, Lilli	Library Reimbursement - 2025	07/30/2025	07/31/2025	13240	70.00
Bergin, Brooke Louise	Storytime - July 2025	07/30/2025			100.00
Bisco	25 LB Bag Floor Dry Eagle Pitcher Manware	07/08/2025	07/23/2025	13220	930.40
Bisco	Gloves	07/01/2025	07/10/2025	13173	47.97
Bisco	Rain Jackets, Rain Pants	07/08/2025	07/23/2025	13220	153.00
Bisco	Supplies	07/17/2025	07/23/2025	13220	94.16
Bisco	Supplies	07/28/2025	07/31/2025	13241	119.58
					1,345.11

Vineyard City
Invoice Listing - 07/01/2025 to 07/31/2025

Vendor	Description	Invoice Date	Payment Date	Payment Reference	Invoice Amount
Brightly Software, Inc	Asset Essentials Software 7/1/25-6/30/26	07/01/2025	07/10/2025	ACH	18,233.69
Brinkerhoff, Haley	Recreation Reimbursement - 2025	07/21/2025	07/23/2025	13221	80.00
Brody Chemical Company, Inc	Liquid Chlorine, Pool Acid	07/09/2025	07/17/2025	13200	952.99
Brody Chemical Company, Inc	Liquid Chlorine, Pool Acid	07/28/2025	07/31/2025	13242	1,012.99
					1,965.98
Carrillo, Jorge and Betzaida	Recreation Reimbursement - 2025	07/30/2025	07/31/2025	13243	80.00
CentraCom	Internet Cable Installation	07/01/2025	07/17/2025	13201	1,130.00
Central Utah Recreation & Parks Association	Tennis Teams - 2 Youth Boys, 2 Youth Girls	07/10/2025	07/17/2025	13202	200.00
Central Utah Recreation & Parks Association	URPA Membership	07/16/2025	07/23/2025	13222	125.00
					325.00
CENTURYLINK Business Services	VISA SPEND CLARITY	07/03/2025	07/03/2025	202102476.pdf	59.97
CENTURYLINK Business Services	VISA SPEND CLARITY	07/09/2025	07/09/2025	202396481.pdf	453.38
					513.35
Certified Shred Inc.	VISA SPEND CLARITY	07/03/2025	07/03/2025	202102551.pdf	40.00
Chemtech-Ford, LLC	Colilert AP x 1	07/23/2025	07/31/2025	ACH	30.00
Chemtech-Ford, LLC	Colilert AP x 1	07/25/2025	07/31/2025	ACH	30.00
Chemtech-Ford, LLC	Colilert AP x 10	07/23/2025	07/31/2025	ACH	300.00
Chemtech-Ford, LLC	Colilert AP x 5	07/03/2025	07/23/2025	ACH	150.00
Chemtech-Ford, LLC	Colilert AP x 5	07/08/2025	07/23/2025	ACH	150.00
Chemtech-Ford, LLC	Colilert AP x 5	07/16/2025	07/23/2025	ACH	150.00
					810.00
Child Support Services		07/10/2025	07/10/2025	12139	3,272.64
Child Support Services		07/23/2025	07/23/2025	12143	3,272.64
					6,545.28
Christensen Oil Co.	Fuel 07/15/2025	07/15/2025			1,512.96
Chu, W. Hal and K. Christine	Recreation Reimbursement - 2025	07/15/2025	07/17/2025	13203	80.00
Cinnaholic	VISA SPEND CLARITY	07/09/2025	07/09/2025	202344032.jpg	80.00
Cintas Corporation No 2	City Hall Maintenance	07/14/2025	07/17/2025	13204	81.75
Cintas Corporation No 2	City Hall Maintenance	07/21/2025	07/23/2025	13224	81.75
Cintas Corporation No 2	City Hall Maintenance / Splash Pad / PW	07/18/2025	07/23/2025	13224	289.08
Cintas Corporation No 2	City Hall, PW - Zoll Plus	07/04/2025	07/10/2025	13177	198.00
Cintas Corporation No 2	PW Maintenance - Annual Plmbd Combo	07/11/2025	07/17/2025	13204	107.65
					758.23
Civic Review, Inc.	Annual Subscription 7/1/25-6/30/26	07/22/2025			5,400.00
CivicPlus LLC	Social Media Archiving 7/1/25-6/30/26	07/01/2025	07/10/2025	ACH	4,617.27
ClearGov Inc.	Budgeting Software 7/1/25 - 6/30/26	07/01/2025	07/10/2025	13178	24,505.00
Comcast Holdings Corp DBA Comcast Busine	VISA SPEND CLARITY	07/03/2025	07/03/2025	202102511.pdf	128.70
Costco Wholesale Corporation	VISA SPEND CLARITY	07/01/2025	07/01/2025	202640806.jpg	276.66
Cutler's Inc	Chain Loop	07/21/2025			59.38
Dadson, Alexa	VYC Advisor Monthly Stipend - July 2025	07/31/2025			80.00
Dick's Sporting Goods	VISA SPEND CLARITY	07/10/2025	07/10/2025	202605715.jpg	139.96

Vineyard City
Invoice Listing - 07/01/2025 to 07/31/2025

Vendor	Description	Invoice Date	Payment Date	Payment Reference	Invoice Amount
Duckett, Jordan and Jennifer	Recreation Reimbursement - 2025	07/21/2025	07/23/2025	13225	80.00
Education and Training Services, LLC	VISA SPEND CLARITY	07/10/2025	07/10/2025	202953338.jpg	1,098.00
EFTPS		07/10/2025	07/10/2025	EFT	14,867.56
EFTPS		07/10/2025	08/06/2025	EFT	10.46
EFTPS		07/23/2025	07/23/2025	EFT	15,653.25
					30,531.27
Enfusion Technologies	City Inspect: Maintenance & Fees 7/1/24-6/30/25	07/01/2025	07/10/2025	ACH	5,500.00
Equitable Financial Life Insurance Company o	8/1/25 - 8/31/25 Coverage	07/11/2025	07/16/2025	EFT	2,435.17
Evans, Landon	Recreation Reimbursement - 2025	07/09/2025	07/10/2025	13179	80.00
Express Evaluations, Inc	Employee Evaluation Software 7/1/25 to 6/30/26	07/02/2025	07/02/2025	13147	2,500.00
Extra Space Management	VISA SPEND CLARITY	07/01/2025	07/01/2025	202342817.jpg	130.00
Extra Space Management	VISA SPEND CLARITY	07/01/2025	07/01/2025	V.2025.07.01	32.50
					162.50
Facebook	VISA SPEND CLARITY	07/02/2025	07/02/2025	201931654.jpg	12.00
Facebook	VISA SPEND CLARITY	07/02/2025	07/02/2025	201932725.jpg	4.49
Facebook	VISA SPEND CLARITY	07/03/2025	07/03/2025	201935221.jpg	12.00
Facebook	VISA SPEND CLARITY	07/04/2025	07/04/2025	201935609.jpg	12.00
					40.49
First Digital Communications, LLC	Internet HBA - July 2025	07/01/2025	07/17/2025	13207	262.15
Freeway Propane Inc.	Exempt Tank Rental	07/31/2025			85.00
Gen Digital Inc	LifeLock Group Code E0016180 JULY 2025	07/15/2025	07/15/2025	12141	207.74
Geneva Project Manager LLC	Environmental Remediation/Relocation Impacted Soil	07/11/2025	07/31/2025	13245	32,502.58
Google	VISA SPEND CLARITY	07/04/2025	07/04/2025	202342735.jpg	3.22
Graff, Tyson and Mary Nichole	Library Reimbursement - 2025	07/30/2025	07/31/2025	13246	80.00
Grammarly	VISA SPEND CLARITY	07/12/2025	07/12/2025	202998306.pdf	144.00
Hamm, Hailee	Recreation Reimbursement - 2025	07/08/2025	07/10/2025	13182	80.00
Health Equity		07/10/2025	07/10/2025	EFT	2,959.81
Health Equity		07/23/2025	07/23/2025	EFT	2,959.81
					5,919.62
Hess, Brett and Marcee	Library Reimbursement - 2025	07/17/2025	07/17/2025	13208	80.00
Home Center Construction Company LLC	Fire Station Payment - August 2025	07/28/2025	07/31/2025	13248	50,000.00
Home Center Construction Company LLC	Fire Station Payment - July 2025	07/28/2025	07/31/2025	13248	50,000.00
					100,000.00
HOME DEPOT	VISA SPEND CLARITY	07/01/2025	07/01/2025	201498903.jpg	78.73
HOME DEPOT	VISA SPEND CLARITY	07/02/2025	07/02/2025	202341436.jpg	27.44
					106.17
Hortin, Brian and Ariel	Recreation Reimbursement - 2025	07/30/2025	07/31/2025	13249	80.00
Housley, Derlene and John Kerekes	Library Reimbursement - 2025	07/15/2025	07/17/2025	13209	80.00
Hydro Specialties Company, LLC	Badger Fire Hydrant Meter	07/17/2025	07/31/2025	ACH	2,200.00
Hydro Specialties Company, LLC	Orion Cellular Endpoint w/ Install Kit	07/21/2025			1,711.60
					3,911.60

Vineyard City
Invoice Listing - 07/01/2025 to 07/31/2025

Vendor	Description	Invoice Date	Payment Date	Payment Reference	Invoice Amount
Intermountain Farmers Association	Supplies	07/08/2025	07/17/2025	ACH	559.96
Intermountain Farmers Association	VISA SPEND CLARITY	07/08/2025	07/08/2025	202639782.jpg	17.19
					577.15
Interwest Safety Supply, LLC	Conspicuity Tape (Red/White)	07/28/2025	07/31/2025	ACH	296.30
Interwest Safety Supply, LLC	No Outlet Sign	07/21/2025	07/31/2025	ACH	46.81
					343.11
J&J Nursery/ Great Basin Turf Products	Q4 Herbicide, Duo Stick	07/22/2025	07/31/2025	ACH	1,512.95
Jacin Sutch DBA Sutch Concrete Inc.	Basketball Lines at 125 S Main and 70 S Holdaway Rd	07/29/2025	07/31/2025	13250	1,400.00
JCG Technologies, Inc.	Recording Software Subscription 2024/2025	07/02/2025	07/02/2025	13153	950.00
Jimmy John's	VISA SPEND CLARITY	07/02/2025	07/02/2025	202897625.pdf	294.33
Kahoot!	VISA SPEND CLARITY	07/07/2025	07/07/2025	203210302.pdf	321.58
Kahoot!	VISA SPEND CLARITY	07/07/2025	07/07/2025	203215647.pdf	9.65
					331.23
Lowe's	VISA SPEND CLARITY	07/01/2025	07/01/2025	203060894.jpg	183.90
Mailchimp	VISA SPEND CLARITY	07/02/2025	07/02/2025	202102128.png	135.00
Mammoth Holdings, LLC	VISA SPEND CLARITY	07/02/2025	07/02/2025	202102102.pdf	220.00
McBride, Stephen and Wendy	Library Reimbursement - 2025	07/17/2025	07/17/2025	13210	80.00
Meltwater News US Inc.	Media Relations 7/1/25-6/30/26	07/08/2025	07/10/2025	ACH	12,500.00
Metropolitan Life Insurance Company	08/01/2025-08/30/2025 MetLife Premiums	07/21/2025	07/21/2025	12140	229.92
Montano's Remodeling Inc.	Conference Room Remodel	07/18/2025	07/31/2025	13252	12,122.50
Motivosity Inc	Motivosity Subscription 2025-2026	07/01/2025	07/23/2025	13228	2,755.20
Mountain West Industrial, LLC	Vineyard City Sewer Connector - Main Street Repair	07/09/2025			76,730.34
Mountain West Industrial, LLC	Vineyard City Sewer Connector - Main Street Repair	07/13/2025			11,235.25
					87,965.59
Mountainland Supply Co.	Hydrant Repair Kit	07/08/2025	07/23/2025	13229	730.02
Mountainland Supply Co.	Manhole Hook	07/31/2025			202.11
Mountainland Supply Co.	Supplies	07/01/2025	07/10/2025	13187	524.82
Mountainland Supply Co.	Supplies	07/17/2025	07/23/2025	13229	104.37
Mountainland Supply Co.	Supplies	07/28/2025	07/31/2025	13253	179.14
Mountainland Supply Co.	Supplies	07/29/2025	07/31/2025	13253	178.66
					1,919.12
Name-Cheap.com	VISA SPEND CLARITY	07/04/2025	07/04/2025	202299438.pdf	164.36
National Recreation & Parks Association	VISA SPEND CLARITY	07/08/2025	07/08/2025	202401893.jpg	80.00
National Recreation & Parks Association	VISA SPEND CLARITY	07/14/2025	07/14/2025	202825161.jpg	404.00
National Recreation & Parks Association	VISA SPEND CLARITY	07/14/2025	07/14/2025	202825182.jpg	129.38
					613.38
North Pointe Solid Waste Special Service Dist	122450 - July 2025	07/31/2025			13,375.20
North Pointe Solid Waste Special Service Dist	122451 - July 2025	07/31/2025			384.00
North Pointe Solid Waste Special Service Dist	122455 - July 2025	07/31/2025			419.57
					14,178.77
North Utah Valley Animal Services	City Participation Fee 2025-26	07/25/2025	07/31/2025	13254	18,018.00

Vineyard City
Invoice Listing - 07/01/2025 to 07/31/2025

Vendor	Description	Invoice Date	Payment Date	Payment Reference	Invoice Amount
O'Reilly Auto Enterprises, LLC DBA O'Reilly A	Cabin Filter	07/03/2025	07/31/2025	13255	16.95
O'Reilly Auto Enterprises, LLC DBA O'Reilly A	Oil for Generators	07/16/2025	07/31/2025	13255	56.97
O'Reilly Auto Enterprises, LLC DBA O'Reilly A	Paper	07/16/2025	07/31/2025	13255	29.24
O'Reilly Auto Enterprises, LLC DBA O'Reilly A	Supplies	07/01/2025	07/23/2025	13230	56.56
O'Reilly Auto Enterprises, LLC DBA O'Reilly A	Supplies	07/11/2025	07/23/2025	13230	39.96
O'Reilly Auto Enterprises, LLC DBA O'Reilly A	Supplies	07/18/2025	07/31/2025	13255	34.45
					234.13
Onward Technology	Monthly billing - July 2025	07/01/2025	07/10/2025	ACH	5,300.00
Openai - Chat GPT	VISA SPEND CLARITY	07/13/2025	07/13/2025	202966093.jpg	214.90
Oregon Department of Revenue	07-06-2025 Oregon Payroll Withholding	07/10/2025	07/10/2025	EFT	294.86
Oregon Department of Revenue	07-20-2025 Oregon Payroll Withholding	07/23/2025	07/23/2025	EFT	304.71
					599.57
OREM CITY	EMS/Fire Contract Services	07/02/2025	07/10/2025	13189	187,567.22
OREM CITY	EMS/Fire Contract Services	07/16/2025			241,532.78
					429,100.00
Pacific Office Automation, Inc.	Konica Usage - 6/25/25 - 7/25/25	07/22/2025	07/31/2025	13257	217.23
PacifiCorp DBA Rocky Mountain Power	Electric Charges RMP	07/18/2025	07/31/2025	13258	289.12
PacifiCorp DBA Rocky Mountain Power	Electric Charges RMP	07/25/2025			150.19
PacifiCorp DBA Rocky Mountain Power	Electric Charges RMP	07/29/2025			8,379.15
					8,818.46
PELORUS METHODS, INC.	Software and Support QTR 4/1/25	07/01/2025	07/02/2025	ACH	1,300.00
Peterson, Thomas and Kriste	Library Reimbursement - 2025	07/15/2025	07/17/2025	13212	80.00
PidjCo	VISA SPEND CLARITY	07/01/2025	07/01/2025	201930614.jpg	6.66
PlaySpace Designs, Inc.	Waters Edge Playground	07/16/2025	07/17/2025	ACH	774.41
PlaySpace Designs, Inc.	Waters Edge Splash Pad	07/16/2025	07/17/2025	ACH	475.94
PlaySpace Designs, Inc.	Waters Edge Zipline	07/22/2025	07/31/2025	ACH	3,703.16
					4,953.51
Podium Corporation, Inc	VISA SPEND CLARITY	07/14/2025	07/14/2025	202754196.pdf	710.73
Pye-Barker Fire & Safety Company DBA Mou	Fire Monitoring - July 2025	07/01/2025	07/10/2025	ACH	57.43
Pye-Barker Fire & Safety Company DBA Mou	Security Monitoring July 2025	07/01/2025	07/10/2025	ACH	49.28
					106.71
Questar Gas Co DBA Enbridge Gas Utah	125 S Main Street	07/08/2025	07/17/2025	13213	8.07
Reading Truck Equipment LLC	Dump Truck Tarp Repair	07/28/2025	07/31/2025	13259	4,327.80
Renaissance Life & Health Insurance Compan	07/01/2025 - 07/31/2025 Dental	07/21/2025	07/23/2025	EFT	2,245.81
Renaissance Life & Health Insurance Compan	08/01/2025 - 08/31/2025 Dental	07/21/2025	07/23/2025	EFT	2,245.81
					4,491.62
Republic Services #864	VISA SPEND CLARITY	07/07/2025	07/07/2025	202199198.pdf	90.75
Republic Services #864	VISA SPEND CLARITY	07/08/2025	07/08/2025	202299183.pdf	33,329.99
					33,420.74
Roberto, Karen and Wemerson	Recreation Reimbursement - 2025	07/30/2025	07/31/2025	13260	80.00
Rollins, Inc. DBA Orkin, LLC	VISA SPEND CLARITY	07/10/2025	07/10/2025	202548190.pdf	146.00

Vineyard City
Invoice Listing - 07/01/2025 to 07/31/2025

Vendor	Description	Invoice Date	Payment Date	Payment Reference	Invoice Amount
Ronald K. Devey DBA Reel Cut Lawncare	Lawn Maintenance / Overseed Soccer Field - July 2025	07/30/2025	07/31/2025	13261	40,473.70
Rural Water Association of Utah	VISA SPEND CLARITY	07/07/2025	07/07/2025	203029371.pdf	-280.00
Safelite Fulfillment Inc	2023 Ford Explorer - Windshield Replacement	07/07/2025	07/17/2025	13214	1,220.36
SCADA Cloud Solutions LLC	Water Interconnect & Lift Station Hosting	07/01/2025	07/10/2025	ACH	65.00
Sederberg, Tim	Library Reimbursement - 2025	07/17/2025	07/17/2025	13215	80.00
Select Health, Inc	August Medical Coverage	07/17/2025	07/23/2025	EFT	45,300.40
SmartClean	July 2025 Bill	07/24/2025			3,531.50
Sowards, Emily	Library Reimbursement - 2025	07/08/2025	07/10/2025	13192	80.00
Speedy CPS, LLC DBA Alphagraphics	Boundary Map	07/10/2025	07/17/2025	ACH	50.64
Speedy CPS, LLC DBA Alphagraphics	Election Sign Stakes	07/09/2025	07/10/2025	ACH	113.61
					164.25
Sprinkler Supply Company	Electric Scrubber	07/30/2025			288.74
Sprinkler Supply Company	Supplies	07/29/2025	07/31/2025	ACH	37.00
					325.74
SPT Reimbursements #1 LLC	July 2025 Impact Fees	07/31/2025			21,409.50
Staples, Inc. DBA Staples Contract & Commer	VISA SPEND CLARITY	07/02/2025	07/02/2025	202905127.pdf	75.86
State of Utah - Department of Environmental	VISA SPEND CLARITY	07/02/2025	07/02/2025	201566094.png	400.00
State of Utah - Division of Occupational and	VISA SPEND CLARITY	07/02/2025	07/02/2025	202887196.pdf	25.00
State of Utah - Division of Occupational and	VISA SPEND CLARITY	07/02/2025	07/02/2025	202887339.pdf	25.00
					50.00
Summit Fasteners	VISA SPEND CLARITY	07/03/2025	07/03/2025	201744293.jpg	17.80
Suter, Stephan	Field Reservation Refund	07/10/2025	07/10/2025	13195	900.00
Swank Motion Pictures, Inc.	Inside Out 2 - Movie in the Park	07/21/2025	07/23/2025	13232	550.00
Swank Motion Pictures, Inc.	Peter Rabbit - Movie in the Park	07/17/2025	07/23/2025	13232	510.00
					1,060.00
Swick, Alan	Refund: 6647 - Swick, Alan	07/21/2025	07/23/2025	13233	70.12
Target	VISA SPEND CLARITY	07/08/2025	07/08/2025	202974901.jpg	18.00
Target	VISA SPEND CLARITY	07/14/2025	07/14/2025	202781195.jpg	10.76
					28.76
Tenney, Jonah	Library Reimbursement - 2025	07/15/2025	07/17/2025	13216	70.00
Textile Team Outlet and Design Inc.	Fall Toddler Soccer Shirts	07/21/2025	07/23/2025	13234	1,040.64
Textile Team Outlet and Design Inc.	Fall Youth Flag Football Shirts	07/21/2025	07/23/2025	13234	1,025.98
					2,066.62
Thrive Nursery, LLC	Karl Forester Grass	07/28/2025	07/31/2025	13262	116.40
Thrive Nursery, LLC	Trees and Shrubs	07/16/2025	07/17/2025	13217	1,164.05
					1,280.45
TinyMobileRobots US LLC	Field Painting Robot and 6-Year Subscription	07/01/2025			34,933.00
Tire Factory	VISA SPEND CLARITY	07/11/2025	07/11/2025	202546867.jpg	209.92
Tossd Salads & Bowls	VISA SPEND CLARITY	07/02/2025	07/02/2025	202897560.pdf	14.53
Tossd Salads & Bowls	VISA SPEND CLARITY	07/09/2025	07/09/2025	202343980.jpg	44.22
					58.75

Vineyard City
Invoice Listing - 07/01/2025 to 07/31/2025

Vendor	Description	Invoice Date	Payment Date	Payment Reference	Invoice Amount
Trigon Corporation DBA Sunrise Environment	Blitz, BombShell, Erase	07/09/2025	07/17/2025	13218	1,134.87
TruckPro Holding Corporation DBA TruckPro,	VISA SPEND CLARITY	07/02/2025	07/02/2025	203098856.pdf	259.82
Universal Industrial Sales, Inc.	Pedestrian Signal Pole	07/16/2025	07/31/2025	13263	800.00
USPS	VISA SPEND CLARITY	07/07/2025	07/07/2025	203130809.jpg	73.00
USPS	VISA SPEND CLARITY	07/07/2025	07/07/2025	203130809.jpg	73.00
USPS	VISA SPEND CLARITY	07/07/2025	07/07/2025	203131086.jpg	146.00
USPS	VISA SPEND CLARITY	07/07/2025	07/07/2025	203131239.jpg	365.00
					657.00
Utah Association of Public Treasurers	VISA SPEND CLARITY	07/01/2025	07/01/2025	201910012.pdf	75.00
Utah County - Recorder	VISA SPEND CLARITY	07/02/2025	07/02/2025	201956497.jpg	2.33
Utah County - Recorder	VISA SPEND CLARITY	07/02/2025	07/02/2025	201956669.jpg	88.00
Utah County - Recorder	VISA SPEND CLARITY	07/02/2025	07/02/2025	201957066.jpg	10.18
Utah County - Recorder	VISA SPEND CLARITY	07/02/2025	07/02/2025	201957205.jpg	384.00
					484.51
Utah League of Cities and Towns	Utah League of Cities and Towns 2024-2025	07/01/2025	07/10/2025	13197	10,443.14
UTAH LOCAL GOVERNMENTS TRUST	Annual Auto Physical Damage and Liability	07/01/2025	07/10/2025	EFT	26,546.09
UTAH LOCAL GOVERNMENTS TRUST	Liability - Annual 2025-26	07/01/2025	07/10/2025	EFT	45,523.18
UTAH LOCAL GOVERNMENTS TRUST	Property - Annual	07/01/2025	07/10/2025	EFT	14,781.73
UTAH LOCAL GOVERNMENTS TRUST	Workers Comp - Monthly July 2025	07/01/2025	07/10/2025	EFT	1,637.43
UTAH LOCAL GOVERNMENTS TRUST	Workers Comp - Out of State NV, OR	07/09/2025	07/23/2025	EFT	601.00
					89,089.43
UTAH RETIREMENT SYSTEMS		07/10/2025	07/10/2025	EFT	35,901.03
UTAH RETIREMENT SYSTEMS		07/10/2025	08/06/2025	EFT	27.00
UTAH RETIREMENT SYSTEMS		07/23/2025	07/26/2025	EFT	36,488.27
					72,416.30
Utah State Tax Commission		07/10/2025	07/10/2025	EFT	5,950.99
Utah State Tax Commission		07/23/2025	07/23/2025	EFT	6,004.04
					11,955.03
Utah Valley Home Builders Association	July 2025 Rent	07/02/2025	07/10/2025	ACH	6,486.44
Valvoline Inc. DBA Valvoline Instant Oil Chan	2023 Ford F-150 Oil Change - VIN 1655	07/31/2025			97.72
Valvoline Inc. DBA Valvoline Instant Oil Chan	2023 Ford F-150 Oil Change - VIN 1943	07/29/2025			98.57
					196.29
Vance, Alison and Jonathon	Library Reimbursement - 2025	07/30/2025	07/31/2025	13265	80.00
Varsity Brands, Inc. DBA BSN Sports LLC	Footballs, End Zone Pylon, Sideline Marker	07/21/2025	07/23/2025	13236	200.84
Verizon Communications Inc. DBA Verizon Wi	Monthly Charges #242187988-00001 - July 25	07/12/2025	07/31/2025	13266	220.93
Vincent, Keith and Linda	Library Reimbursement - 2025	07/02/2025	07/02/2025	13167	80.00
Vistaprint	VISA SPEND CLARITY	07/10/2025	07/10/2025	202548232.pdf	17.66
Vistaprint	VISA SPEND CLARITY	07/10/2025	07/10/2025	V.2025.07.10	88.28
					105.94
WALMART	VISA SPEND CLARITY	07/11/2025	07/11/2025	202552513.pdf	32.96
WALMART	VISA SPEND CLARITY	07/14/2025	07/14/2025	202753381.pdf	190.21
					223.17

Vineyard City
Invoice Listing - 07/01/2025 to 07/31/2025

Vendor	Description	Invoice Date	Payment Date	Payment Reference	Invoice Amount
Zao Asian Cafe	VISA SPEND CLARITY	07/08/2025	07/08/2025	202670289.pdf	448.50
					\$1,289,972.48

City Manager's Monthly Report

Parks and Recreation

PARKS:

- Adjusted all irrigation controllers on IQ4 to reduce water usage at parks
- Capped the irrigation line that watered the area where the new concrete concession pad is located
- Fixed dripline at Grove Park in the parking lot median and dripline station at Sunset Beach Park
- Fixed dripline lateral line break at Penny Springs and installed more drip tubing
- Replaced a broken solenoid at Penny Springs
- Replaced 3 broken valve boxes at Penny Springs
- Organized irrigation pack-out boxes and inventory
- Replaced broken plexiglass on splash pad stairs
- Fixed flow problem with the Splash Pad Circulation Pump
- Super Chlorinated the Splash Pad after it was closed for the night
- Installed Soap dispenser in Splash Pad pump room
- Helped coordinate parks maintenance items for July 1st, 9th, and 24th events
- Cleaned/unclogged sinks in Grove Park restrooms
- Sprayed weeds at Sunset/Gammon/Grove/Penny Springs Park
- Took old, damaged Gammon Park soccer goals to scrap/recycle
- Assembled new soccer goals for Grove Park
- Coordinated the trimming up of trees at Gammon Park
- Installed hose bib and electrical outlets for Grove Park Concessions
- Mowed Slide Hill with the Ventrac
- Re-landscaped the area south of the Grove Park restrooms and installed a tree, bark mulch, landscape rocks, plantings, and dripline
- Planted additional plants by the Grove Park Garage

- Installed decorative grasses around the east side of the PI pond in the flower beds
- Fixed broken drinking fountain at Sunset Beach Park
- Installed landscape rocks/boulders by the Gammon Park restrooms
- Replaced broken outlet covers in the Gammon Park Reservable Pavilion
- Began replenishing flower bed areas with bark mulch
- Fixed broken chain on Sunset Beach Park playground
- Installed Soft Fall (engineered wood fibers) at Gammon & Bridgeport Park playgrounds
- Had 32 Pavilion Reservations

EVENTS:

- Hosted July 1st Firework Event
- Secured a sponsorship from Utah City for the 9/11 Patriot Day Event
- Working with The Refuge to finalize plans for the Purple Ribbon Walk event on October 2nd (Alex Boye is to perform at this event)
- Working with Orem City on the 9/11 Day of Service. There will be 2 days of service events, one on September 6th and the other on September 13th. Working with Public Works and ULA to finalize a massive lakeshore cleanup as part of this.
- Hosted another successful Movie in the park on July 28th at Gammon Park.

REC:

- Hosted 95 Youth baseball games
- Hosted 40 Youth baseball practices
- Hosted approximately 28 youth tennis practices, 4 senior pickleball drop-in sessions, and 12 youth pickleball clinics
- Offered first traveling youth pickleball league (16 participants; most in Utah County)
- Completed inaugural season of street hockey (57 Participants)
- Opened Gammon Park Tennis Court back up to the public

- Ben oversaw the Central Utah Youth Tennis Association Tournament consisting of 4 days and 12 different brackets

OTHER:

- Slide Hill Project went out to bid for Construction

Communications

Comms Report:

Hiring for Digital Media Specialist

Hiring for Communities that Care Coordinator

Library:

Orem Fire storytime August 27th

Recorder

- Held a “Meet the Candidates Night”
- Year to Date Records requests: 53 (In Comparison 2024 total was 56)

Public Works

1. Department Overview

Mission: Provide And Sustain Essential Services For Its Citizens' Welfare And Acceptable Quality Of Life.

2. Division Summaries

Streets & Stormwater

1. Interviewed for vacant Street Operator position. No hire yet, Interviews will continue until the position is filled.
2. Chris Thomas has been attending a Public Management course at UVU for the past year and recently graduated as a Certified Public Manager.
3. Road striping has begun and will continue in the following weeks.
4. Finalized pavement preservation plan for 2025.
5. Made a large road repair on Vineyard Loop Rd. that significantly improved ride quality.

6. Took delivery of a new plow truck that is equipped with a pre-wet system, and increased salt capacity. It is also rated for a much heavier payload capacity, allowing us to operate more efficiently and safely.
7. Continued City-wide Street sweeping operations.
8. Continued to Update stormwater infrastructure and create MS4 stormwater inspection tracking GIS data.

Water & Sewer

- 2 Utility Operator positions were filled.
- Continue water valve, fire hydrant, and manhole maintenance and inspections city-wide.
- The State Water Use Report was updated with the State after working with Orem City.
- Conduct monthly water meter audit to ensure utility accounts are accurate and updated.
- The PI Pond concrete lining project is 90% complete and expected to be 100% complete on Aug. 15.
- Fiber at Lift Station 2 and booster station has been installed for SCADA system.
- Pipeline project has been completed and received an operational permit from the State.
- Provided Project Management support and inspections for the Water Tank & Booster Station project. Continue efforts to address the leaks.
- Provided support for new development. Help with pressure testing and Bacteria test.
- Working with Martin Snow on a sewer lift station needed on the North West part of Vineyard.

Grounds & Facilities

- Reduced irrigation runtimes during peak-demand hours to conserve water and improve system efficiency.
- Implemented goat head (puncturevine) abatement through an integrated pest management plan, working over the past two years to interrupt the weed's life cycle.
- Removed invasive woody species (Russian olive and tamarisk) along the Utah Lake shoreline, collaborating with Orem Fire and Utah County Trails to achieve the shared goal of invasive plant removal.
- Performed a sucker-prune cycle on all trees citywide.

Fleet & Equipment

- Worked with Ken Garff for 6 new leased vehicles.
 1. Working to outfit and onboard the new lease vehicles.

Engineering & Inspections

- City's Public Infrastructure Specifications & Standards update in progress. Reviewing draft standards.
- Conducted infrastructure and construction stormwater inspections on Holdaway Fields, Orchards, Cottonwoods, Maples, Sycamores, and Downtown Phases.
- Reviewed Request for Proposals (RFP) for sand volleyball court.
- Met with Consultants to start discussions on North Vineyard wastewater lift station.
- Transportation Master Plan: Staff reviewed Master Plan, Traffic Impact Study standards, & Traffic Calming standards. Working on Impact Fee Assessment study.
- Stormwater Master Plan: Consultant is continuing work on the draft Master Plan.

3. Projects

1. Vineyard Center: Project on pause. Below is last status:

- a. Preliminary 10% design with MAG and Design Consultant.
- b. Received and Reviewed Proposals for CMGC Phase 1 (Design) and Phase 2 (Construction).
 - i. Phase 1 would be awarded under design funds.
 - ii. Phase 2 may be awarded pending City Council approval.
 - iii. CMGC currently on hold, contacted 3 Top Proposers to communication project updates.

2. Water Tank:

- Contractor fixing leaks in the water tank and conducting another leak test. Pump station components start up.
- Expected completion of end of August/beginning of September 2025.

4. Water Pipeline:

- Contractor completed punch list items.
- Project is considered complete.

5. Trail Enhancements (Center Street & 400S):

- Completing construction designs and coordinating with Rocky Mountain Power for power requirements.

6. Vineyard Connector Bridge:

- Working with UDOT, Construction Inspection Consultant, and Construction Contractor during the construction process.
- Abutments are being installed.

7. 1200 North Bridge:

- Consultant developed conceptual bridge alignment.
- Next step is City consultant to develop 10% design for UP submittal.

8. Rail Spur Removal:

- Consultant Engineer submitted 10% design to Union Pacific.
- Submitted CRISI grant change request to Federal Railroad Administration (FRA).

9. Lindon Heritage Trail:

- Construction is complete. Working with Lindon City, UDOT, and Contractor on trail punch list items.

10. Public Works Building Expansion:

- Working with Think Architecture on a 10% design for a building addition.
- Expected to present the planning commission in September.

PERSONNEL:

- Current Approved: 20
- Vacant: 1

After-Hours Operations

- NSTR

Community Development

Project Summaries:

Economic Development Strategic Plan- Final draft is under review.

Parking Study and Master Plan- The draft is under review.

Mill Road Design and Wayfinding- There have been no significant changes since last month. The Wayfinding and Design Consultants are continuing to refine concepts based on prior feedback from City staff and the public, gathered through the town hall and stakeholder meetings. A new draft document from the consultant will be shared with staff for review in the coming weeks. Additional drafts will address corridor-wide and Active Transportation (AT) design elements. The 400 N and Mill Road AT segment remains a top priority due to its alignment with planned traffic signal and crossing improvements. This segment is still expected to be among the first to move into implementation.

Station Area Plan- The draft Station Area Plan (SAP) from Sasaki has undergone extensive review by staff, with revisions completed to prepare it for broader stakeholder and internal feedback. The updated draft is now being circulated for additional input as we move toward

finalizing the plan. A meeting with Flagborough has been scheduled for August to discuss final comments and next steps.

Vineyard Center- Focus group is starting in August.

Lakefront Grant- Utah County has approved the City's request to reallocate grant funds toward the construction of Block 6 Park. A draft agreement reflecting this reallocation has been finalized in coordination with Jayme and shared with Flagborough for review and feedback prior to execution. Meanwhile, staff continues to coordinate with Forestry, Fire, and State Lands (FFSL) on permitting requirements.

ACE Program- Restarted the study. Expecting to have draft policy in early September.

The Bluffs at Vineyard- Concept designs have been explored. Funding was discussed to understand the allocation of money for phasing. The Bluffs at Vineyard will be introduced as a work session item to the Planning Commission and Active Transportation Commission in August to get feedback on concepts and to prioritize amenities. Staff will organize an open house with the Lakefront Condos and their HOA for public engagement.

Tucker Row Park- The HOA is actively working to gather the required signatures needed by the County to complete the land conveyance. They have expressed a strong interest in resolving this step quickly and are making every effort to expedite the process. Once the conveyance is finalized, the city will move forward with the design phase for the proposed park on the designated parcel. Anthony continues to monitor progress and follow up as needed.

Wetland Delineation- A FOIA request has been submitted to the Army Corps of Engineers to get the deed restriction information and previously approved Wetland Mitigation Plan for the property owned by Flagship that we would like to construct the Mountain Bike Park. Justine is meeting with Marissa Davis with Bowen Collins and Associates next week to go over the preliminary Wetland Delineation Study Report. We have submitted a Right of Entry permit to the Army Corps of Engineers giving them access to complete their Wetland Delineation jurisdiction survey and we are waiting to hear back on the FOIA request from the Army Corps of Engineers.

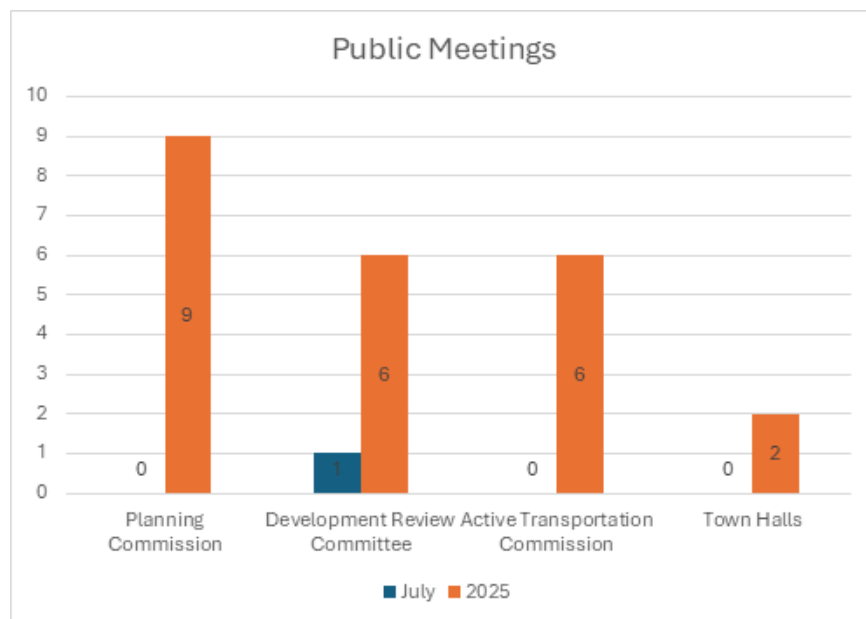
Public Safety Master Plan- First draft is roughly 75% complete. Orem Fire Department is building an internal GIS model for Vineyard fire station to support long-term data analysis, which is expected to be complete by the end of August.

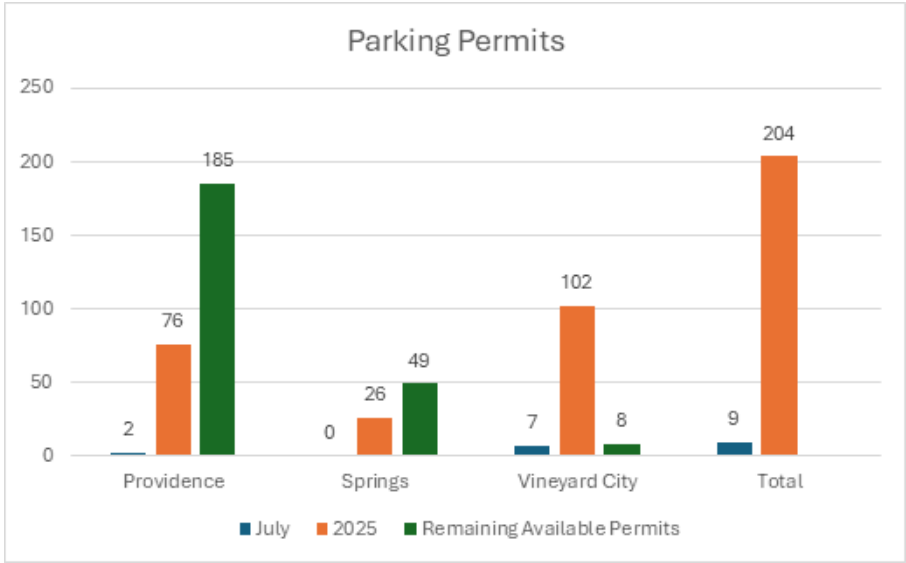
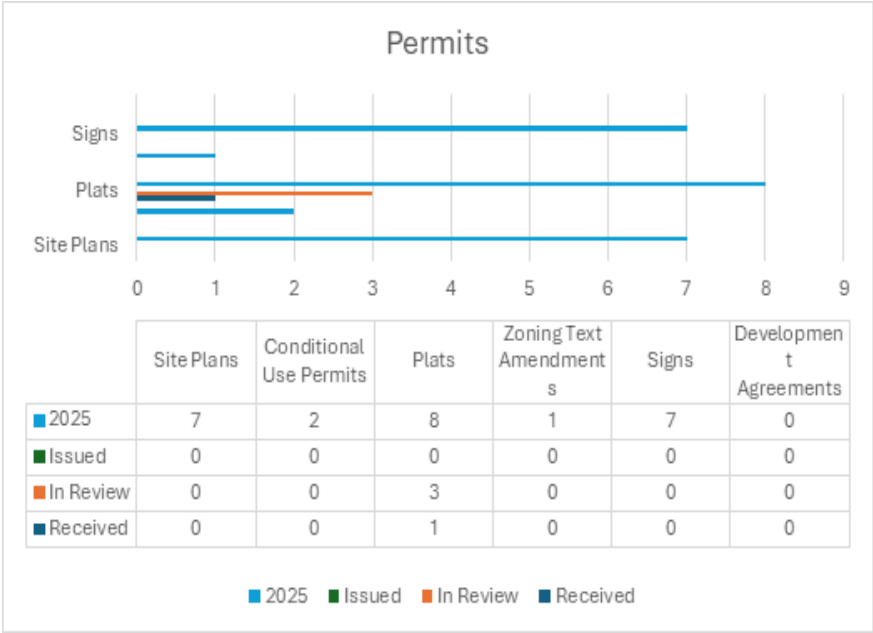
Trainings and Conferences:

Morgan and Cache attended the EDC Utah Quarterly Meeting at BYU and met with other local economic development employees and business owners on July 29th.

New Businesses

New Businesses	Business License Issued	Type of Business	Address
Nutricost Manufacturing LLC	7.30.2025	Commercial Home	517 E 1600 N Suites 100-400
Priscila Borges Tesoro Furniture LLC	7.10.2025	Occupation	326 E 90 N 111 N Geneva Rd
Sycamore Lane Learning Innovations	7.1.2025	Commercial Home	191 W Sycamore Ln
HB Boys, LC (Burger King 32830)	7.21.2025	Occupation	614 N Mill Rd
Crafted Design LLC	7.15.2025	Commercial Home	589 E 210 N Unit 101
Orion's Edge LLC	7.3.2025	Occupation Home	104 E 630 N 144 W Hayata Ln
Sellias LLC	7.7.2025	Occupation	
	7.8.2025		





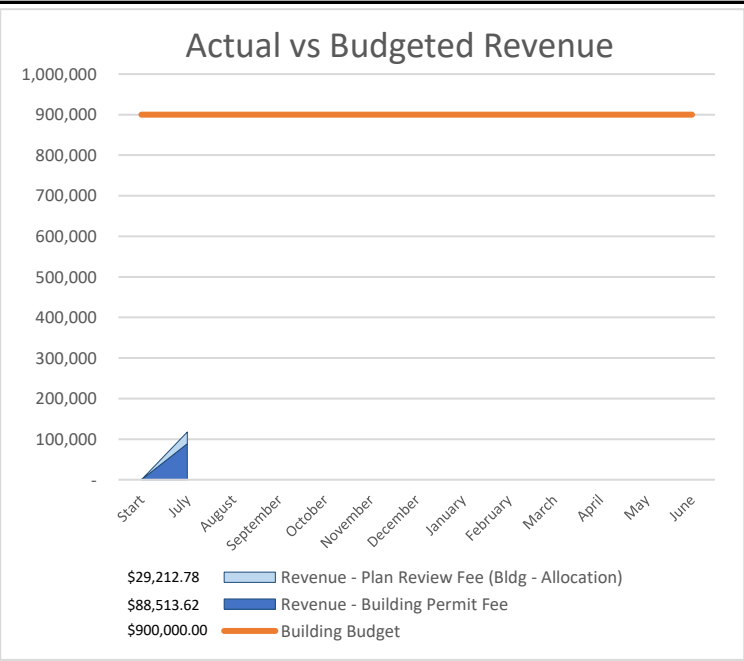
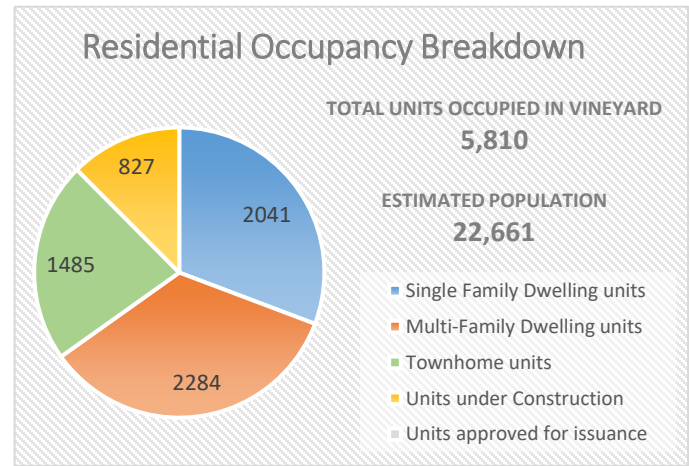
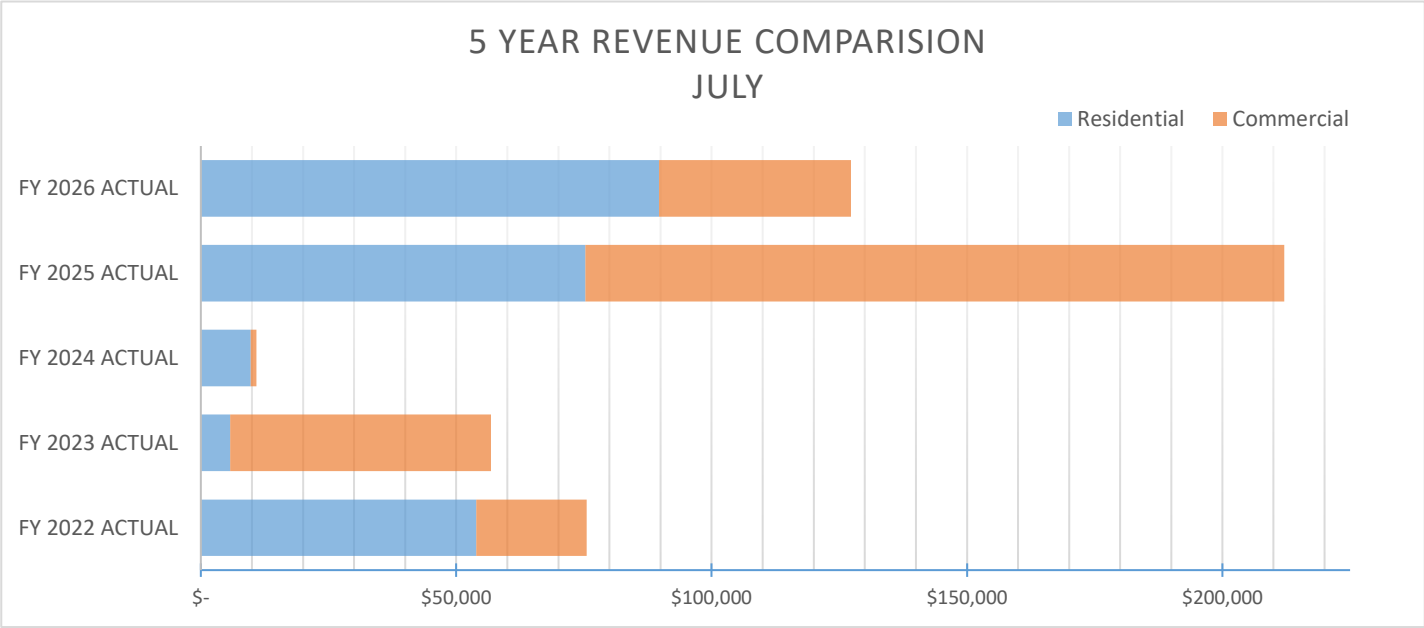
To Eric Ellis, City Manager
Cris Johnson, Building Official

From Patricia Abdullah
Building Department

Subject Activity Report for July, 2025

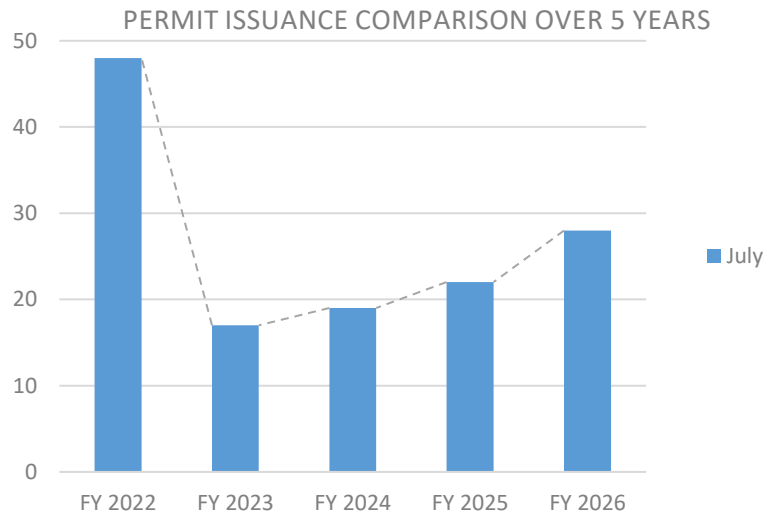


Revenue		
Monthly Residential Revenue for July	\$	89,666.75
Monthly Commercial Revenue July	\$	37,614.30



Permit Issuance for July

Residential Units issued	12
Single Family Dwelling	12
Townhome	0
Multi-Family Dwelling	0
Commercial Units issued	1
Commercial - New	0
Commercial - TI	1



34 Building Applications Received

Res 30 Comm 4

14 Applications in Review

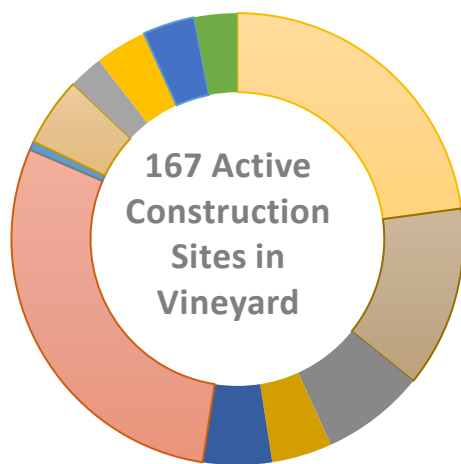
Res 8 Comm 6

36 Plans Approved

Res 32 Comm 4

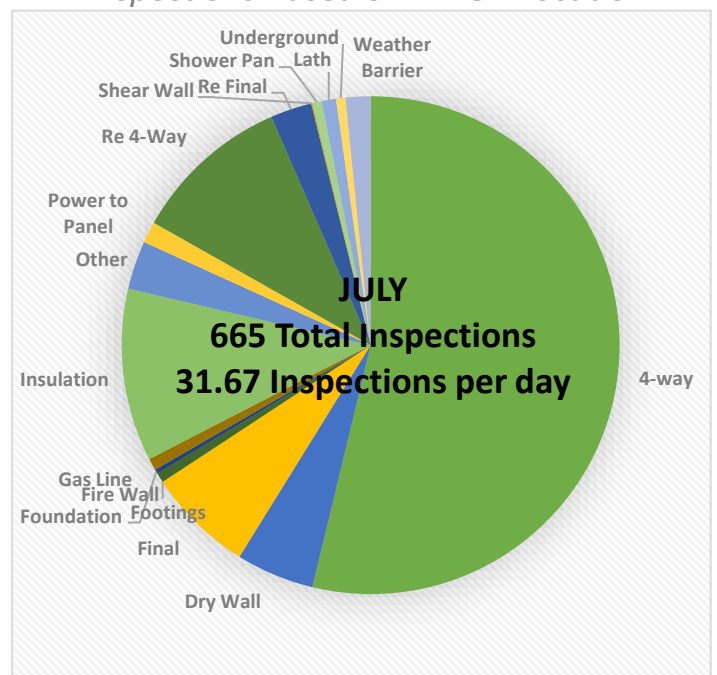
Turn-Around Information for July

Plan Review	Avg Days	Longest Days
Single Family Residential	6.5	8
Multi-Family Residential	0	0
Commercial	0	0
Inspections	Avg Days	
Residential Construction	0.0627	7
Commercial Construction	0.0283	3



Basement Finish	Commercial - New	Other (R)
Other (C)	Pool	Single Family Dwelling
Townhome	Townhome Units	Multi-Family Dwelling
Solar	Sign	Tenant Improvement

Inspections Based on Time Allocation



Plan Review Fee Distribution
FY 2026 - July 1, 2025 to July 31, 2025

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	0	\$ -	\$ -	80%	\$ -	20%	\$ -	0%	\$ -
Basement	Residential	5	\$ 1,875.00	\$ 468.75	100%	\$ 468.75	0%	\$ -	0%	\$ -
Basement walkout	Residential	0	\$ -	\$ -	87.5%	\$ -	12.5%	\$ -	0%	\$ -
Single Family Dwelling	Residential	12	\$ 59,282.58	\$ 22,377.98	73%	\$ 16,410.52	27%	\$ 5,967.46	0%	\$ -
Residential New Construction	Residential	0	\$ -	\$ -	75%	\$ -	25%	\$ -	0%	\$ -
Remodel	Residential	0	\$ -	\$ -	100%	\$ -	0%	\$ -	0%	\$ -
Repair	Residential	0	\$ -	\$ -	100%	\$ -	0%	\$ -	0%	\$ -
Pool	Residential	2	\$ 3,130.00	\$ 782.50	67%	\$ 521.67	33%	\$ 260.83	0%	\$ -
Solar	Residential	2	\$ 857.50	\$ 214.38	100%	\$ 214.38	0%	\$ -	0%	\$ -
Stand Alone	Residential	0	\$ -	\$ -	100%	\$ -	0%	\$ -	0%	\$ -
Other (R)	Residential	2	\$ 542.45	\$ 135.61	86%	\$ 116.24	14%	\$ 19.37	0%	\$ -
Townhome Unit	Residential	0	\$ -	\$ -	71%	\$ -	29%	\$ -	0%	\$ -
Multi-Family Dwelling	Commercial	0	\$ -	\$ -	73.33%	\$ -	13.33%	\$ -	13.33%	\$ -
Footing and Foundation	Commercial	0	\$ -	\$ -	83%	\$ -	17%	\$ -	0%	\$ -
Commercial New Construction	Commercial	0	\$ -	\$ -	74%	\$ -	16%	\$ -	11%	\$ -
Shell Only	Commercial	0	\$ -	\$ -	70.59%	\$ -	17.65%	\$ -	11.76%	\$ -
Commercial TI	Commercial	1	\$ 21,554.00	\$ 14,010.10	78%	\$ 10,896.74	11%	\$ 1,556.68	11%	\$ 1,556.68
Sign	Commercial	2	\$ 893.66	\$ 580.88	67%	\$ 387.25	33%	\$ 193.63	0%	\$ -
Other	Commercial	1	\$ 303.43	\$ 197.23	100%	\$ 197.23	0%	\$ -	0%	\$ -
Event / Temporary Structure	Commercial	1	\$ 75.00	\$ -	100%	\$ -	0%	\$ -	0%	\$ -
Totals		28	\$ 88,513.62	\$ 38,767.43		\$ 29,212.78		\$ 7,997.97		\$ 1,556.68

Vineyard Residential Buildout Audit as of 07/31/2025

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	185	12	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
Garden	Not Within	Homestead	SFD	117	117	117		0
Hampton	Geneva Phase 3	Waters Edge		0	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	6	6	4	1	1
Holdaway Fields	Not Within	Holdaway Fields	SFD	295	62	24	10	261
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	94	73	21	64
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	106	8	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	90	3	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
Utah City*	Geneva Phase 3	Utah City Downtown	Multi-Family	12000	1301	149	772	11079
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				18719	7037	5810	827	12081

*Density for Utah City is unlimited. Approved Density is based off expected density provided by current developer to Planning department.



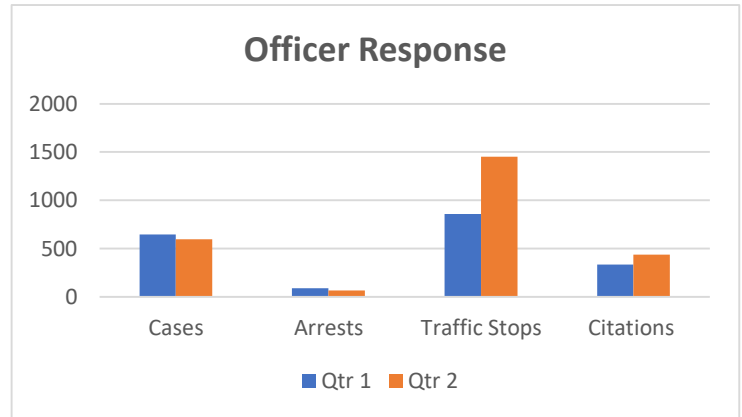
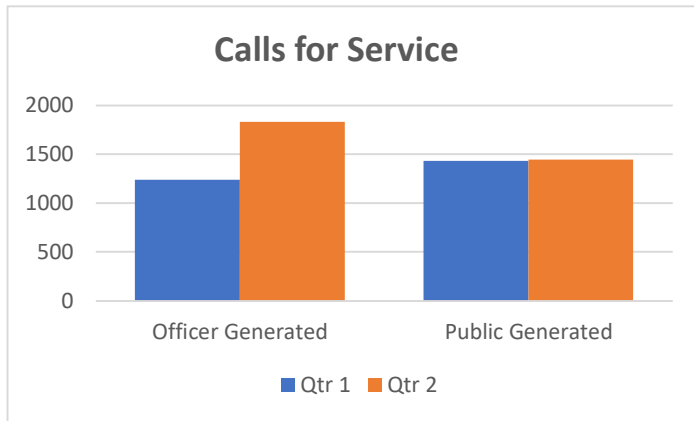
UTAH COUNTY SHERIFF'S OFFICE

SHERIFF

MICHAEL L. SMITH

Vineyard Qtrs 1 & 2 2025

Quarter	Cad Calls	Officer Generated	Public Generated	Cases	Arrests	Traffic Stops	Citations
1st	2670	1239	1431	644	86	857	333
2nd	3273	1829	1444	594	64	1452	435



Incidents Qtr 1

Burg/Theft	15
Assault/DV	44
Drugs/Alcohol	40

Incidents Qtr 2

Burg/Theft	17
Assault/DV	32
Drugs/Alcohol	57

Response Times Priority 1-2

TIME	3:55
TOTAL	394

Response Times Priority 1-2

TIME	363
TOTAL	4:32



**NOTICE OF A REGULAR
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
July 23, 2025, at 6:00 PM

Present

Absent

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

Staff Present: City Attorney Jayme Blakesley, City Manager Eric Ellis, Deputy Brett Ryan with the Utah County Sheriff's Office, Public Works Director Naseem Ghandour, Finance Director Kristie Bayles, Communications Manager Jenna Ahern, Deputy Recorder Tony Lara, and City Recorder Pamela Spencer

Others Speaking: Residents Karen Cornelious, Kathleen Clawson, and David Lauret

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

 Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Sifuentes gave the invocation and led the Pledge of Allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

No items were submitted.

3. WORK SESSION

No items were submitted.

4. PUBLIC COMMENTS

 Mayor Fullmer called for public comments.

 Karen Cornelious, living in the Villas Subdivision, asked about the independent auditor on the agenda.

 Kathleen Clawson, living in the Parkside subdivision, mentioned that she appreciated the Peter Rabbit story on the trails and would like to see more stories.

 Mayor Fullmer called for additional comments. Hearing none, she closed the public comment session. She noted that independent auditor discussion was on the agenda and any questions would be answered then.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

 Councilmember Sifuentes reported that ballots were in the mail for the 2025 Primary Election and asked that residents take the time to research the candidates.

 Councilmember Holdaway reported that he was grateful for the state laws on GRAMA and the current records request. He requested that council enforce compliance. A discussion ensued. City Attorney Jayme Blakesley explained the request and the responsive documents and conversations with the State Records Ombudsman. The discussion continued. Councilmember Holdaway stated that he had not recorded any interviews with the reporters but recorded them with city staff. Mayor Fullmer requested that the council review the records discussed and make a determination if needed.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

7. CONSENT ITEMS

7.1. Approval of the July 9, 2025, City Council Meeting Minutes

7.2. Interlocal Agreement with Utah County for Library Services (Resolution 2025-42)

7.3. Interlocal Cooperative Agreement with Utah County for Substance Misuse prevention and Communities that Care (CTC) Model for FY26 (Resolution 2025-43)

 Mayor Fullmer called for a motion.

 Councilmember Sifuentes disclosed that with her job with Utah County in Human Services, she works with the department that works with CTC.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT AND APPROVE THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

8. APPOINTMENTS/REMOVALS

No names were submitted.

91 **9. BUSINESS ITEMS**

92 **9.1. PUBLIC HEARING - Adoption of the Working Fiscal Year 2025-2026 Budget**
93 **After Amendment #1(Resolution 2025-40)**
94 **FY26 Budget Amendment #1**

95  Mayor Fullmer turned the time over to Councilmember Clawson.

96
97  Councilmember Clawson explained that the budget amendment was due to the scrutiny and
98 accusations over the city's finances and the clear path forward was to obtain a fully independent
99 evaluation through a third-party auditor to look for fraud, waste and abuse. He stated that the
100 purpose was not to Audit the State's Audit. He stated that there was no intention of revising the
101 audit but looking for areas where they might be able to improve as a city. He explained what the
102 audit would entail and the reason for the cost and the desire to pick a firm who was fully
103 independent.

104
105  Mayor Fullmer called for a motion to open the public hearing.

106
107  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING
108 AT 6:25 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR
109 FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY AND SIFUENTES
110 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

111
112  David Lauret, living on Holdaway Road, asked about the definitions used and criteria for
113 determining the auditor.

114
115  Ms. Cornelious asked about the cost of the audit. She asked how they were able to find the
116 money when they had to raise taxes last year. She felt that the council was not being the best
117 stewards of taxpayers' dollars.

118
119  Mayor Fullmer called for additional public comments. Hearing none, she called for a motion to
120 close the public hearing.

121
122  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING
123 AT 6:29 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR
124 FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY AND SIFUENTES
125 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

126
127  Mayor Fullmer called for a discussion from the council.

128
129  Councilmember Clawson said that public trust was low, and they need to take steps to repair
130 that trust, which did not come for free.

131
132  Councilmember Holdaway said that he did not feel good about supporting an independent audit.
133 There was a discussion about the state audit process. Mayor Fullmer clarified that the Auditor
134 required the mayor to sign the letter, which included the responses from the team working it.
135 Councilmember Holdaway stated that he did not understand the scope of the independent audit and
136 felt that he was getting conflicting information. He commented on waste and abuse and how that
137 was defined. Councilmember Cameron asked him to get to the point. Councilmember Holdaway
138 continued his comments.



Councilmember Clawson clarified the process and how they determined the scope to be included in the “request for proposal” document. For the record, he read an email that went out on July 12th: “the purpose of the initiative was to proactively: 1. Identify any anomalies related to fraud, waste, or abuse; 2. Identify any vulnerabilities in our policies and operations; 3. Recommend changes to build public trust and ensure government accountability to the highest standards.” The purpose for the email was to express to the entire council and the finance committee what they thought the scope should be and to gather input on what they thought it should look like. He said that he received an email between Councilmember Holdaway and Seth Oveson from the State Auditor’s office which prompted him to contact Mr. Oveson for clarification. He received confirmation today that what they were doing was accurate and shared those notes with the council. He felt that the effort was there to be open and transparent on what they were trying to do and that the RFP was well defined. He believed that it left room for the independent firm to recommend changes. He felt that this was a big deal in order to regain public trust.



Councilmember Sifuentes stated that she did not want to have to spend \$104,000. From her perspective she believed that with everything that Councilmember Holdaway had been pushing for a state audit and they would be pleased if the city were taking care of their own problems. She felt that Councilmember Holdaway’s concerns about having corruption in the finances then they needed to find it. She added the state gave them advice for things they could do for policy changes.



Councilmember Cameron commented that Councilmember Holdaway expressed frustrations because he was not invited to the meetings, but she did not get an invitation to meet with Mr. Oveson, the State Auditor’s Office, or the newspapers to give a different side of the story. She felt Councilmember Holdaway needed to look at his own behavior if he wanted everything to be fair and balanced. She stated that a lot of Councilmember Holdaway’s accusations of corruption were not founded and that his concerns with the previous council’s transparency was not accurate. She said that everyone agreed that they wanted the city run well and have transparency. She had a conversation with Councilmember Tyce Flake, which was eye opening, and validated what she had seen in the past year and half. She said that she was frustrated with Councilmember Holdaway’s misrepresentation of the people and the city. Councilmember Holdaway for clarification on a councilmember adding items to an agenda. Mayor Fullmer clarified that he was interrupting and turned the time back to Councilmember Cameron. Councilmember Sifuentes requested that Mr. Blakesly clarify Title 3 in the municipal code and noted that she worked to change the amount of councilmembers need to get something on the agenda. Councilmember Cameron mentioned two things that she had asked Councilmember Holdaway to correct the record: Bella Lash and Mercedes. Bella Lash was a utility refund, and he did not correct the record. A discussion ensued. The mayor brought the meeting back to order. Councilmember Cameron explained that the Mercedes was the purchase of a used dump truck to be fiscally conservative and felt that Councilmember Holdaway was doing a disservice to the community by not correcting the record.



Mayor Fullmer responded to the question on where they found the finances and why they had done this. For the record: “The time they had with the state auditor had closed and they wanted to take what they had given them and implement a process so that if they came back to the city in six months, they would see that the city had taken their suggestions seriously.” She explained that at the last City Council meeting she had suggested that the city look into their policies, best practices, and finances. She felt that taking money from the city’s reserves would be a return on their investment and ensuring money was being spent fiscally. She explained that last year was the first time they had raised taxes in 20 years to recover the cost of inflation. She explained the need for the raise in taxes. She felt it was important to recognize that every time we have to look into these accusations it costs

188 a lot of staff time. A \$104,000 is not a lot in comparison to what we have been spending on these
189 discussions. The investment was worth it to let the residents know that their taxpayer dollars were
190 being spent in an efficient way. She mentioned the article in the Daily Herald that Councilmember
191 Holdaway had referred to earlier stating that they were changing away from an independent audit,
192 which they were not doing. She felt it was important to review the email discussed earlier. She said
193 that sometimes the news reports things in a way that the city needs to clarify. She said that there was
194 a document that explained how they were responding to the auditor's findings. She said that on the
195 9th they talked about how all of this was going to be managed. She said that because Councilmember
196 Clawson was the council liaison on their finances, along with Councilmember Cameron, he was
197 going to lead the committee choosing an independent auditor. She mentioned the process they were
198 going through and how they were being transparent.

199
200  Mr. Ellis explained that fraud, waste, and abuse were defined in the generally accepted
201 accounting procedures and that an outside accounting firm would use those definitions. The letter
202 that was submitted to the State Auditor was that as a city council, they were a political subdivision of
203 the state, granted a great deal of autonomy to create your own bylaws and operate as a municipality.
204 The more they rely on outside entities it could have an eroding effect on the value of the council
205 working as a body. He said that if the city council wanted to arrange for an independent audit, they
206 were in their realm to do that.

207
208  Mayor Fullmer felt it would be meaningful to the residents that they could search for the things
209 that all of the representative brought to the table and determine what they wanted to review and
210 being transparent. She further explained that they had to be thoughtful of creating quorums.

211
212  Mr. Blakesley reviewed the amendment to Municipal Code Title 3, allowing any two
213 councilmembers to request to place an item on the agenda. A discussion ensued.

214
215  Mayor Fullmer called for further comments.

216
217  Councilmember Sifuentes asked if they could wait to approve the budget amendment until they
218 had the proposals. A discussion ensued. Councilmember Holdaway suggested the council sit down
219 with the state auditor and get clarification on the audit. The discussion continued. Mr. Blakesley
220 suggested they read the scope in the RFP. He noted that they had heard complaints over the last few
221 years over how the city manages its finances and the rumors persist because there had not been an
222 independent review. He noted that there were protocols and procedures established nationally. He
223 read the deliverables listed in the RFP and items they would look at. He stated that he was baffled
224 by Councilmember Holdaway complaining about these items and then complaining about having an
225 independent auditor. A heated discussion ensued. Councilmember Holdaway admitted he
226 mistakenly blurted out a Bella Lash comment to a small group that did not end up being true. He
227 said that when they first looked at the ledger, there were several items he had concerns about, of
228 which Bella Lash and the Mercedes were part of.

229
230  Mayor Fullmer asked council to move the meeting forward.

231
232  Mr. Ellis explained that it was a common practice to have a budget amount approved for an
233 item and he felt they should approve the budget tonight, and a decision would come to the council
234 later for the specific amount and firm. A discussion ensued. Mayor Fullmer clarified that they would
235 be putting saving aside for a future possibility; they were not spending any funds yet. She explained
236 how the scope of work was done and that Councilmember Clawson and Councilmember Cameron

were working together to create the RFP. Mr. Blakesley clarified that the RFP had been put out today. Mr. Ellis clarified that the RFP was sent to the council for comments before the RFP was published. There was a discussion about the RFP.

 Mayor Fullmer clarified that they were saving money and that the RFP was out. She suggested that people email Councilmember Clawson and Councilmember Cameron with comments. She then called for a motion to adopt the change.

 **Motion:** COUNCILMEMBER CLAWSON MOVED TO ADOPT RESOLUTION 2025-40 THE VINEYARD CITY FISCAL YEAR 2025 – 2026 BUDGET AMENDMENT #1 AS PRESENTED BY STAFF. COUNCILMEMBER CAMREON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

9.2. DISCUSSION AND ACTION - Authorizing Bid Award for a 3rd Party Auditor (Resolution 2025-41)

Adopting a resolution allowing the city manager to award the winning bid to a third-party auditor once the committee has made their selection.

 Mayor Fullmer called for a motion to strike this item from the agenda to give council time to review the RFP responses and then award the bid.

 **Motion:** COUNCILMEMBER CLAWSON MOVED TO STRIKE ITEM 9.2 DISCUSSION AND ACTION - AUTHORIZING BID AWARD FOR A 3RD PARTY AUDITOR (RESOLUTION 2025-41) FROM THE AGENDA. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT

 Mayor Fullmer adjourned the meeting at 7:34 PM.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: August 13, 2025

Agenda Item: Interlocal Agreement with Lindon for Emergency Water (Resolution 2025-36)

Department: Public Works

Presenter: Devan Peterson

Background/Discussion:

Vineyard City continues to invest in long-term infrastructure to provide reliable culinary water to its residents and businesses. While primary supply is sourced through CUWCD connections, emergency redundancy is a critical component of utility resilience planning.

Lindon City has agreed to provide emergency culinary water to Vineyard City through existing interconnection points identified in Exhibit A of the agreement. This interlocal cooperation is consistent with both cities' participation in the Utah Public Works Emergency Management Mutual Aid Agreement.

KEY TERMS OF AGREEMENT

1. **Flow Capacity:** Up to 1,500 gallons per minute (GPM), not to exceed 2,160,000 gallons per day (GPD).
2. **Connection Points:** Existing emergency interconnections between Lindon and Vineyard (identified in Exhibit A of the agreement and map).
3. **Duration:** Limited to 30 consecutive days per event, with written extension possible by mutual consent.
4. **Emergency Use:** Only during unanticipated system disruptions. Vineyard must submit a formal request outlining volume, location, and duration.
5. **Condition:** Lindon may reduce or cease delivery if their system storage drops below 50% or if its ability to serve residents is impacted.
6. **Costs:** Vineyard shall reimburse Lindon based on actual water use per Lindon's fee schedule, labor, equipment, meter testing, and related administrative costs.
7. **Water Quality:** Water must meet all applicable State and Federal standards. Vineyard assumes responsibility at the point of interconnection.
8. **Term:** Agreement is effective for 50 years, with a 120-day notice period for termination.

This agreement supports Vineyard's long-term water reliability by enabling temporary water delivery from Lindon City under specified emergency conditions. The connection supplements Vineyard's water resilience efforts as part of the City's system development aligned with the Central Utah Water Conservancy District (CUWCD).

Fiscal Impact:

Costs will only be incurred during declared emergency use and are reimbursed to Lindon City. No immediate fiscal impact is anticipated.

Recommendation:

Staff recommends approval of an interlocal agreement with Lindon City to formalize emergency water supply connections between the two municipalities.

Sample Motion:

"I move to adopt Resolution 2025-36, approving the emergency water supply agreement with Lindon City and authorize the mayor to execute the agreement."

Attachments:

1. RES 2025-36 ILA with Lindon City for Emergency Water Connection
2. Lindon - Vineyard Emergency Water Service Agreement 2025
3. Exhibit A - Vineyard City Drinking Water System

RESOLUTION NO. 2025-36

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT WITH LINDON CITY FOR EMERGENCY WATER CONNECTION.

WHEREAS, pursuant to the Utah Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1, et seq., 1953 as amended, governmental entities are allowed to enter into agreements for the joint provision of services; and

WHEREAS, Vineyard, Utah having determined that it is in the public interest, safety, and welfare of its residents has negotiated an agreement with Lindon City for Emergency Water Connection

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD AS FOLLOWS:

1. The Vineyard City Council authorizes the Mayor to sign the agreement titled LINDON CITY AND VINEYARD CITY FOR EMERGENCY WATER CONNECTION, in the form attached hereto as Exhibit A.

2. This resolution shall take effect upon passing.

Passed and dated this 25th day of June 2025.

Mayor

Attest:

City Recorder



INTERLOCAL COOPERATION AGREEMENT

An interlocal cooperative agreement by and between LINDON CITY AND VINEYARD CITY FOR EMERGENCY WATER CONNECTION.

This Interlocal Cooperation Agreement ("Agreement") is entered into this ____ day of _____, 2025, by and between Lindon City, a municipal corporation and political subdivision of the State of Utah ("Lindon"), and Vineyard City, a municipal corporation and political subdivision of the State of Utah ("Vineyard").

RECITALS

WHEREAS, both Parties operate culinary water systems and are authorized pursuant to the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq., to enter into agreements for joint or cooperative action;

WHEREAS, both Parties are signatories to the Utah Public Works Emergency Management Mutual Aid Agreement ("PW Mutual Aid Agreement") and have pledged to support each other during emergencies affecting public works and utility services;

WHEREAS, Vineyard may face situations where its culinary water system becomes temporarily insufficient or disrupted;

WHEREAS, Lindon City has agreed to provide a temporary emergency interconnection for culinary water supply to Vineyard City, with the understanding that this support is limited in both scope and capacity; and

WHEREAS, Lindon City has determined that, under current operating conditions:

1. It has short-term capacity to provide emergency culinary water to Vineyard City through existing interconnection points, as shown in **Exhibit A**, which identifies the locations of the connections, associated pipe sizes, allowing for a maximum allowable flow rate of 1,500 gallons per minute (GPM) and 2,160,000 gallons per day (GPD), and
2. In the event Lindon City's system storage levels fall below 50%, Lindon may immediately reduce or suspend water deliveries to Vineyard City until system conditions stabilize; and
3. At the time of request, Vineyard City shall provide Lindon City with the expected flow rate (GPM) and total gallons per day (GPD) to ensure operational coordination and confirm availability within the system's constraints, and such delivery does not impair Lindon's ability to meet its system demands.

;

WHEREAS, the Parties seek to establish a formal agreement consistent with the principles and operational standards of the PW Mutual Aid Agreement, specifically to authorize and manage emergency water connections in a manner that ensures public health, system reliability, and mutual cooperation;

NOW, THEREFORE, the Parties agree as follows:

1. PURPOSE

This Agreement authorizes the use of designated physical interconnections between the Lindon and Vineyard culinary water systems for the limited purpose of providing Vineyard with emergency culinary water supply. It complements the provisions of the PW Mutual Aid Agreement, specifically addressing the unique technical and operational needs related to culinary water delivery.

2. EMERGENCY CONNECTIONS

2.1 Designated Points: The Parties shall mutually identify interconnection points suitable for emergency water transfer.

2.2 Conditions of Use:

- a. The interconnection may only be used upon Vineyard's request and with Lindon's approval, which may be withheld if Lindon determines its own system capacity is at risk.
- b. Emergency use is defined as unanticipated events that disrupt Vineyard's ability to meet culinary water demands, such as main breaks, contamination, or pump failure.
- c. Use shall align with emergency response principles established under the PW Mutual Aid Agreement.

2.3 Duration: Water may be transferred for a period not to exceed 30 consecutive days per incident unless extended in writing by both Parties. Once a transfer of water begins pursuant to this Agreement, Lindon is under no obligation to continue the transfer of water if it determines its own system capacity would be put at risk if the transfer continues, even if the emergency which necessitated the transfer has not been fully resolved.

2.4 Notification and Documentation: Vineyard shall submit a written request identifying the emergency, proposed connection point, estimated volume, and duration of use. Lindon will document and approve each incident of use.

3. WATER QUALITY AND SYSTEM CONTROL

3.1 All transferred water shall meet applicable State and Federal drinking water standards.

3.2 Vineyard is responsible for water quality and distribution from the point of interconnection forward.

3.3 Lindon shall retain the right to isolate the interconnection at any time if water quality, safety, or system integrity is threatened.

4. INFRASTRUCTURE AND MAINTENANCE

4.1 Vineyard shall maintain and, if necessary, install infrastructure on its side of the connection.

4.2 Lindon shall operate and maintain its system up to the interconnection point.

4.3 Metering and monitoring equipment shall be installed and maintained in accordance with industry standards and regulatory requirements.

5. LIABILITY, INDEMNIFICATION, AND REIMBURSEMENT

5.1 Each Party shall be responsible for its own negligence.

5.2 Vineyard shall indemnify and hold harmless Lindon from claims arising out of Vineyard's use of the emergency water supply

5.3 Nothing in this Agreement limits the protections or shared responsibilities provided under the PW Mutual Aid Agreement.

5.4 Vineyard shall reimburse Lindon for all actual costs incurred in providing emergency water, including but not limited to:

- Water production and delivery expenses as calculated by the usage rate reflected in the Lindon City Fee Schedule in effect at the time water is provided;
- Labor, equipment, and materials used during connection and service;
- Costs of meter reading, maintenance, and testing; and
- Any administrative costs directly attributable to providing the emergency service.

5.5 Lindon shall submit an invoice for reimbursement to Vineyard within thirty (30) days

after the conclusion of the emergency event. Vineyard shall remit payment within thirty (30) days of receipt.

6. TERM AND TERMINATION

6.1 This Agreement shall commence upon execution and remain in effect for a period of fifty (50) years. It may be extended by mutual written consent.

6.2 Either Party may terminate this Agreement with One Hundred Twenty (120) days' written notice.

6.3 Termination shall not affect obligations incurred prior to the termination date.

7. GENERAL PROVISIONS

7.1 This Agreement does not create a separate legal entity.

7.2 No joint budget is required.

7.3 A copy of this Agreement shall be filed with the appropriate record keepers of each City.

7.4 Modifications shall be in writing and signed by both Parties.

7.5 This Agreement shall be governed by the laws of the State of Utah.

7.6 This Agreement shall be interpreted to be consistent and complementary with the PW Mutual Aid Agreement in effect between the Parties.

7.7 In accordance with the Utah Local Cooperation Act, this Agreement shall be submitted to the attorney authorized to represent each Party for review as to proper form and compliance with applicable laws before this Agreement may take effect.

8. AUTHORIZED REPRESENTATIVES

All official notices and requests under this Agreement shall be delivered to:

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

Dated this 7th day of July 2025.

Dated this ____ day of _____ 2025.

LINDON CITY

Carolyn Lundberg
Mayor

ATTEST:

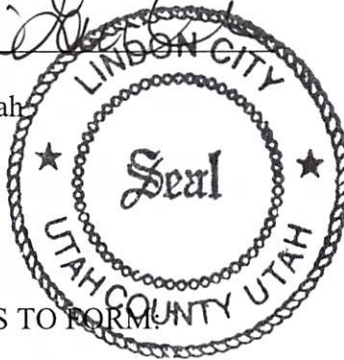
VINEYARD CITY

Mayor

ATTEST:

Britni Peterson
City Recorder
Lindon City, Utah

SEAL:



APPROVED AS TO FORM:

[Signature]
Lindon City Attorney

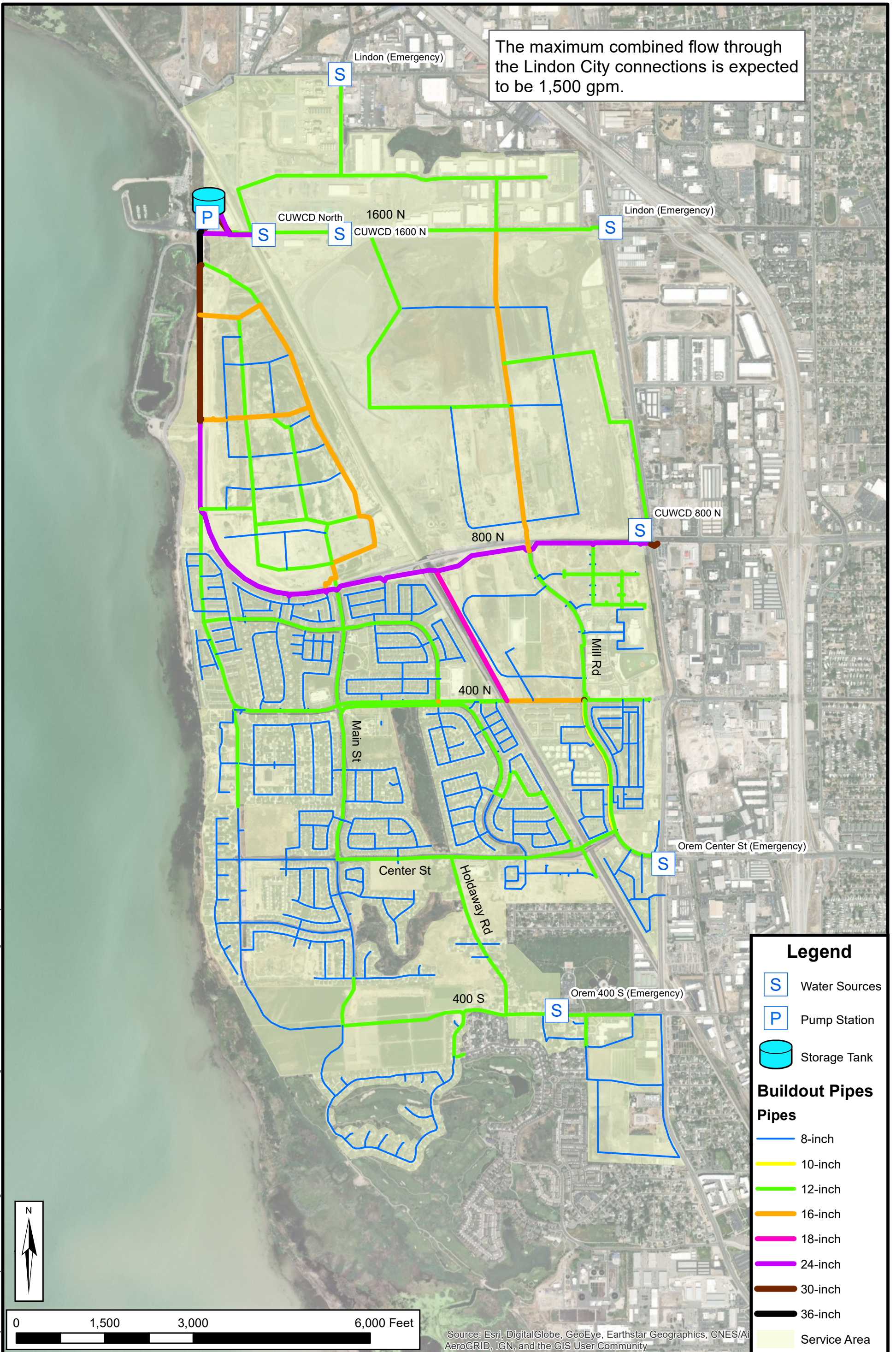
City Recorder
Vineyard City, Utah

SEAL:

APPROVED AS TO FORM:

Vineyard City Attorney

Date: 6/19/2025
Document Path: H:\Projects\319 - Vineyard\04 - 100 Drinking Water Master Plan\GIS\Working\Lindon\Exhibit A Future Drinking Water System.mxd



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: August 13, 2025

Agenda Item: Ordinance for Water Use and Conservation Practices (Ordinance 2025-14)

Department: Public Works

Presenter: Devan Peterson, Naseem Ghandour

Background/Discussion:

The City of Vineyard is committed to responsible water management and conservation, aligning with the State of Utah's water efficiency goals. Increasing water demand, drought conditions, and system capacity limits necessitate the City's adoption of enforceable irrigation schedules, run times, and the authority to restrict water use to maintain service reliability temporarily.

This ordinance codifies the City's Water Use Plan into the municipal code, establishing seasonal irrigation limits, watering day assignments, prohibited hours, and compliance measures. It also grants the Public Works Director or their Designee, Water Division Manager, authority to temporarily restrict or limit water use to prevent waste or maintain adequate system pressure.

The ordinance:

- Establishes a May 1 – September 30 watering season with restrictions between 10:00 a.m. and 6:00 p.m.
- Assigns watering days based on address parity (even/odd) for residential and commercial properties.
- Requires adherence to the State of Utah weekly watering frequency and cycle & soak run time guidelines.
- Directs institutional and privately owned public spaces (e.g., HOA landscaping, parks, open spaces) to follow State recommendations and a schedule set by the Water Division Manager.
- Defines enforcement measures and penalties consistent with the Water Shortage Management Plan.
- Provides administrative flexibility for exceptions (e.g., new landscaping).

These measures will help:

- Reduce peak demand during critical summer months.
- Extend the life of existing infrastructure.
- Support Utah's statewide conservation goals.
- Increase community awareness and participation in sustainable water use practices.

Fiscal Impact:

None

Enforcement will be conducted by existing staff, with potential fine revenue for violations offsetting minor administrative expenses. Public outreach materials will be developed internally.

Recommendation:

Staff recommends that the City Council adopt Ordinance No. 2025-14 as presented to incorporate water use and conservation regulations into the Vineyard City Municipal Code.

Sample Motion:

"I move to adopt Ordinance No. 2025-14, amending the Vineyard City Municipal Code to establish water use and conservation regulations, including landscape irrigation scheduling, run times, and authority to restrict water use during shortage conditions."

Attachments:

1. DRAFT Ordinance- Vineyard City Water Use Management Plan
2. Vineyard City Water Use Plan - 08132025

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE MUNICIPAL CODE TO ESTABLISH WATER USE AND CONSERVATION REGULATIONS, INCLUDING LANDSCAPE IRRIGATION SCHEDULING, RUN TIMES, AND AUTHORITY TO RESTRICT WATER USE DURING SHORTAGE CONDITIONS

WHEREAS

The City Council of Vineyard City finds it in the best interest of public health, safety, and welfare to adopt water use regulations to promote water conservation, prevent waste, and ensure sustainable use of the City's water resources; and

WHEREAS, The City recognizes that the State of Utah has established seasonal watering frequency and run time guidelines, and that adherence to such recommendations is necessary to maximize water efficiency; and

WHEREAS, The City's Water Division Manager, as directed by the City Council, has the responsibility to manage water supply and demand, especially during drought or shortage conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF VINEYARD, UTAH:

SECTION 1. AUTHORITY TO RESTRICT USE

The Vineyard City Water Division Manager may prohibit or restrict the use of the City water system during any period of time, by individual users, groups of users, or all users, if it is determined that watering is resulting in waste of water or that use needs to be scheduled in order to meet system demand.

SECTION 2. LANDSCAPE WATERING RESTRICTIONS

From May 1 through September 30 of each year:

1. The irrigation of landscapes is prohibited between the hours of 10:00 a.m. and 6:00 p.m.
2. Residential and Commercial Properties shall:
 - a. Follow the State of Utah's recommended weekly watering frequency as published at <https://conservewater.utah.gov>, and
 - b. Follow the State's recommended "cycle & soak" run times for irrigation to maximize efficiency and prevent runoff, and
 - c. Water only on the following days:

- Even-numbered street addresses on even-numbered days of the month.
- Odd-numbered street addresses on odd-numbered days of the month.

3. Institutional Spaces (e.g., schools, government facilities, city-owned parks and open spaces) and Privately Owned Public Spaces (e.g., HOA open spaces, park strips, and landscaping) shall:

- a. Water no more frequently than the State-recommended watering frequency, and
- b. Adhere to run times consistent with the State’s “cycle & soak” guidelines, and
- c. Follow a schedule determined by the Vineyard City Water Division Manager.

SECTION 3. VIOLATIONS AND PENALTIES

Violations of this ordinance are subject to enforcement and fines as established in the Vineyard City Consolidated Fee Schedule under Code Violations. Exceptions may be granted in writing by the City’s Water Manager for new landscaping or other approved purposes.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid, such decision shall not affect the validity of the remaining portions.

SECTION 5. EFFECTIVE DATE

This ordinance shall become effective upon publication or posting as required by law.

PASSED AND ADOPTED by the City Council of Vineyard City, Utah, this ____ day of _____, 2025.

VINEYARD CITY

By: _____
Mayor

ATTEST:

City Recorder



Water Use Management Plan

Resident Guide to Conserving Water

Public Works Water Division

August 13, 2025



VINEYARD
STAY CONNECTED

1. Purpose & Scope

This plan ensures the health and welfare of Vineyard City during periods of limited water supply. It establishes mandatory and emergency water conservation measures to preserve resources, protect public health, and sustain long-term water availability.

This plan applies to all customers—residential, commercial, municipal, institutional, and privately owned public spaces—served by Vineyard City's water system.

2. Water Shortage Phases & Triggers

The City Water Division continually monitors the available water supply. At the beginning of each month during the peak water usage season (June, July, August, and September), the City Water Division will utilize data collected internally, as well as data provided by external sources, to assess drought conditions within the City. Based on drought conditions, the Water Division will determine which watering phase will be implemented for that month.

	Phase 1	Phase 2	Phase 3
Lawn Watering	Mandatory	Mandatory	Mandatory
Hard-Surface Washing	Voluntary	Mandatory	Mandatory
Swimming Pools	Voluntary	Voluntary	Mandatory
Outdoors Fountains & Pools	Voluntary	Voluntary	Mandatory
Recreation Sprinklers & Outdoor Water Toys	Voluntary	Voluntary	Mandatory

3. Mandatory Watering Schedule

From May 1 through September 30 each year, the following landscape watering ordinance is in effect:

Residential & Commercial Properties

- May water outdoor spaces per the State's listed recommended weekly watering guide, no more than 3 times per week, as found at <https://conservewater.utah.gov/weekly-lawn-watering-guide/>
- Even-numbered street addresses: May water only on even-numbered days of the month
- Odd-numbered street addresses: May water only on odd-numbered days of the month
- Permitted watering hours: **6:00 p.m. to 10:00 a.m. only**

- Watering run times: Shall follow the State of Utah's Recommended Cycle & Soak Guidelines for seasonal watering durations to maximize efficiency and prevent runoff
- **Exceptions:** May be granted in writing by the Public Works Director or designee for new landscaping or seeding.

Institutional & Public Spaces

- Institutional spaces (e.g., schools, government facilities, city-owned parks and open spaces) and privately owned public spaces (e.g., Homeowners Association open spaces, park strips, and landscaping) shall be watered no more frequently than the state-recommended watering frequency.
- Watering run times: Shall follow the State of Utah's Recommended Cycle & Soak Guidelines for irrigation systems to promote deep root growth and water efficiency.
- The Vineyard City Water Division Manager will determine the watering schedule for these spaces to balance plant health, community aesthetics, and water conservation goals.

4. Conservation Measures by Phase

PHASE 1: NORMAL WATER CONDITION

Water users are to follow responsible watering habits. Follow the lawn water guide at conservewater.utah.gov.

PHASE 2: MODERATE WATER SHORTAGE

Water users are not permitted to use sprinkler irrigation on consecutive days. May only water 2 days per week with at least 48 hours in between irrigation cycles. Hard Surface Washing shall be limited to scheduled watering days.

PHASE 3: SEVERE WATER SHORTAGE

Lawn Watering: Water users are limited to watering no more than one day a week.

Hard-Surface Washing: No hard-surface washing, except for health or safety reasons.

5. Compliance & Enforcement

- 1st Violation: up to \$100 fine*
- 2nd Violation: \$200 fine*
- 3rd Violation: \$400 fine*

** Or the current Vineyard City Consolidated Fee Schedule, whichever is greater.*

Exceptions require prior written approval from the Public Works Director or Designee.

6. Public Education & Notifications

Vineyard City will use the following to inform residents:

- Website & Social Media: Real-time updates, conservation tips, watering reminders, and State cycle recommendations
- Utility Bill Inserts & Emails: Phase descriptions, watering rules, and run time charts
- Door Flyers: Distributed in targeted areas if necessary

7. Contact Information

Vineyard City Water Division

Phone: 801-226-1929

Website: https://www.vineyardutah.gov/government/water_conservation

8. Vineyard City Water Conservation Resources

1. **Vineyard City Water Conservation Page** – Local conservation rules, watering schedules, and Water Conservation Plan.
vineyardutah.gov/government/water_conservation
2. **EyeOnWater** – Track your water usage in real time, detect leaks, and set alerts.
vineyardutah.gov/government/water_leak_detection_and_repairs
3. **Utah Division of Water Resources – Weekly Lawn Watering Guide** – Recommended watering frequency by region and season.
conservewater.utah.gov/weekly-lawn-watering-guide
4. **State of Utah “Cycle & Soak” Irrigation Method** – Tips to reduce runoff and improve water efficiency.
conservewater.utah.gov/cycle-soak-method
5. **Slow the Flow** – Utah’s statewide conservation campaign with rebates, tips, and water-saving tools.
slowtheflow.org
6. **Utah State University Extension – Landscape Watering Resources** – Guides on drought-tolerant plants, irrigation scheduling, and soil management.
extension.usu.edu/waterconservation
7. **Central Utah Water Conservancy District (CUWCD)** – Regional water conservation programs, classes, and landscape rebates.
cuwcd.com/conservation.html



VINEYARD CITY

**WATER USE
MANAGEMENT
PLAN**



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: August 13, 2025

Agenda Item: Municipal Code Amendment Section 13.16 Public Library (Ordinance 2025-10)

Department: Administration and Communications

Presenter: Jayme Blakesley, Jenna Ahern

Background/Discussion:

In June 2022, the City Council adopted Ordinance 2022-07, which was later amended by Ordinance 2023-05 amending board member terms. As part of the ongoing effort to achieve certification from the Utah State Library, it is necessary to further amend Chapter 13.16, Public Library, to ensure compliance with State Code.

Fiscal Impact:

N/A

Recommendation:

Staff recommends adopting Ordinance 2025-10

Sample Motion:

"I move to adopt Ordinance 2025-10, amending Municipal Code Chapter 13.16 Public Library, as presented"

Attachments:

1. Ord_2025-10

**VINEYARD
ORDINANCE 2025-10**

**AN ORDINANCE FO THE VINEYARD CITY COUNCIL AMENDING
MUNICIPAL CODE CHAPTER 13.16 PUBLIC LIBRARY**

WHEREAS, The Vineyard City Council under the authority of Utah Code 10-3 desires to amend the Municipal Code; and

WHEREAS, the City Council has determined that it is in the best interest of the public to amend Chapter 13.16 Public Library; and

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: AMENDMENT “13.16.010 Established-Library Management” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.010 ~~Established-Library Management~~Establishment and Management of Library

~~The Vineyard City Library is hereby established and shall be managed and operated by the Vineyard City Council and a library board, which shall be established as hereinafter provided.~~
The Vineyard City Library (Library) is hereby established and shall be managed and operated by the City Council and a library board, which shall be established hereinafter.

SECTION 2: AMENDMENT “13.16.020 Board-Established-Terms Of Office” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.020 ~~Board-Established-Terms-Of-Office~~Establishment, Composition, Nomination and Terms of Library Board

~~There is hereby created and established a library board of Vineyard City, which shall be composed of five (5) members, two (2) alternate members, and one (1) ex-officio member. Each member of the board shall be a resident of the city, one of whom shall be a sitting member of the city council. Each member of the Board shall be nominated by the mayor and confirmed by the city council for four-year terms or until their successors are appointed. The members shall serve for a term of four (4) years and shall not serve more than two (2) consecutive terms. Each term shall begin on January 1 of the year of appointment and shall end~~

~~on December 31 of the year when the appointment expires or until a successor is appointed. The terms of commission and committee members shall be staggered. Initially, appointments shall be made for two, and four year terms.~~

- A. ESTABLISHMENT. There is hereby established a library board of Vineyard City (Board).
- B. COMPOSITION. The Board shall consist of seven members (Directors) all of whom shall be residents of the city and one of those members shall be a City Council member.
- C. NOMINATION AND TERM.
 - 1. Each Director shall be nominated by the mayor and confirmed by the City Council for a four-year term, or until the successor to the Director is appointed.
 - 2. Initially, appointments shall be made for two- and four-year terms. Thereafter, the mayor, with the advice and consent of the council, shall, before the first day of July, reappoint a Director or appoint a new Director for a four-year term to take the place of the retiring Directors.
 - 3. Except for the City Council member, Directors shall serve not more than two consecutive terms.

SECTION 3: **AMENDMENT** “13.16.030 Board-Removal-Vacancies” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.030 ~~Board-Removal~~ Removing Directors and Filling Board Vacancies

~~Any member of the board may be removed for misconduct or neglect of duty by the city council. Vacancies in the board of directors, occasioned by removals, resignations, or otherwise, shall be filled for the unexpired term in the same manner as original appointments.~~
The mayor and City Council may remove any Director for misconduct or neglect of duty. Vacancies in the Board shall be filled for the unexpired term in the same manner as original appointments.

SECTION 4: **AMENDMENT** “13.16.050 Board-Chair-Duties” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.~~050 Board Chair Duties~~045 Powers, Duties, and Limitations of Board; Library Funds

- ~~A. Following appointment, board members shall meet and elect a chair and such other officers, as they deem necessary, for one-year terms. The chair shall be selected among the appointed, non-city council members of the board. The chair shall present the agenda, as hereinafter provided, of all materials pertaining to the library to be considered at each and every meeting of the board.~~

DUTIES. The Board shall:

1. Maintain and care for the Library.
2. Establish policies for the Library's operation, including making, amending, and repealing rules—consistent with law—for governing the Library.
3. In general, carry out the spirit and intent of the provisions of Title 9, Chapter 7, Part 4 of the Utah Code.

B. DISCRETIONARY POWERS. The Board may:

1. Advise the City Council and Librarian on Library policy.
2. Restrict or allow the Librarian or other authorized personnel to restrict the Library's inclusion of any book, work, video, or other medium that is obscene. A book, work, video, or other medium is "obscene" if it (1) depicts or describes sexual conduct in a pornographic manner, which does not include educational, artistic, scientific, or medical depictions of sexual conduct; (2) advocates for imminent lawless action and is likely to produce such action; (3) threatens or calls for violence against a specific person, group of persons, or property; or (4) constitutes libel.

C. LIMITATIONS. The Board may not:

1. Restrict or allow the Librarian or other authorized personnel to restrict the Library's inclusion of any book, work, video, or other medium that is not obscene as described in subsection B.

D. FUNDS.

1. All money collected by the Library shall be deposited to the credit of the Library fund.

SECTION 5: ADOPTION "13.16.050 Election And Duties Of Board Chair"
of the Vineyard Municipal Code is hereby *added* as follows:

ADOPTION

13.16.050 Election And Duties Of Board Chair(*Added*)

Directors shall meet and elect a chair and such other officers annually. The chair shall be selected from among the ~~five~~six resident-members of the Board. The Chair shall work with

Library staff to provide the agenda for meetings as provided in VCC 13.16.070(A).

SECTION 6: AMENDMENT “13.16.060 Board-Space For Meetings-Equipment” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.060 ~~Board-Space For Meetings-Equipment~~Space and Equipment for Board

~~The city council shall establish and furnish suitable space for the meetings and the carrying on of the business and functions of the library and board.~~

The City Council shall furnish the Board with space and equipment suitable for conducting the Board’s meetings, business, and functions.

SECTION 7: AMENDMENT “13.16.070 Board-Meetings-Absence” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.070 Board-~~Meetings-Absence~~ Meeting Requirements and Special Meetings

~~A. The board shall meet in regular meetings at a time designated by the board. Special meetings may be convened at any time as determined by the board chair upon giving notice to all members of the board and the city council. At least three members of the board must attend said meeting in response to said notice, and a certified copy of the minutes of each special board meeting shall be furnished to all members of the board.~~
GENERAL REQUIREMENTS.

1. The Board shall conduct regular meetings at a time designated by the Board.
2. These meetings shall be conducted per the Utah Open and Public Meetings Act.
3. The agenda for each meeting shall be provided by the Chair with the assistance of library staff and may cover all matters pertaining to the operation of the Library.

B. QUORUM.

1. A quorum is required for the Board to pass rules and otherwise take administrative action requiring Board consensus.
2. At least four Directors must attend a meeting to establish a quorum.

C. SPECIAL MEETINGS.

1. A special meeting may be convened at any time as determined by the Chair upon giving notice to all Directors.

SECTION 8: AMENDMENT “13.16.080 Board-Meetings-Agenda-Powers”
of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.080 ~~Board-Meetings-Agenda-Powers~~Librarian and Other Personnel

~~The agenda for each meeting of the board shall be prepared by the chair and said agenda may cover all matters pertaining to the operation of the Vineyard City Library, which requires attention or administrative action thereon. The board shall have the power in respect to all matters of policy and operation of the library to have read into the minutes of the board meetings, board decisions, and recommendations on any such matters; and shall have the power to add matters to the aforesaid agenda of the board, which have not been submitted for their consideration as hereinabove provided. The powers of the board are advisory and shall extend to all phases of the library operation.~~

APPOINTMENT AND STATUS.

- A. Three members of the Board and the city manager or a designee of the City Manager shall interview candidates for the position of Librarian. The final decision will be made by the city manager or a designee of the city manager
- B. The Librarian and other personnel shall report to the city manager or the city manager's designee.

SECTION 9: AMENDMENT “13.16.090 Appointment Of Librarian/Library Director” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.090 ~~Appointment Of Librarian/Library Director~~Annual Reports of the Board

~~The city manager shall appoint a library volunteer coordinator and, as budget allows, a competent person as librarian/library director to have immediate charge of the library with such duties and compensation for his or her services as the city manager shall fix and determine. The librarian/library director shall act as the executive officer of the library board.~~
The Board shall provide an annual report to (1) the City Council on the condition and operation of the Library, including a financial statement; and (2) The Board shall also make reports to the Librarian and the state library board.

SECTION 10: **AMENDMENT** “13.16.100 Board-Annual Reports” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.100 ~~Board-Annual Reports~~Free Us of the Library Subject to Board Rules

~~The board chair or designee shall make an annual report to the city council of the condition and operation of the library. The board shall also make reports to the librarian/library director as directed by the librarian/library director. The board shall also provide for the keeping of such records as shall be required by the Utah State Library Commission in its request for an annual report from the public libraries and shall submit such annual report to the commission.~~

Subject to the rules established by the Board, city residents may freely use the Library. The Board may exclude violators of such rules. The Board may allow nonresidents to use the Library subject to rules established by the Board.

SECTION 11: **AMENDMENT** “13.16.110 Board To Adopt Rules For Library Use-Use Of Library To Be Free” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.110 ~~Board To Adopt Rules For Library Use-Use Of Library To Be Free~~Donations of Money and Property

~~The board shall make and adopt rules and regulations not inconsistent with law, for the governing of the library. Subject to such rules and regulations, the library shall be free to the use of the inhabitants of the city. The board may exclude from the use of the library any and all persons who shall willfully violate such rules. The board may extend the privileges and use of the library to persons residing outside the city on such terms and conditions as it may prescribe by its regulations.~~

The Library may accept donations for the benefit of the Library. Upon acceptance, the donation shall be held and controlled by the Library according to the terms of the gift, devise, or bequest of the donation, and the Library shall be the trustee of the donation.

SECTION 12: **ADOPTION** “13.16.120 Library Cooperation Or Consolidation With Other Entities” of the Vineyard Municipal Code is hereby *added* as follows:

ADOPTION

13.16.120 Library Cooperation Or Consolidation With Other Entities(*Added*)

The Board may cooperate, merge, or consolidate in providing library services with the library boards of county libraries, boards of education, governing boards of other educational institutions, library agencies, and local political subdivisions. The Library may consolidate with the county library per Utah Code § 9-7-410, as amended.

SECTION 13: **AMENDMENT** “13.16.040 Board-Members To Serve Without Compensation” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.040 Board-~~Members To Serve Without~~ Director Compensation

Board ~~members~~Directors shall serve without compensation, but ~~their~~ actual and necessary expenses ~~incurred in the performance~~ of their official duties may be paid from library funds.

SECTION 14: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 15: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 16: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from August 13, 2025 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Sara Cameron	_____	_____	_____	_____
Jacob Holdaway	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Brett Clawson	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: August 13, 2025

Agenda Item: PUBLIC HEARING - TEFRA Bonds for Franklin Discovery Academy
(Resolution 2025-44)

Department: Administration

Presenter: Jacob Carlton

Background/Discussion:

The Bonds are expected to be issued pursuant to the Industrial Development Financing Act, Title 35, Chapter 5, 35-701, *et seq.*, of the Arizona Revised Statutes, as amended (the “Act”), by the Issuer, an Arizona nonprofit corporation designated as a political subdivision of the State of Arizona, incorporated with the approval of the Arizona Finance Authority (the “Arizona Finance Authority”), pursuant to the provisions of the Constitution and laws of the State of Arizona and the Act. The proceeds from the sale of the Bonds will be loaned to Three Twenty East Gammon Road, LLC (the “Borrower”), a Utah limited liability company, the sole member of which is the Franklin Schools Foundation, a Utah nonprofit corporation and an organization described in Section 501(c)(3) of the Code, and used to (a) finance the cost of the acquisition and construction of an expansion to the Borrower’s existing charter school facilities and the associated improvements thereon, consisting of approximately 20,000 square-feet of additional elementary school facilities located on an approximately 5.98 acre site at 320 E. Gammon Road in Vineyard, Utah (the “Facilities”), (b) fund capitalized interest on the Bonds, if any, and (c) finance costs of issuance of the Bonds (collectively, the “Project”). The Facilities will be owned by the Borrower and will be leased to and operated by Franklin Discovery Academy – Vineyard, a Utah nonprofit corporation and an organization described in Section 501(c)(3) of the Code.

Fiscal Impact:

The city will incur no costs or debt for these bonds.

Recommendation:

Staff recommends approving the issuance of the bonds

Sample Motion:

"I move to adopt Resolution 2025-44, TEFRA Bonds for Franklin Discovery Academy."

Attachments:

1. RES 2025-44 TEFRA Resolution of the City of Vineyard, Utah - Franklin (2025) 4934-6662-9206 v.2

RESOLUTION 2025-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VINEYARD, UTAH, APPROVING THE ISSUANCE BY THE ARIZONA INDUSTRIAL DEVELOPMENT AUTHORITY OF ITS CHARTER SCHOOL REVENUE BONDS (FRANKLIN DISCOVERY ACADEMY IMPROVEMENT PROJECT) SERIES 2025 IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,000,000

WHEREAS, Three Twenty East Gammon Road, LLC (the “Borrower”), a Utah limited liability company, the sole member of which is Franklin Schools Foundation, a Utah nonprofit corporation and an organization described in Section 501(c)(3) of the Code, has requested that the Arizona Industrial Development Authority (the “Authority”) an Arizona nonprofit corporation designated as a political subdivision of the State of Arizona to issue revenue bonds in an aggregate principal amount not to exceed \$6,000,000 (the “Bonds”) to assist in financing the costs of the acquisition and construction of an expansion to certain existing charter school facilities and the associated improvements thereon to be owned by the Borrower and leased to Franklin Discovery Academy – Vineyard, a Utah nonprofit corporation and an organization described in Section 501(c)(3) of the Code (the “Charter School”) located on an approximately 5.98 acre site at 320 E. Gammon Road in Vineyard, Utah (the “Facilities”), (ii) fund capitalized interest on the Bonds, if any, and (iii) pay certain issuance expenses (collectively, the “Project”); and

WHEREAS, the Facilities will be initially owned by the Borrower and leased to and operated by the Charter School; and

WHEREAS, in order for interest on the Bonds to be excludable from gross income for federal income tax purposes, the issuance of the Bonds must, among other things, be approved by the applicable elected representative of a governmental unit in whose geographic jurisdiction the Project is located after a public hearing held following reasonable public notice, in compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, the City Council (the “Council”) of the City of Vineyard, Utah (the “City”) is the “applicable elected representative” of the City for the Facilities located within the City; and

WHEREAS, public notice was given by publication of notice in the Daily Herald on [____], 2025 (the “Public Notice”), a public hearing (the “Public Hearing”) was convened at [____] [p.m.] on Wednesday, August 13, 2025, at the Vineyard City Council Chambers (the “City”) located at 125 South Main Street, Vineyard, Utah. No one appeared, and no comments were received with respect to the issuance of the Bonds. The hearing was thereupon closed; and

WHEREAS, such public hearing was conducted in a manner that provided a reasonable opportunity to be heard for persons with differing views on both the issuance of the Bonds and the location and the nature of the Project which is to be financed by the Bonds; and

WHEREAS, the undersigned is the City Recorder of the City as of the date hereof.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. For the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, the Council hereby approves the Project and the financing thereof through the issuance of the Bonds by the Authority in an aggregate principal amount not to exceed \$6,000,000.

Section 2. The City has no responsibility for the payment of the principal of or interest on the Bonds or for any costs incurred by the Borrower with respect to the Bonds or the Project.

Section 3. This resolution is effective immediately on its passage.

STATE OF UTAH)

: ss.

CITY OF VINEYARD)

I, _____, City Recorder of the City of Vineyard, Utah, do hereby certify that the foregoing is a true copy of so much of the proceedings of the City Council of the City of Vineyard, Utah at a regular meeting held August 13, 2025, as it relates to the adoption of a resolution entitled "Resolution of the City Council of the City of Vineyard, Utah, Approving the Issuance by the Arizona Industrial Development Authority of its Education Revenue Bonds (Franklin Discovery Academy Improvement Project) Series 2025 in one or more series in an Aggregate Principal Amount Not to Exceed \$6,000,000" and the holding of a public hearing related thereto, and that said proceedings will be recorded in the minutes of the City Counsel of the City of Vineyard, Utah.

WITNESS my hand and the seal of the City of Vineyard, Utah, this ____ day of August, 2025.

City Recorder of the City of Vineyard, Utah

(SEAL)



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: August 13, 2025

Agenda Item: DISCUSSION AND ACTION - Authorizing Bid Award for Independent Financial Audit & Internal Controls Review (Resolution 2025-41)

Department: Finance/City Attorney

Presenter: Jayme Blakesley, Kristie Bayles

Background/Discussion:

Last month, the Vineyard City Council adopted Resolution No. 2025-33, which accepted Audit Report No. 25-02 from the Utah State Auditor and reaffirmed the City's ongoing commitment to compliance and continuous financial transparency.

In alignment with this commitment, Mayor Julie Fullmer tasked the City Council's Finance Committee Chair, Brett Clawson, to organize a procurement process for professional audit services to conduct an independent financial audit and internal controls review. Under Councilmember Clawson's direction, and in consultation with the State Auditor's Office, staff issued RFP No. 2025-61-101 for an Independent Financial Audit and Internal Controls Review.

The engagement will not duplicate the State Auditor's work but will expand upon its recommendations, reinforcing public confidence, promoting transparency, and strengthening internal controls.

SCOPE OF SERVICES

The selected consultant will perform:

1. Agreed-Upon Procedures (AUP) Audit of Vineyard's FY 2023–2024 financial records.
2. Targeted internal control reviews of:
 - P-Card issuance and use
 - Employee travel and reimbursements
 - Vehicle assignment and usage tracking
 - Cash transactions
 - Utility billing (including meter ownership verification)
 - RDA payments and cleanup-related controls
 - Procurement of food for events or recognition
3. Evaluation of reporting and investigation mechanisms for misconduct, fraud, and waste.
4. Public-facing audit report with plain-language findings and recommendations, presented in an open City Council meeting.
5. Audit Committee establishment support, including recommendations and sample materials aligned with GFOA best practices.

PROCUREMENT OUTCOME

- Proposals Received: One (CPA Insight Solutions)

- Evaluation: The proposal met all technical qualifications and RFP requirements.
- Lead Auditor: Chris Harding, CPA, CIA, CFE, with nearly 20 years of public-sector audit experience, including serving as the elected Salt Lake County Auditor.
- Contract Amount: \$32,625 for 261 hours (based on RFP scope).
- Timeline: September 1, 2025 – March 15, 2026 (based on RFP scope).

KEY NOTES

- This engagement is an Agreed-Upon Procedures review; no audit opinion will be issued.
- The work will be guided by an AUP framework similar to the attached sample but customized to Vineyard City's specified procedures.
- The final report will list the procedures performed and their factual results, similar to the reporting style shown on page 12 of the attached guide (**Attachment 4**).

Fiscal Impact:

Not to Exceed \$60,000.

The audit engagement will be funded through appropriations previously approved by the City Council, up to \$100,000.

Recommendation:

Staff recommends approval of the attached resolution authorizing the City Manager to execute an agreement for independent audit services subject to specified conditions.

Sample Motion:

"I move to adopt Resolution 2025-41 authorizing the City Manager to execute an agreement for independent audit services as outlined in RFP No. 2025-61-101, contingent on Finance Committee concurrence and the contract being within budget. The City Council acknowledges that the audit engagement is intended to implement, not duplicate, the work of the Utah State Auditor."

Attachments:

1. RES 2025-41 Authorizing Bid Award for Audit Services
2. CPA Insight Proposal RFP No 2025-61-101
3. 2025-07-21 RFP for Audit Services
4. SAMPLE Agreed Upon Procedures Guide

RESOLUTION NO. 2025-41

A RESOLUTION OF THE VINEYARD CITY COUNCIL AUTHORIZING THE CITY
MANAGER TO NEGOTIATE A CONTRACT FOR AUDIT SERVICES WITH CPA INSIGHT
SOLUTIONS

WHEREAS, Vineyard City previously issued a Request for Proposals for Independent Financial Audit & Internal Controls Review (“RFP”); and

WHEREAS, following a competitive procurement process, CPA Insight Solutions has been selected to fulfill the needs outlined in the RFP and the City desires to enter into a contract for services; and

WHEREAS, the Vineyard City Council desires that the City Manager be authorized to negotiate a contract on the City Council’s behalf with CPA Insight Solutions for professional auditing services, and that the value of the contract not exceed the budgeted amount of \$60,000; and

WHEREAS, contingent on the above approval, the Vineyard City Council finds it is in the best interest of the City to authorize the City Manager to negotiate a contract with CPA Insight Solutions for the services requested in the RFP; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF
VINEYARD, UTAH AS FOLLOWS:

Section 1. Approval. The City Council of the City of Vineyard, Utah, hereby authorizes the City Manager to negotiate the Agreement between the selected firm and the City of Vineyard for Independent Financial Audit & Internal Controls Review (“Agreement”) attached hereto as Exhibit A, and incorporated herein by reference. This approval is contingent on the value of the contract being within the budgeted amount of \$60,000.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

Passed and dated this 13th day of August, 2025.

Attest:

Julie Fullmer, Mayor

Pamela Spencer, City Recorder

Proposal for Internal Audit Services

1. Cover Letter

Justine Marshall
Vineyard City Project Manager
125 S. Main Street
Vineyard, Utah 84057
engineering@vineyardutah.gov

August 7, 2025

Dear Ms. Marshall,

On behalf of CPA Insight Solutions, I am pleased to submit this proposal to provide internal audit and agreed-upon procedures services to Vineyard City in response to RFP No. 2025-61-101.

I understand the City's goals to enhance financial transparency, strengthen internal controls, and establish sustainable audit oversight. With over 19 years of auditing experience in federal, local, and municipal government settings, and as the current elected Auditor of Salt Lake County, I bring a uniquely practical, standards-based approach that ensures clarity, accountability, and results.

CPA Insight Solutions is committed to full independence in accordance with Government Auditing Standards. I acknowledge receipt of the RFP and agree to its terms and conditions. I am available to begin the engagement by September 2, 2025, and will ensure all deliverables are met by March 15, 2026.

Sincerely,



Chris Harding, CPA, CIA, CFE
Principal Auditor, CPA Insight Solutions
chrishardingg@gmail.com | (385) 695-0501

2. Firm Qualifications

CPA Insight Solutions is a sole proprietorship owned and operated by Chris Harding, a licensed CPA, CIA, and CFE with nearly two decades of public-sector audit experience. I've provided contracted audit services for multiple Utah local governments, including Provo City, Jordan School District, and Salt Lake City School District.

As the elected Salt Lake County Auditor since 2022, I transformed the internal audit division and led it to receive a "Pass" rating in a 2024 peer review by the Association of Local Government Auditors (ALGA)—the highest rating available. While CPA Insight Solutions has not undergone a firm-level peer review, my extensive leadership in Yellow Book-compliant government auditing provides a strong foundation for excellence in this engagement.

3. Key Personnel

Chris Harding, CPA, CIA, CFE, will be the sole practitioner performing 100% of the work.

- CPA – Utah License #7071683-2601
- CIA – Certificate #106253
- CFE – Member #603637
- Estimated Hours: 251 total, see page 7 for a detailed estimate of hours.

Résumé attached in Appendix B, starting on page 12

4. Approach & Work Plan

My approach to this engagement integrates proven audit methodologies, tailored risk assessments, and efficient execution. The work plan is built to comply with:

- **SSAE No. 19** – for Agreed-Upon Procedures (AUP) engagements,
- **GAO's Green Book and Yellow Book** – for internal control evaluations and reporting, and
- **COSO Framework and GFOA best practices** – for internal control structure and governance.

The project is divided into **four major phases**:

Phase 1: Planning & Risk Assessment (September 1–October 5)

- **Engagement kickoff & liaison coordination**
 - Hold kickoff meeting with the City's designated liaison to clarify expectations, finalize deliverables, and establish communication cadence.
- **Document & data request**
 - Collect and review relevant policies, general ledger extracts, transaction-level detail, organizational charts, and prior audit results.
- **Preliminary risk ranking**
 - Apply a qualitative risk assessment using factors such as transaction volume, public sensitivity, policy complexity, and prior findings.
- **Customized test plan development**
 - Develop detailed test plans for each of the eight AUP areas and their corresponding internal controls, ensuring alignment with City policy and COSO principles.

Phase 2: Fieldwork – AUP Testing and Internal Control Evaluation (October 6–January 10)

Agreed-Upon Procedures (AUPs)

Each of the following areas will be treated as a distinct procedure, tested using tailored sampling methods, and documented under SSAE No. 19 requirements:

1. **P-Card Transactions**
 - Sample selection from FY 2023–2024
 - Verify documentation, approvals, policy adherence
 - Identify signs of personal/inappropriate use
2. **Employee Travel & Reimbursements**
 - Confirm adherence to per diem and travel policy
 - Validate required documentation and supervisory approval
3. **Cash Transactions**
 - Evaluate physical controls, deposit processes, and reconciliations
 - Trace from receipt to bank
4. **Utility Billing & Meter Verification**
 - Verify meter assignments and test rate accuracy
 - Confirm billing aligns with authorized properties

5. **RDA Payments – Cleanup**

- Review sample cleanup-related expenditures
- Confirm destination of materials and policy alignment

6. **Procurement of Food**

- Confirm purpose, documentation, and City authorization
- Evaluate compliance with policy and reasonableness standards

7. **Vehicle Assignment & Use**

- Review logs, assignment forms, and GPS/fuel data (if available)
- Evaluate policy compliance and documentation

8. **Planning, Coordination, and Follow-Up**

- Meet regularly with City liaison to resolve open items
- Document all procedures for transparency and replicability

Internal Control Review

Each of the eight AUP areas will be accompanied by a review of relevant controls:

- **Design** – Is the policy clearly written, understandable, and enforceable?
- **Implementation** – Is it being followed consistently across departments?
- **Monitoring** – Are reviews or follow-ups conducted?
- **Tone at the top** – Are department heads reinforcing compliance?

The internal control matrix will identify:

- Control gaps
- Policy enforcement challenges
- Risks of noncompliance, waste, or abuse

Phase 3: Reporting & Recommendations (January 11–March 7)

- **AUP Report**

- Factual, findings-based report presented in plain language with minimal technical jargon
- Each AUP area reported separately and concisely
- Includes management response section (if desired)

- **Internal Control Review Report**

- Integrated into the same document or delivered as an appendix
- Includes a risk-ranked matrix with control gaps, root causes, and actionable recommendations

- Incorporates GFOA best practices and cites COSO components where applicable
 - **Audit Committee Support Deliverables**
 - Sample bylaws, charter, onboarding guide, and training outline
 - Optional consultation on member qualifications and independence practices
-

Phase 4: Presentation & State Submission (March 8–March 15)

- Present summary of findings and recommendations to the **City Council** in a public meeting
 - Provide an **executive briefing deck** suitable for governance-level understanding
 - Submit the final report to the **Office of the Utah State Auditor** by the required deadline
-

Ongoing Communication & Coordination

- Weekly status updates via email or virtual check-ins
 - Shared document tracker (e.g., Google Sheets or Excel) if preferred by City staff
 - All documentation maintained to Yellow Book standards for reproducibility
-

Tools, Templates, and Techniques Used

- Sampling and testing procedures based on AICPA and GAGAS standards
- Internal control evaluation using a custom COSO-aligned matrix
- Narrative reports supplemented with summary tables, risk rankings, and management-friendly language
- Secure cloud storage for document exchange (if allowed)
- No proprietary tools; all deliverables are fully transferable

The detailed timeline and milestone calendar appear in Appendix A.

5. Internal Control Review Expertise

I have audited P-card programs, travel reimbursements, and fleet use at Salt Lake County and Provo City. I've performed cash handling audits for nearly every past client. Although I've not audited Utility Billing or RDAs directly, my nearly 20 years of experience ensure confident and effective execution of those areas using established frameworks and custom test plans.

6. Audit Committee Support

I helped implement and Chair, the Salt Lake County Audit Committee, providing draft bylaws, onboarding tools, and accountability mechanisms. My deliverables will include sample charters and practical implementation guides based on that successful experience.

7. References

Provo City – John Borget, Administrative Services Director – JBorget@provo.utah.gov – (801) 852-6504

Work: P-Card and purchasing audit, policy compliance.

Jordan School District – John Larsen, Business Administrator – john.larsen@jordandistrict.org – (801) 567-8148

Work: AUP across 11 financial areas and one departmental review.

Salt Lake City School District – Alan Kearsley, Finance Director – Alan.Kearsley@slcschools.org – (801) 578-8307

Work: Cash handling and purchasing process audits at West, East, and Highland High Schools.

8. Cost Proposal

See Exhibit 2 – Fee Schedule on the following page.

Exhibit 2 – Fee Schedule at an hourly rate of \$125/hr

Timeline	Task Description	Estimated Hours	Cost
Sep 1 – Sep 13	Engagement Kickoff & Planning	12	\$1,500
Sep 14 – Oct 5	Policy Review & Risk Assessment	18	\$2,250
Oct 6 – Nov 15	Fieldwork: AUP Testing (P-Card, Travel, Cash)	54	\$6,750
Nov 16 – Dec 15	Fieldwork: AUP Testing (Utility, RDA, Food, Vehicles)	58	\$7,250
Dec 16 – Jan 10	Internal Controls Fieldwork & Gap Analysis	61	\$7,625
Jan 11 – Jan 25	Draft Findings & Report Compilation (AUP & IC)	22	\$2,750
Jan 26 – Feb 6	Audit Committee Support Materials	12	\$1,500
Feb 7 – Feb 21	Final Drafting, QA & Revisions	10	\$1,250
Feb 22 – Mar 7	Presentation Prep & Council Meeting	9	\$1,125
Mar 8 – Mar 15	State Submission & Wrap-Up	5	\$625
Total		261	\$32,625

Note: Vineyard City's scope effectively requires eight separate and distinct AUPs and eight internal control reviews. The \$125/hour rate is fully inclusive: no additional charges for travel, communications, or administrative time will be billed.

9. Required Forms

A. Conflict of Interest Certification

I, Chris Harding, hereby certify that CPA Insight Solutions has no conflict of interest that would interfere with the ability to perform the services requested in RFP No. 2025-61-101. CPA Insight Solutions has not performed any financial advisory or consulting services for Vineyard City in the past three years and maintains full independence in accordance with Government Auditing Standards (GAO-3).

Signed,



Chris Harding, CPA, CIA, CFE
CPA Insight Solutions
Date: August 7, 2025

B. Non-Collusion Affidavit

I, Chris Harding, declare that this proposal has been made independently and without collusion, fraud, or participation with any other individual, firm, or corporation submitting a proposal for the same purpose.

Signed,



Chris Harding, CPA, CIA, CFE
CPA Insight Solutions
Date: August 7, 2025

Form W-9
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Christopher Harding

2 Business name/disregarded entity name, if different from above.

CPA Insight Solutions

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

2410 W. Temple View Ln.

6 City, state, and ZIP code

South Jordan, Utah, 84095

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

5	2	9	-	6	3	-	4	6	1	1
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or

Employer identification number

		-								
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of
U.S. person

Chris Harding

Date

8/7/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

D. Utah Business License Statement

I, Chris Harding, hereby certify that I have submitted an application for a Utah business license for CPA Insight Solutions as a sole proprietorship. The license is currently pending as of August 5, 2025. Proof of application and payment has been included in this proposal. CPA Insight Solutions commits to submitting an active business license before the contract start date of September 2, 2025.



Chris Harding, CPA, CIA, CFE
CPA Insight Solutions
Date: August 7, 2025

See Appendix D for screen shots of the applied CPA firm and Registration of the DBA with the Division of Corporations. I have also registered for a business license with South Jordan, Utah. I also have a screen shot showing the ability and intent to get the Professional Liability insurance of \$2 Mil, should I win the contract.

E. Independence Certification

I certify that CPA Insight Solutions complies with the independence requirements of GAO-3 (Government Auditing Standards). I have not provided any prohibited services to Vineyard City, its staff, or elected officials in the past three years. I attest that no impairments to independence exist with respect to this engagement.

Signed,



Chris Harding, CPA, CIA, CFE
CPA Insight Solutions
Date: August 7, 2025

Appendix A – Milestone Calendar

Dates	Milestone	Estimated Hours
Sep 1 – Sep 13	Engagement Kickoff & Planning	12
Sep 14 – Oct 5	Policy Review & Risk Assessment	18
Oct 6 – Nov 15	Fieldwork: AUP Testing (P-Card, Travel, Cash)	54
Nov 16 – Dec 15	Fieldwork: AUP Testing (Utility, RDA, Food, Vehicles)	58
Dec 16 – Jan 10	Internal Controls Fieldwork & Gap Analysis	61
Jan 11 – Jan 25	Draft Findings & Report Compilation (AUP & IC)	22
Jan 26 – Feb 6	Audit Committee Support Materials	12
Feb 7 – Feb 21	Final Drafting, QA & Revisions	10
Feb 22 – Mar 7	Presentation Prep & Council Meeting	9
Mar 8 – Mar 15	State Submission & Wrap-Up	5

Appendix B – Résumé: Chris Harding, CPA, CIA, CFE

CHRIS HARDING, CPA, CFE, CIA

2410 W. Temple View Ln.

South Jordan UT, 84095

Mobile (385) 695-0501

chrishardingg@gmail.com

PROFESSIONAL SUMMARY

Internal auditor with experience planning, performing, and leading a wide range of complex audits, reviews, and agreed upon procedures in the public, private, and governmental sectors.

Areas of Expertise Include:

- Internal Controls
- Report Writing
- Finding Control Gaps
- Risk Assessments
- Client Communication
- Interviewing

PROFESSIONAL EXPERIENCE

Salt Lake County

February 2022 – Present

Elected County Auditor

As the Salt Lake County Auditor, I oversee two major divisions—Property Tax and Audit—managing a team of 28 full-time employees and an annual operating budget of just over \$4 million. I am responsible for ensuring financial accountability, transparency, and integrity across county operations. My office conducts independent audits, enforces property tax compliance, and promotes the efficient use of public resources. Significant accomplishments include:

- Successfully transformed the Salt Lake County Auditor's audit division into a fully GAGAS-compliant operation, culminating in the office undergoing its first-ever external peer review. The office received the highest possible rating of "Pass," demonstrating full adherence to Generally Accepted Government Auditing Standards and national best practices in auditing.
- Regularly deliver audit findings and recommendations to the Salt Lake County Council in public meetings, reinforcing transparency and enabling the Council to provide meaningful oversight, hold executive management accountable, and drive corrective action on systemic issues.
- Established a strong tone at the top by prioritizing a county-wide, risk-based audit plan. These audits are conducted in accordance with GAGAS standards and focus on high-impact areas, fostering a culture of accountability, continuous improvement, and responsible stewardship of public funds.
- Designed and implemented an internal Audit Findings and Recommendations Dashboard to track the status of all issued findings across county agencies. This tool has significantly improved transparency, facilitated management follow-up, and ensured timely resolution of control weaknesses.
- Led audits that uncovered multiple instances of fraud, waste, and abuse. These findings enabled department leadership and governing bodies to take corrective action, recover public funds where possible, and hold employees accountable through disciplinary measures or termination.
- Modernized the Property Tax Division by launching an online property tax appeal submission platform, and in 2025 expanded its functionality to include real-time tracking and automated email/text updates for appellants, greatly improving customer service and operational efficiency.
- Oversaw the development and ongoing implementation of TORUS, Salt Lake County's new tax administration system. This system modernizes tax data processing, improves accuracy and compliance, and supports a seamless interface with other county departments and external stakeholders.
- Conducted a full organizational assessment of the Audit Division and secured approval from both the Mayor's Office and the County Council to increase staffing levels based on demonstrated audit needs. Successfully reorganized the division into a more effective and scalable structure, consisting of an Audit Director, two Audit Managers, and two fully staffed five-person audit teams—dramatically increasing audit capacity, balance, and throughput.
- Issued hundreds of audit findings and recommendations across county departments, with a remarkable implementation rate of over 97%. This high adoption rate reflects the relevance, clarity, and impact of the audit work being performed under my leadership.

SENIOR AUDITOR

Responsible for executing innovative and complex performance audits of the Internal Revenue Service (IRS) and its key processes and controls. Evaluated IRS handling of emerging threats (e.g. backlog of returns due to COVID-19 pandemic and subsequent shut down), and how it implements new laws enacted by Congress and signed into law by the President (e.g. Tax Cuts and Jobs Act & CARES Act). Significant accomplishments include:

- Coordinated and performed multiple extensive walkthroughs of IRS' return processing pipeline at locations throughout the United States while navigating challenges associated with the COVID-19 pandemic.
- Methodically documented field work, observations, interviews, and key processes to demonstrate an understanding of IRS' tax return processes, to support audit findings exposing control gaps and opportunities for process efficiencies.
- Subject Matter Expert (SME) with SAS-Enterprise Guide software used to analyze millions of lines of data to identify over \$876,000 in incorrectly assessed estimated tax penalties and over \$45,000 in erroneously assessed failure to pay penalties. As a result of the analysis, IRS refunded 100% of those penalties.
- Frequently briefed senior executives within TIGTA and the IRS with timely audit findings.
- Presented agency level ~~WebEx~~ training on how to obtain the Certified Fraud Examiners (CFE) credential.
- Received individual cash performance awards in July 2020, February 2021, and a time off award in September 2021.

DIRECTOR OF INTERNAL REVIEW AND COMPLIANCE

Served as the principal advisor to the commander on internal control and audit matters. Ensured internal review services were delivered in accordance with GAGAS and appropriate DOD/DA policies and regulations. Directed, managed, and executed all internal review services. Significant accomplishments include:

- Identified control gaps to senior leadership that showed department directors were negligent in performing their required Management Internal Control Program (MICP) responsibilities.
- Facilitated comprehensive training to leadership in their MICP duties, such as risk assessment, identification, monitoring, mitigation, and documentation.
- Frequent interaction with audit clients during weekly in person briefing to the base commander, garrison manager, senior management and those charged with governance, risk management, and compliance.
- Built a consensus to help audit clients understand audit findings and outcomes using data visualization such as graphs, charts, and process flow diagrams.

Defense Contract Management Agency (Magna, UT)**October 2015 – April 2017****PRICE/COST ANALYST**

Responsible for proposal analysis, evaluation, and participation in the negotiations for the Navy's Trident D5 II, submarine-launched ballistic missile. Communicated with key participants throughout all stages of the contracting process to ensure a complete and successful review of the proposed costs. Monitored and evaluated quality assurance activities and reported on compliance with established surveillance plans. Significant accomplishments include:

- Briefed management on team progress at weekly project management reviews.
- Performed data analysis and provided negotiation support for a \$139.1 million missile production buy, saving the US taxpayer \$13.4 million.

Defense Contract Audit Agency (Salt Lake City, UT; Baghdad, Iraq; Tel Aviv, Israel) **May 2008 – October 2015****SENIOR AUDITOR**

Responsible for conducting complex audits of defense contracts, in a wide array of specialties (e.g. defense applications, engineering, aerospace, communications, robotics, and software), in accordance with GAGAS. Significant Accomplishments include:

- Routinely managed numerous defense contract related audits consisting of proposals, forward pricing rates, defective pricing, and assist audits.
- Responsible for saving the US taxpayer more than \$100 million through detailed contract analysis and audit procedures.
- Selected twice for highly competitive overseas positions in Iraq (6 months) and Israel (2 years).
- Conducted test of controls and key processes through floor checks at forward operating bases throughout Iraq as part of the mandatory annual audits of the DoD's multi-billion-dollar contract.
- Autonomously performed technically complex audits at all Israeli defense contractor locations for DCAA command, located remotely in Germany.
- Mentored 3 auditors in obtaining their CFE credential.
- Served as guest instructor at the Defense Contract Audit Institute (DCAI) multiple times. Teaching classes on statistical sampling, regression analysis, report writing, and technical indoctrination.
- Pioneered and became the first auditor to acquire the DoD financial management level II certification.

Chris Harding, CPA**May 2018 - December 2021****SOLE PROPRIETOR**

Execute contracted internal audit services for local school districts and cities. Use proven knowledge and understanding of internal audit process, internal controls, risk management, and compliance auditing to provide ad-hoc services to community organizations. Audits are performed in accordance with the Institute of Internal Auditor's (IIA) International Professional Practices Framework (IPPF).

PROFESSIONAL CERTIFICATIONS

- | | |
|---|---------------|
| • Certified Public Accountant (CPA) License Number 7071683-2601 | May 2009 |
| • Certified Fraud Examiner (CFE) Member # 603637 | May 2011 |
| • Certified Internal Auditor (CIA) Certificate # 106253 | February 2012 |
| • DoD Financial Management Certification Level II | June 2015 |

EDUCATION**Weber State University**

Master of Business Administration MBA

May 2008

University of Utah

Bachelor of Science in Accounting

May 2006

Appendix C – Peer Review: Salt Lake County Auditor’s Office

This appendix includes the Association of Local Government Auditors (ALGA) peer review of the Salt Lake County Auditor’s Office completed in 2024, which received the highest possible rating of 'Pass'.



External Quality Control Review

of the
Office of the Salt Lake County Auditor

Conducted in accordance with guidelines of the
**Association of Local Government
Auditors**
for the period August 1, 2022 to December 31, 2023



Association of Local Government Auditors

April 11, 2024

Mr. Chris Harding, CPA, CFE, CIA
Salt Lake County Auditor
2001 S. State Street, Ste N3-300
Salt Lake City, UT 84190

Dear Mr. Harding,

We have completed a peer review of the Office of the Salt Lake County Auditor for the period August 1, 2022 to December 31, 2023. In conducting our review, we followed the standards and guidelines contained in the *Peer Review Guide for Assessing Conformance with Government Auditing Standards* published by the Association of Local Government Auditors (ALGA).

We reviewed the internal quality control system of your audit organization and conducted tests to determine whether your internal quality control system was adequately designed and operating effectively to provide reasonable assurance of compliance with *Government Auditing Standards* issued by the Comptroller General of the United States and applicable legal and regulatory requirements. Our procedures included:

- Reviewing the audit organization's written policies and procedures.
- Reviewing internal monitoring procedures.
- Reviewing a sample of engagements and working papers.
- Reviewing documents related to independence, training, and development of auditing staff.
- Interviewing auditing staff and management.

Due to variances in individual performance and judgment, compliance does not imply adherence to standards in every case but does imply adherence in most situations. Organizations can receive a rating of pass, pass with deficiencies, or fail. The Office of the Salt Lake County Auditor has received a rating of pass.

Based on the results of our review, it is our opinion that Salt Lake County, Utah's internal quality control system was adequately designed and operating effectively to provide assurance of compliance with *Government Auditing Standards* and applicable legal and regulatory requirements for engagements during the period August 1, 2022 to December 31, 2023.

We have prepared a separate letter providing findings and recommendations to further strengthen your internal quality control system.

Angela Baxter
Hanover County, Virginia

Andrew Scoggin
City of Seattle, Washington



Association of Local Government Auditors

April 11, 2024

Mr. Chris Harding, CPA, CFE, CIA
Salt Lake County Auditor
2001 S State Street, Ste N3-300
Salt Lake City, UT 84190

Dear Mr. Harding,

We have completed a peer review of the Office of the Salt Lake County Auditor for the period August 1, 2022, to December 31, 2023, and issued our report thereon dated April 11, 2024. Congratulations on passing your first GAGAS (Generally Accepted Government Auditing Standards) peer review. This remarkable accomplishment reflects not only your organization's commitment to excellence but also your dedication to upholding the highest standards of accountability and integrity in government auditing. We are offering this companion letter to offer findings and recommendations from our peer review.

We want to mention some of the areas in which we believe your office excels:

- We commend that your office proactively sought to go through the peer review process after 18 months of adherence to *Government Auditing Standards* when the normal review period is three years. We found that your office already has the foundational practices and culture in place to ensure that audits meet the *Standards*.
- In our conversations with management and staff, we sensed they are bought into the efforts your office is making to ensure compliance with the *Government Auditing Standards*.
- Your office has successfully adapted their processes to a new audit management software, without any major hiccups.

The journey to achieving and maintaining the highest standards in government auditing is ongoing, and your success in this peer review is a strong foundation for continued excellence and leadership in the field. In light of this being your first peer review, we offer the following findings and recommendations to enhance your organization's demonstrated adherence to *Government Auditing Standards*.

- The Conceptual Framework Approach to Independence Standards 3.27 to 3.34 ensures auditors maintain independence in both mind and appearance throughout their engagements. This approach requires auditors to apply a process of identifying threats to independence, evaluating the significance of these threats, and applying

safeguards to eliminate the threats or reduce them to an acceptable level. During our review of the Office's work papers, we noted opportunities to improve documentation of the office's process of applying safeguards to threats identified. As a best practice, independence reassessments should be documented at the beginning and conclusion of each engagement and during the follow-up audit process.

- Standard 8.33 requires a written audit plan for each audit. Auditors should update the plan, as necessary, to reflect any significant changes to the plan made during the audit. Page 21 of the Audit Manual states that the audit plan is documented in writing and updated when significant changes to the plan are made during the audit. In reviewing the Office's work papers, we did not observe any specific method of updating the plan if necessary. We recommend that methodology be developed so that workpapers can be standardized.
- Standards 8.108 to 8.110 underline the critical role of thorough and clear documentation in maintaining an audit's integrity, transparency, and accountability. They ensure that third parties can effectively review and understand audit work, contributing to the reliability and credibility of the audit findings. While reviewing the Office's workpapers, we did not observe specific conclusions regarding the validity and reliability of specific evidence. We recommend that such conclusions be made at an individual test level and/or a collective level to improve transparency.
- Standard 8.116 emphasizes the importance of finding audit documentation. This section outlines the necessity for auditors to prepare and maintain adequate documentation that supports the findings, conclusions, and recommendations of the audit. It specifies that the documentation should be detailed enough to allow an experienced auditor, having no previous connection to the audit, to understand the audit work performed, the evidence gathered, and the reasoning behind the auditors' conclusions. Page 27 of the Audit Manual references a finding development worksheet. Upon review of the Office's workpapers in AuditBoard, issues (or findings) are documented, which contain criteria, condition, cause and effect. The process for establishing the evolution of findings to the report in AuditBoard should be finalized, and the Audit Manual should be updated to reflect the new process.
- Standards 8.71 and 8.72 detail the importance of assessing the risk of fraud while conducting an audit. Our review found that your office is assessing fraud risk, but the documentation regarding this assessment could be improved. We recommend adding standard procedures and documentation noting explicitly how fraud has been assessed during an audit project, whether your office's Fraud Hotline has received related allegations,

We extend our thanks to you, and your staff we met for the hospitality and cooperation extended to us during our review.

Sincerely,



Angela Baxter
Hanover County, Virginia



Andrew Scoggin
City of Seattle, Washington



CHRIS HARDING
CPA, CFE, CIA
Salt Lake County Auditor

RICHARD JAUSSE
Chief Deputy Auditor

ROSWELL ROGERS
Policy Advisor

**OFFICE OF THE
SALT LAKE COUNTY
AUDITOR**
2001 S State Street, N3-300
PO Box 144575
Salt Lake City, UT 84114-4575

385-468-7200 | TTY 711



April 11, 2024

Lyndon S. Remias, CPA, CIA
ALGA Peer Review Coordinator
Virginia Beach City Auditor

Angela W. Baxter, CPA
Peer Review Team Leader
Director of Internal Audit
Hanover, Virginia

Andrew Scoggin
Peer Review Team Member
Assistant City Auditor
Seattle Office of City Auditor

Dear Peer Review Team:

Thank you for your thorough peer review of the Audit Services Division of the Salt Lake County Auditor's Office to determine our compliance with the Generally Accepted Government Auditing Standards (GAGAS) for August 1, 2022, through December 31, 2023. We are pleased you found our quality control system was adequately designed and operating effectively to provide reasonable assurance of our compliance with GAGAS.

We are grateful for the acknowledgment of the measures we have already put into place and value the illustrative guidance provided. Such insights are instrumental in refining our approach to ensure that our documentation is comprehensive and easily navigable for future peer reviews and for any parties interested in evaluating our audit work. Please find below our responses to your findings:

1. Regarding the Conceptual Framework Approach to Independence, we acknowledge the importance of meticulous documentation when applying safeguards against identified threats to independence. We will incorporate a standardized procedure for documenting independence reassessments at the end of each audit engagement, as well as during the follow-up process, to reinforce our compliance with Standards 3.27 to 3.34.
2. With respect to Standard 8.33 and the audit planning process, we recognize the opportunity for more thorough documentation. We are committed to developing a structured methodology for updating our audit plans. This will involve creating a consistent approach to documenting any significant changes during the audit, thereby ensuring our workpapers are comprehensive and up to date.

3. In response to the recommendations pertaining to Standards 8.108 to 8.110, we will enhance our workpaper documentation to include specific conclusions regarding the validity and reliability of individual pieces of evidence, as well as collective evidence. This will improve the clarity and transparency of our audit findings and will facilitate a better understanding of our audit work by third parties.
4. As for the audit documentation findings related to Standard 8.116, we will finalize the procedures that outline the progression of findings from their inception to their reporting in Audit Board. This will involve updating our Audit Manual to reflect these revised procedures, ensuring that our documentation is sufficiently detailed to enable any experienced auditor to understand the audit work, evidence, and conclusions.
We are committed to continuous improvement and will take immediate steps to integrate these recommendations into our practices. We plan to provide training to all relevant staff members to ensure consistent application of these enhancements across all future audits.
5. Concerning Standards 8.71 and 8.72 regarding fraud risk assessment, we acknowledge the need for more detailed documentation. We will create and implement standard operating procedures that specify how fraud risk is assessed within each audit. This will include a mandatory step to consult and document any relevant information from our office's Fraud Hotline. This enhancement will ensure that our fraud risk assessment process is transparent and verifiable in our documentation.
6. With regards to the recommendations on information system controls as per Standards 8.59 to 8.62, we understand the importance of explicit documentation in this area. We will refine our documentation practices to clearly demonstrate that information system controls have been considered and, where necessary, tested. Our revised documentation will outline the rationale for considering certain controls relevant, the method of evaluation conducted, and the conclusions drawn from such assessments.

Thank you for taking the time to participate in this external peer review. It was a pleasure working with such a knowledgeable and skilled peer review team. We recognize the peer review process is a valuable tool to help ensure quality, independence, and objectivity in the audit process. We look forward to future opportunities to participate in the peer review process with the Association of Local Government Auditors (ALGA).

Sincerely,



Chris Harding, CPA, CIA, CFE
Salt Lake County Auditor

Appendix D – Business License Application & Insurance Commitment

This appendix contains screenshots and confirmations of the submitted business license application and intent to secure the required \$2 million professional liability insurance policy.



Welcome to the
CPA Value Plan
Online Process

Application
Number:277041

Thank you for your firm information.

The premiums for your selected coverage options are provided below.

	Limits of Liability Per Claim/Annual Aggregate	Annual Aggregate Deductible	Annual Premium
☐	1,000,000/2,000,000	1,000	\$336.00

Policy Term: 8/05/2025 to 8/05/2026

Prior Acts Date: 8/03/2025

Claims expenses are paid in addition to limits of liability.

Premium Credits applied:

5.00% Engagement Letter

Additional Benefit available for the CPA Value Plan

When applying for the CPA Value Plan, you can now add CPA NetProtect coverage, which provides two significant enhancements to the network risk and privacy claim coverage included in your professional liability insurance policy. [Learn more](#) about this important coverage.

	Network Limit Aggregate	Network Deductible Per claim	Extortion Sublimit Aggregate Sublimit of Network Limit	Extortion Deductible Per claim	Privacy Expense Limit Aggregate	Privacy Expense Deductible Per claim	NetProtect Premium
☐	\$100,000	\$1,000	\$15,000	\$1,000	\$100,000	\$0	\$ 219.00
☐	No thanks, I am not interested in adding this valuable coverage at this time.						

FATCA Notice: Please go to Aon.com/FATCA to obtain the appropriate W-9.

After inquiry of all owners, partners, officers and professionals of the firm and firm affiliates, if within the past 5 years you have: (1) become aware of claims, incidents, circumstances or events that could reasonably give rise to a claim involving matters of privacy injury, identity theft, denial of service attacks, computer virus infections, theft of information, extortion demand, damage to a third party network, or a customer's inability to rely on your network; (2) sustained a loss of or damage to your network that resulted in a loss of income; or (3) been the subject of any regulatory or disciplinary investigation or inquiry, please call 800-221-3023 before adding CPA NetProtect coverage.

Your agent is: Aon Insurance Services.

To complete this process, choose one of the options above, and select a payment option.

- ☐ I want to complete my purchase online now.
☐ I want to complete my purchase offline.
☐ I am not ready to make my decision at this time.

[Select new coverage options and recalculate premium quotation.](#)

[View benefits and features of the CPA Value Plan.](#)

Feedback

**Menu**

Initial Application
Duplicate License
Mailing Address Change
Pending Prereqs
Cart
Logout

Licensing Home Page

Displayed below, are all process that you, or the facility you represent, are licensed to operate. The display may also include any pending applications currently in process for your program.

- To apply for a license, click on the **Initial Application** link in the Menu on the left.
- To request a duplicate copy of your license, click on the **Duplicate License** link in the Menu on the left.
- To update a license address, click on the **Mailing Address Change** link in the Menu on the left.

Name

Business / Facility Name: CPA Insight Solutions
Owner / Manager Name: Chris Harding

Mailing Address

Street: 2410 W Temple View Ln
APT No / P.O. Box:
City, State, Zip: South Jordan, UT 84095
Phone: 3856950501
Email: chrishardingg@gmail.com

Licenses

C.P.A. Firm	View Checklist	
Profession:	Accountancy	License Number:
License Status:	Pending	Expiration Date:

Application Submitted

Your application has been submitted and all fees have been applied to your card. Please print this page as your proof of submission and receipt of payment.

Application Information

Date Submitted:	5 August 2025
Applicant Name:	CPA Insight Solutions
License Number:	Pending
Process:	Apply for Initial License process

Payment Information

Authorization Code:	215020
Received Date:	8/5/2025 10:17:51 AM
Transaction #:	68922EAD1288694300001F9D0000BBA55250542D
Credit Card Number:	XXXX XXXX XXXX XXXX
Fee Amount:	\$90.00
Total Fee:	\$90.00
Received Amount:	\$90.00

[Print Receipt](#)

Now that you have submitted your application, you can check the status of your application on the Home Page at any time. [Click here to go to the Home Page.](#)

[Utah.gov Home](#) | [Utah.gov Terms of Use](#) | [Utah.gov Privacy Policy](#)
[Utah.gov Accessibility Policy](#) | [Translate Utah.gov](#)

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Submitter Name: Christopher W Harding
Submitter ID: 273221
Submitter Address: 2410 W Temple View Ln. UT 84095
Submitter Email: chrishardingg@gmail.com

Date/time: August 6, 2025
Receipt Version: 1

Receipt Summary

Total Transaction Fees: \$22.00
Total Payment Received: \$22.00

Receipt Details

Fees

Description / Transaction Type	Reference #	Work Order #	Filing Status	Filing Fees
Certificate of Assumed and of True Name - CPA Insight Solutions		W20250806881107	Submitted	\$22.00
Total				\$22.00

Payment Information

Payment Type	Payment Details	Amount
Credit Card	6893ACC535D26AAD00002B5400004E	\$22.00
Total		\$22.00

Submitter Account Information

WorkOrder #	Submitter ID	Submitter Name
W20250806881107	273221	Christopher W Harding

Exhibit 2 – Fee Schedule at an hourly rate of \$125/hr

Timeline	Task Description	Estimated Hours	Cost
Sep 1 – Sep 13	Engagement Kickoff & Planning	12	\$1,500
Sep 14 – Oct 5	Policy Review & Risk Assessment	18	\$2,250
Oct 6 – Nov 15	Fieldwork: AUP Testing (P-Card, Travel, Cash)	54	\$6,750
Nov 16 – Dec 15	Fieldwork: AUP Testing (Utility, RDA, Food, Vehicles)	58	\$7,250
Dec 16 – Jan 10	Internal Controls Fieldwork & Gap Analysis	61	\$7,625
Jan 11 – Jan 25	Draft Findings & Report Compilation (AUP & IC)	22	\$2,750
Jan 26 – Feb 6	Audit Committee Support Materials	12	\$1,500
Feb 7 – Feb 21	Final Drafting, QA & Revisions	10	\$1,250
Feb 22 – Mar 7	Presentation Prep & Council Meeting	9	\$1,125
Mar 8 – Mar 15	State Submission & Wrap-Up	5	\$625
Total		261	\$32,625

Note: Vineyard City's scope effectively requires eight separate and distinct AUPs and eight internal control reviews. The \$125/hour rate is fully inclusive: no additional charges for travel, communications, or administrative time will be billed.

VINEYARD CITY
Request for Proposals (RFP)
Independent Financial Audit & Internal Controls Review
RFP No. 2025-61-101

I. Introduction & Purpose

Vineyard City (“City”) is soliciting sealed Proposals from qualified independent certified public accounting firms (“Proposer” or “Firm”) with a demonstrated reputation for excellence in government auditing, municipal finance, and compliance to:

- a. Perform an agreed-upon procedures (“AUP”) engagement to review the City’s FY 2023 to 2024 financial records.
- b. Conduct a targeted review of internal controls, policies, and procedures in the following high-risk areas:
 - o Purchase (P-) Card issuance & use
 - o Employee travel & reimbursement
 - o Municipal vehicle assignment & usage tracking
 - o Redevelopment Agency (RDA) payments & compliance
 - o Procurement of food (meals, events, employee recognition)
- c. Advise the City on best practices for establishing a standing Audit Committee.

The City seeks an objective, highly qualified firm with relevant experience serving municipalities to deliver clear, actionable recommendations that strengthen transparency, safeguard public funds, and align with Government Finance Officers Association (GFOA) “Best Practices” and guidance from the Utah State Auditor.

This engagement is not intended to duplicate or second-guess the findings or scope of a prior audit conducted by the Office of the Utah State Auditor. Rather, its purpose is to follow through on the recommendations identified in that audit and to strengthen the City itself to ensure independent, proactive oversight, and to reinforce public confidence in local financial management.

II. Procurement Authority

This RFP is issued pursuant to the Utah Procurement Code ([Utah Code Title 63G, Chapter 6a](#)), Utah Municipal Code ([Utah Code Title 10, Chapter 7, Section 86](#)) and the City’s own procurement ordinance. The City reserves all rights provided therein, including the right to cancel or amend this RFP at any time, to reject any or all Proposals, and to waive immaterial defects.

III. Project Scope

Task	Deliverables	Standards & References
Agreed-Upon Procedures (AUP)	AUP Report based on City-identified financial procedures for FY 2023 to 2024; Summary of findings and recommendations	SSAE No. 19 (Agreed-Upon Procedures Engagements), AICPA Attestation Standards, relevant Utah Code
Targeted Review of Internal Controls	Written evaluation of policies and procedures for each listed category; Risk-ranked findings matrix; Gap analysis against best practices; and an evaluation of the City's mechanisms for reporting and investigating employee misconduct, waste, or fraud, including whistleblower protections, staff awareness of reporting mechanisms, and tone at the top	COSO Framework; GFOA Best Practices; Utah State Auditor guidance
Audit Committee Guidance	Sample Audit Committee charter/bylaws; Qualifications and appointment process recommendations; Sample onboarding or training materials	GFOA "Audit Committees" Guidelines; IIA Standards

The AUP engagement shall include (but is not limited to):

- Review of transaction-level data for procurement and disbursement cycles;
- Review of compliance with internal spending thresholds and approvals;
- Sampling of employee reimbursements and credit card charges;
- Verification of year-end balances and fund transfers for selected fiscal years; and
- Compliance with key state laws, including [Title 10, Chapter 6 of Utah State Code](#).

The targeted review of internal controls shall include a review of internal controls, policies, and procedures in the following high-risk areas:

Conduct a targeted review of internal controls, policies, and procedures in the following high-risk areas:

- Purchase (P-) Card issuance & use;
- Employee travel & reimbursement;
- Municipal vehicle assignment & usage tracking;
- Redevelopment Agency (RDA) payments & compliance;
- Procurement of food (meals, events, employee recognition);
- Cash transactions;
- Utility billing, including verification that billed accounts correspond to valid City-owned meters;
- RDA cleanup material controls, including review of weigh-in and weigh-out documentation from transfer stations

Upon completion of the above-listed tasks, the Firm shall prepare final written reports summarizing all findings and recommendations. These reports will be:

- Presented to the Vineyard City Council in a public meeting;
- Submitted to the Utah Office of the State Auditor;
- Published on the City's official website and made available for public inspection under GRAMA; and
- Accompanied by an executive summary written in plain language for non-technical audiences.

The auditor shall prepare a slide deck or executive summary suitable for public presentation, present findings in a public City Council meeting, and participate in a Q&A session with the City Council.

Project Timeline:

Work should begin no later than September 2, 2025. Draft reports are due November 30, 2025. Final deliverables due by December 10, 2026, including public-facing report, submission to the Utah State Auditor, and digital publication.

IV. Proposal Requirements

Submit one (1) electronic PDF and three (3) hard-copy Proposals, clearly labeled **“RFP No. 2025-61-101 – Audit Services”**. Page limit: 25 pages excluding required forms.

1. **Cover Letter** – Authorized signature, acknowledgment of addenda.
2. **Firm Qualifications** – Regional/national presence, peer review results, Utah municipal audit experience, staffing levels.
3. **Key Personnel** – Résumés, licenses, role descriptions, anticipated hours. Identify engagement partner residing in or licensed for Utah.
4. **Approach & Work Plan** – Methodology for each Task; timeline; data & staff needs; deliverable samples.
5. **Internal Control Review Expertise** – Demonstrated experience evaluating P-Cards, travel, fleet, RDAs, and food expenditures.
6. **Audit Committee Support** – Example charters, prior committee implementations.
7. **References** – At least three Utah local government entities audited in past five years.
8. **Cost Proposal – Submitted in a separate, sealed envelope** labeled “Cost Proposal – RFP 2025-61-101.” Itemize fees by Task and year; include hourly rates for additional services.
9. **Required Forms** – Conflict of Interest Certification, Non-Collusion Affidavit, W-9, Utah Business License (or commitment to obtain), and Independence Certification.

DRAFT

V. Evaluation Criteria (100 Points)

Criterion	Weight
Technical qualifications & municipal experience	25
Audit & controls review methodology	25
Key personnel expertise & availability	20
Quality of sample deliverables / innovation	10
References & past performance	10
Proposed cost	10

Short-listed Firms may be invited to oral interviews (virtual or in person).

VI. Anticipated Schedule

Milestone	Date (Mountain Time)
RFP issued	July 22, 2025
Deadline for written questions	Aug 5, 2025 – 2:00 PM
Addendum posted	As needed
Proposal due (sealed)	Aug 7, 2025 – 2:00 PM
Interviews (if held)	Aug 12-13, 2025
Notice of Intent to Award	Aug 20, 2025
Contract Approval	Aug 26, 2025
Contract start	Sept 2, 2025

VII. Questions & Addenda

Direct all questions in writing to:

Justine Marshall, Project Manager

Email: engineering@vineyardutah.gov

Subject: “Questions – RFP 2025-61-101”

Answers will be issued via written addendum on the City’s procurement webpage. Firms are responsible for monitoring the site.

VIII. Contract & Legal Requirements

- **Term & Renewal** – Term-limited engagement based on tasks outlined herein.
- **Independence** – Firm must meet the independence requirements of GAO-3 (Government Auditing Standards), and shall not have provided financial, advisory, or consulting services to the City, its elected officials, or staff in the past three years that would impair its independence. The Firm shall certify in its Proposal that no conflict of interest exists, and must disclose any prior work performed for the City. The selected auditor will report directly to the City Council, not administrative staff, to ensure independence and objectivity.
- **Insurance** – Minimum \$2 million professional liability; \$1 million general liability; statutory workers' compensation.
- **Non-appropriation Clause** – Contract terminates if funds are not appropriated in any fiscal year.
- **Utah Records** – All records are subject to the Utah Governmental Records Access and Management Act (GRAMA).
- **E-Verify** – Firm shall certify participation in E-Verify pursuant to Utah Code § 63G-12-302.
- **Tax Compliance** – Proof of good standing with Utah State Tax Commission.

A Draft Professional Services Agreement is attached as Exhibit A. By submitting a Proposal, Firm agrees to accept the Agreement's terms or clearly identify requested exceptions.

IX. Reservation of Rights

The City, at its sole discretion, may:

- Reject any or all Proposals;
- Waive minor informalities;
- Seek clarification or negotiate terms;
- Cancel and reissue the RFP.

X. Attachments

- Exhibit A: Draft Professional Services Agreement
- Exhibit B: Required Forms (Conflict of Interest, Non-Collusion, W-9)
- Exhibit C: FY 2024 Audit Report (for reference)
- Exhibit D: Current P-Card, Travel, and Vehicle Policies

Issued this 22st day of July, 2025.

Prepared by the City Attorney's Office in coordination with the Finance Department.

EXHIBIT A

DRAFT PROFESSIONAL SERVICES AGREEMENT

DRAFT

EXHIBIT B

REQUIRED FORMS

(Conflict of Interest Certification, Non-Collusion Affidavit, W-9, Utah Business License (or commitment to obtain), and Independence Certification)

DRAFT

EXHIBIT C
FY 2024 AUDIT REPORT

DRAFT

EXHIBIT D

CURRENT CITY POLICIES

(P-Card, Travel, Vehicle, and Purchasing)

DRAFT

EXHIBIT E

CITY-IDENTIFIED PROCEDURES FOR AGREED-UPON (AUP) ENGAGEMENT

The selected auditor shall perform the following agreed-upon procedures, at a minimum:

1. P-Card Transactions

- Select a representative sample of transactions from FY 2023–2024.
- Verify presence of receipts, approvals, and policy compliance.
- Test for personal or inappropriate expenditures.

2. Employee Travel & Reimbursements

- Review a sample of reimbursement requests.
- Verify compliance with per diem and travel policy.
- Confirm required documentation is retained.

3. Cash Transactions

- Examine cash-handling policies and physical controls.
- Review deposits and reconciliations for selected months.
- Trace receipts to bank deposits.

4. Utility Billing & Meter Verification

- Select random utility accounts and verify billed meters are assigned to valid City-owned properties.
- Test accuracy of rate application.

5. RDA Payments & Transfer Station Controls

- Review a sample of cleanup-related payments.
- Verify that destination of materials matches expectations of removal operations

6. Procurement of Food

- Review selected food/meals purchases.
- Confirm appropriateness and documentation of purpose.

7. Vehicle Assignment & Use

- Review logs and assignments.
- Confirm compliance with usage policies.

EXHIBIT F

UTAH STATE AUDITOR REPORT

DRAFT

EXHIBIT G

CITY ORGANIZATIONAL CHART AND DEPARTMENT CONTACT MATRIX

DRAFT

EXHIBIT H

REQUIRED COMMUNICATIONS & REPORTING PROTOCOL

1. Audit Liaison

The City will assign a staff liaison (not the City Manager or Finance Director) to coordinate logistics. All fieldwork, interviews, and document requests shall go through the Liaison.

2. Reporting Line

The auditor shall report directly to the City Council, not staff. Draft findings and final results will be presented at a public City Council meeting.

3. Public Meeting Requirement

The final report shall be formally presented in an open public meeting of the City Council. The auditor must be available to answer questions and to summarize key findings and recommendations.

4. Written Deliverables

A formal report, with:

- Executive summary in plain language
- Risk-ranked findings
- Recommendations with responsible department and remediation timeline

5. State Auditor Submission

The final report shall be submitted to the Utah State Auditor's Office within 15 days of City Council presentation.

6. Public Release

Reports will be published on the City's website and made available under GRAMA.

7. Optional Debrief with Staff

The auditor may be invited to conduct a Q&A or staff training session to review findings and improvements.

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Resources: Standards: *Utah Code 79-6-6;*
Information Contact: *Utah Administrative Rule R362*
AICPA Statements on Standards for Attestation Engagements (AT-C); GAO
Government Auditing Standards (GAS)

Utah Energy Tax Credits
energytaxcredits@utah.gov; (801) 538-8682

288 N 1460 W, Fourth Floor
Salt Lake City, UT 84116
(801) 538-8732
energy.utah.gov

This Guide is prepared to assist independent public accountants in planning, performing, and reporting on procedures established by the Utah Office of Energy Development. The independent public accountant obtains evidence from applying agreed-upon procedures to provide reasonable basis for the findings expressed in its report. This Guide includes but does not embrace all performance standards applicable to independent public accountants.

The agreed-upon procedures engagement is to be conducted in accordance with U.S. Government Accountability Office Government Auditing Standards, 2024 Revision, and AICPA Statements on Standards for Attestation Engagements (SSAE) Number 19, AT-C section 215, Agreed-Upon Procedures Engagements, issued December 2019. SSAE-23 is effective for engagements performed on or after December 15, 2025.

1. BACKGROUND

Utah offers a suite of tax credits for commercial projects that span significant infrastructure projects, as well as renewable energy, oil and gas, and alternative energy installations.

The High Cost Infrastructure Tax Credit Act encourages significant infrastructure investments in the state, supporting the cost-effective and sustainable delivery of Utah's commodities to domestic and global markets.

Tax credits may be granted to businesses whose Utah-based projects meet requirements defined by *Utah Code 79-6-6*. Qualifying projects and investments in infrastructure may include:

- Energy delivery (including hydroelectric energy storage systems, utility-scale battery storage systems, or nuclear power generation systems);
- Fuel standard compliance;
- Mineral processing;
- Underground mine processing;
- Emissions reduction;
- Water purification; and
- Water resource forecasting projects.

Qualifying infrastructure construction costs that are certified by the Utah Office of Energy Development (OED) and approved by the Utah Energy Infrastructure Authority Board will generally receive a post-performance, non-refundable tax credit of 30 percent of qualifying infrastructure-related state revenue generated during a qualifying tax period. The

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total tax credit authorized for a project can be 50 percent of the infrastructure construction costs or, if the high cost infrastructure project is a fuel standard compliance project, can be up to 30 percent of the infrastructure construction costs.

For each tax credit period, the infrastructure cost-burdened entity (Entity) applies for a tax credit certificate from the OED. If eligible, a tax credit certificate is issued to the Entity who may then claim a tax credit as provided by *Utah Code* 79-6-6 and related rules. Tax credits authorized by OED are used as follows:

- For an Entity taxed as a C corporation, to offset the Entity's Utah state corporate income tax liability.
- For an Entity reporting as a pass-through entity (partnerships, limited liability companies, S corporations, trusts, and estates), the tax credit is passed through to the pass-through entity taxpayers and claimed on the ultimate pass-through entity taxpayers' income tax returns.

Unused tax credits can be carried forward for a period that does not exceed seven taxable years (refer to *Utah Code* 59-5-305, 59-7-619, and 59-10-1034).

Infrastructure-related state revenue is the amount of state tax revenue generated in a tax credit period by the Entity creating a high cost infrastructure project (Project) that is directly attributable to the Project, including:

- State income taxes:
 - For C corporations, calculated by applying the Utah current corporate tax rate to net Utah taxable income as reported on Form TC-20.
 - For pass-through entities, calculated by applying the current individual tax rate to Utah income allocated to pass-through entity taxpayers as reported on Forms TC-20S or TC-65 or TC-41.

(Only new state tax revenue generated by the Project is counted. The baseline amount is the state tax revenue generated during the taxable year prior to starting the project. State tax revenue generated in a tax credit period is reduced by the baseline amount. For newly created Projects, fuel standard compliance projects, emission reduction projects, or other projects outlined in Utah Administrative Rule R362, the baseline amount is zero.)

- State sales taxes:
 - This is the amount of Utah state sales tax paid by the Entity on taxable purchases for the Project.

(Only the state sales tax should be used. Local and county options sales tax, transient and highways tax, and other taxes are excluded. The state sales tax rate, effective January 1, 2025 is 4.85 percent.)

- State severance taxes:
 - This is the amount of Utah severance tax paid by the Entity on the value metals, oil, gas, natural gas, and other gaseous or liquid hydrocarbons extracted in Utah.

For fuel standard compliance projects, emission reduction projects, and other projects outlined in Utah Administrative Rule R362 infrastructure-related revenue means state revenues generated by an applicant after the completion of the project.

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Infrastructure construction costs are the costs associated with constructing the infrastructure portion of the project. Infrastructure construction costs are direct costs and certain indirect costs allocable to inherently permanent structures (real property) produced subject to capitalization under the Uniform Capitalization (UNICAP) rules of Internal Revenue Code Section 263A. Costs that are capitalized under Section 263A by the Entity are recovered through depreciation or amortization.

The Entity should have a process in place to isolate, document, and report the Project's infrastructure-related state revenue and infrastructure construction costs from other activities. The Entity's process should also facilitate compliance with applicable laws and rules. The Entity is responsible for the preparation and presentation of infrastructure-related information and related internal control.

Three parties are involved in the attest service covered by this Guide, namely:

- The responsible party, the Entity who is responsible for subject matter,
- The independent public accountant (IA) who performs procedures and issues a report intended to add credibility to the subject matter.
- The engaging party, the OED who may rely on both the Entity and the IA in judging the credibility of the subject matter.

An IA is engaged by the Entity to apply agreed-upon procedures to assist the OED in relying on reported information and determining compliance with *Utah Code 79-6-6* and related rules. The agreed-upon procedures applied by the IA will include verification of the Entity's infrastructure-related information prepared by the Entity. A report prepared by the IA is due to the OED within 300 days of the end of each reporting period. The report (uploaded by the IA to the OED) will include a schedule of infrastructure-related information (the Schedule) that provides the following information:

- The Project's infrastructure-related state tax revenue that has been generated during the taxable period for which the tax credit will be claimed;
- The infrastructure construction costs, excluding other capitalized construction costs and other Entity costs, incurred during the taxable period and to date for the Project;
- For the Project, a summary of significant transactions between the Entity and related entities or individuals; and
- A summary of tax credit certificates that have been issued to Entity for the Project.

The IA is to become familiar with the applicable resources and standards cited above.

AICPA Statements on Standards for Attestation Standards (AT-C) apply whenever an IA is engaged to issue or does issue an agreed-upon procedures report on subject matter that is the responsibility of another party (refer to AT-C sections 105 and 215). A compliance attestation includes engagements related to an entity's compliance with specified requirements of applicable laws and related rules (refer to AT-C section 315). Compliance requirements may be either financial or nonfinancial in nature.

Also, the procedures performed and reports issued by the IA should meet the standards for attestation engagements established by the Comptroller General of the United States in the most recent edition of *Government Auditing Standards* (refer to 2024 revision of *Government Auditing Standards* published by the U.S. Government Accountability Office).

IA's engaged to conduct agreed-upon procedures engagements should be licensed CPAs or persons working for licensed certified public accounting firms (refer to *GAS 7.79*).

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The IA is obligated to design, implement, and operate a system of quality management for engagements performed in its accounting and auditing practice that provides the firm with reasonable assurance that the firm and its personnel comply with professional standards and applicable legal and regulatory requirements and reports issued by the firm are appropriate under the circumstances (refer to AT-C 105.08 – .09 and *GAS* Chapter 5). The firm's most recent peer review report normally would be available in the peer review public file at https://peerreview.aicpa.org/public_file_search.html

The IA must follow ethical principles and independent standards and use professional judgment when performing this attestation engagement (refer to AT-C 105.28 and *GAS* Chapter 3).

In this agreed-upon procedures engagement, it is assumed that the OED (the engaging party) agrees to the unmodified procedures to be performed as enumerated in this Guide; the OED acknowledges that the procedures are appropriate for the intended purpose of the engagement.

Financial statements are not audited or issued. No opinion on the effectiveness of internal controls is issued. No opinion on compliance is issued. Rather, a report is presented specifying the procedures performed and the results (presented as findings) of performing those procedures. The engaging party and intended users assess for themselves the procedures and findings reported by the IA and draw their own conclusions from the work performed by the IA.

2. OBJECTIVES

The objectives of the IA are to:

- Apply to the Entity's Schedule and compliance with specified requirements procedures that the OED agrees to and acknowledges are appropriate to meet the intended purposes of the engagement,
- Issue a written report that describes the procedures applied and the IA's findings (results of applying the procedures), and
- To assist the OED in validating the Entity's Schedule and evaluating the Entity's compliance with specified requirements.

3. AGREED-UPON PROCEDURES TO BE PERFORMED BY THE INDEPENDENT ACCOUNTANT

The procedures to be performed are as follows:

A. Schedule of Infrastructure-Related Information (the Schedule)

1. Obtain a schedule of infrastructure-related information, prepared by the Entity, which provides the following information:
 - The Project's new infrastructure-related state tax revenue that has been generated during the taxable period for which the tax credit will be claimed.
 - The infrastructure construction costs incurred during the taxable period and to date for the Project.
 - For the Project, a summary of significant transactions between the Entity and related entities or individuals, disclosing relationships, purposes, and amounts of related-party transactions.
 - A summary of tax credit certificates that have been issued to Entity for the Project.

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2. Obtain an understanding of the Entity's preparation and presentation of the Schedule through:
 - Inquiring appropriate management and personnel.
 - Observing the Entity's activities and operations.
3. For state income tax revenue generated:
 - Inspect the Entity's income tax returns filed or to be filed for current tax year and baseline year.
 - Confirm amounts reported on the return match similar amounts included on the Schedule.
4. For sales tax paid:
 - Inspect the Entity's sales and use tax returns filed or to be file for each taxable period.
 - Confirm amounts reported on the returns match similar amounts included on the Schedule.

or

 - Obtain the Entity's detailed record of taxable purchases for the year.
 - Agree detailed record of taxable purchases for the year match similar amounts included on the Schedule.
 - Systematically select 10 percent (but no more than 40) paid invoices.
 - Agree information on selected paid invoices (amounts, dates, payee, purpose) with information on detailed record of taxable purchases.
 - Agree state sales tax rate with current publications.
 - Check math.
5. For severance tax paid:
 - Inspect the Entity's severance tax returns filed or to be file for each taxable period.
 - Confirm amounts reported on the returns match similar amounts included on the Schedule.
6. For infrastructure construction costs incurred:
 - Inquire and observe the Entity's method of isolating infrastructure construction costs from other activities.
 - Inspect applicable construction contracts.
 - Obtain the Entity's detailed record of infrastructure construction costs incurred (amounts, dates, payee, purpose) supporting amounts reported on the depreciation schedule.
 - Systematically select 10 percent (but no more than 40) paid invoices.
 - Agree information on selected paid invoices (amounts, dates, payee, purpose) with information on the detailed record of infrastructure construction costs incurred.
 - Ensure selected costs are related to approved infrastructure project.
 - Confirm that costs are net of refunds, adjustments, and allowances.
7. For tax credit certificates issued:
 - Obtain copies of tax credit certificates issued by the OED to the Entity
 - Compare information reported on the certificates with related information reported on the Schedule

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B. Compliance

When inspecting documentation supporting new state tax revenue and infrastructure construction costs, compare information to the following requirements:

- The project must be physically located in the State of Utah.
- Documentation should distinguish infrastructure-related costs from other project and Entity costs.
- Documentation supporting costs and tax filings should be retained for a time period to allow the OED and taxing authorities to assess tax liabilities and credits.
- Costs should be reported in the tax period when incurred.
- Costs should be incurred by the Entity and for the approved Project.
- Related-party transactions have been disclosed on the Schedule.

4. ENGAGEMENT ADMINISTRATION

Terms of the Engagement

It is in the interests of both the Entity and the IA to document the agreed-upon terms of the engagement before the commencement of the engagement to help avoid misunderstandings. The form and content of the engagement letter or other suitable form of written agreement will vary with the engagement circumstances.

A sample engagement letter is provided as Appendix A to this Guide (refer to AT-C 215.15).

Communication with the OED

It may be necessary for the IA to communicate directly with the OED to understand the appropriateness (nature, timing, and extent) of the agreed-upon procedures to be performed as the OED best understands its own needs. Communication could include:

- Discussing the procedures to be applied with the appropriate representatives of the OED,
- Reviewing agreements with or correspondence from the OED,
- Providing a draft of the anticipated IA's report to the OED and obtaining its agreement, or
- When the IA finds it necessary to modify procedures enumerated in this Guide, requesting the OED to agree to the modified procedures and acknowledge that those procedures performed are appropriate for its purposes.

Written Representations

Written representations in the form of a letter addressed to the IA should be obtained from the Entity (and, when procedures are modified, from the OED). The representations should include the relevant elements listed in AT-C 215.27 and AT-C 315.25. The date of the written representations is the date of the IA's report. The written representations address the schedule of infrastructure-related information and compliance for periods covered by the IA's findings.

Written confirmation of oral representations reduces the possibility of misunderstandings between the IA, the Entity, and, if applicable, the OED. The person from whom the IA requests written representations is ordinarily a member of senior management or those charged with governance depending on, for example, the management and governance structure of the parties, which may vary by entity, reflecting influences such as size and ownership characteristics (refer to AT-C 215.A43).

A sample written representation letter is provided as Appendix B to this Guide.

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Documentation

For each agreed-upon procedures engagement performed under this Guide, the IA should prepare documentation (in addition to an engagement letter, written representations, and the IA's report) that is sufficient to determine:

- The nature, timing, and extent of procedures performed, including –
 - What was tested,
 - Who performed the work and the date the work was completed, and
 - Who reviewed the engagement work performed and the date and extent of such review.
- The results of the procedures performed and the evidence obtained.

The documentation should be retained by the IA for seven years and be available to the OED upon request.

5. REPORTING

A sample written report is provided as Appendix C to this Guide (refer to AT-C 315.26, AT-C 215 Example 4 and AT-C 315 Example 3).

A sample schedule of infrastructure-related information is provided as Appendix D to this Guide.

Findings are factual results of procedures performed. Findings are capable of being objectively verified and objectively described, which means that procedures to be applied to the subject matter are expected to result in reasonably consistent findings. Accordingly, findings exclude opinions or conclusions in any form as well as any recommendations that the IA may make (refer to AT-C 215.26, AT-C 215.A36 and GAS 7.84).

When the OED has established a threshold for reporting exceptions, the IA should describe such threshold in its report (refer to AT-C 215.25). Otherwise, the IA should present *all* the results of applying procedures to the specific subject matter in the form of findings (refer to AT-C 215.24 and AT-C 215.A37).

The IA should avoid vague or ambiguous language in reporting findings (refer to AT-C 215.26 and AT-C 215.A38).

The IA has no obligation to perform procedures beyond the agreed-upon procedures. However, if in connection with the application, and through the completion of, the agreed-upon procedures engagement, matters come to the IA's attention by other means that significantly contradict the subject matter or assertion referred to in the IA's report, the IA should discuss the matters with the OED and take appropriate actions, including determining whether the IA's report should be revised to disclose the matters (refer to AT-C 215.40).

In the event the practitioner encounters known or suspected fraud or noncompliance with laws or regulations in connection with the engagement, the practitioner should consider responsibilities under the AICPA Code of Professional Conduct and applicable law prior to communicating such information either to the responsible party or the engaging party (refer to AT-C 215.41 and AT-C 215.A74).

Because GAS incorporates by reference the AICPA's attestation standards, GAS does not require the IA to cite compliance with AICPA standards when citing compliance with GAS (refer to GAS 7.83).

The IA is to distribute its report to both the Entity and the OED (refer to GAS 7.85).

If certain necessary and detailed information is excluded from a report because of its confidential or sensitive nature, the IA should disclose in the report that certain information has been omitted and the circumstances that make the omission necessary.

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APPENDIX A – Engagement Letter

[Date]

[Board or officer of Entity]

[Name of Entity]

[Address of Entity]

[Identification of Project]

We are pleased to confirm our understanding of the services we are to provide for [Name of Entity] (the Entity). This letter will confirm the nature and limitations of the services we will provide and the various responsibilities and other terms of the engagement.

We agree to apply procedures which the Utah Office of Energy Development (the OED) has specified, enumerated in the Agreed-Upon Procedures Guide, to the schedule of infrastructure-related information (the Schedule) for [Name of Entity] for the year ended December 31, 202X, and the Entity's compliance with *Utah Code 79-6-6* and related rules for the period January 1, 202X to December 31, 202X. These procedures will be applied for the purpose of reporting our findings as a result of the procedures performed.

Agreed-Upon Procedures

We will conduct our engagement in accordance with the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We are responsible for carrying out the procedures and reporting findings in accordance with these standards. We have no responsibility to determine the differences between the procedures to be performed and the procedures that we would have determined to be necessary had we been engaged to perform another form of attestation engagement.

The OED has the responsibility to agree to and acknowledge that the procedures performed are appropriate to meet the intended purpose of assisting users in understanding the Schedule for the year ended December 31, 2020 and determining whether the Entity complied with the specified statutory requirements identified above. Our report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of our report and may not meet the needs of all users of our report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The agreed-upon procedures are not designed to constitute an examination or review of the Entity's Schedule. Also, the agreed-upon procedures are not designed to constitute an examination or review of the Entity's compliance with *Utah Code 79-6-6* and related rules. Therefore, we will not express an opinion or conclusion on these matters. If we did perform additional procedures, other matters might come to our attention that would be reported to you.

Our report (which will include the Schedule) will list the procedures performed and our findings. We will distribute our report to officials of the Entity. We will also upload our report to the OED as specified by the OED.

The purpose of our report will be solely to describe the procedures performed on the Schedule and on compliance with specified requirements and to describe the results of applying those procedures without providing an opinion or conclusion. Accordingly, our report will not be suitable for any other purpose. Our report will contain such restricted-use language. We are also obligated to report known and suspected fraud and noncompliance with laws or rules that come to our attention during our agreed-upon procedures.

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Should we have any reservations with respect to the subject matter, we will discuss them with you before the report is issued.

We have no responsibility to update our report for events and circumstances occurring after the date of our report.

Management Responsibility

Our engagement will be conducted on the basis that the Entity's management acknowledge and understand that they have responsibility for:

- Designing, implementing, and maintaining internal control relevant to the Entity's Schedule and the Entity's compliance with *Utah Code 79-6-6* and related rules;
- Providing us with:
 - Access to all information of which management is aware that is relevant to the Entity's Schedule and compliance such as records, documentation, and other matters;
 - Additional information that we may request from management for performing the agreed-upon procedures; and
 - Unrestricted access to persons within the Entity from whom we determine it necessary to obtain attest evidence.

Engagement Administration and Fees

Our engagement is scheduled for performance beginning in March 202X and, unless unforeseeable problems are encountered, the engagement should be completed by May 15, 202X.

[Name of engagement partner], CPA is the engagement partner for the services specified in this letter and is responsible for supervising the engagement and signing the report.

Our fee for this service will be \$_____ and is payable when invoiced at the completion of this engagement. Finance charges of 1½ percent per month will be assessed on unpaid balances over 30 days old.

Prior to the completion of the engagement, we will request from management of the Entity written confirmation concerning representations made to us in connection with the agreed-upon procedures that, among other things, will confirm its responsibility for the accuracy and completeness of the Entity's Schedule and the Entity's compliance with *Utah Code 79-6-6* and related rules.

We agree to retain our attest documentation for seven years from the date of our report.

If any difference arises between the Entity and our firm related to services performed by us that cannot be resolved, the Entity and we agree first to try in good faith to settle the difference.

The attest documentation for this engagement is the property of [Name of CPA firm] and constitutes confidential information. However, we may be requested to make certain attest documentation available to the OED and other oversight agencies pursuant to authority given to them by law or regulation. If requested, access to such attest documentation will be provided under the supervision of [Name of CPA firm]'s personnel. Furthermore, upon request, we may provide copies of selected attest documentation to oversight agencies. The oversight agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. However, the Entity shall have the sole obligation or privilege of releasing any information obtained or prepared in performance of our procedures.

In accordance with the requirements of *Government Auditing Standards*, our most recent external peer review report can be viewed in the public file at www.aicpa.org.

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Please sign and return a copy of this letter to indicate your acknowledgment of, and agreement with, the arrangement for our engagement including our respective responsibilities. If management has questions, please let us know. We appreciate the opportunity to be of service to the Entity and look forward to working with the Entity and its personnel.

Respectfully,

[Name of CPA firm]

RESPONSE:

This letter correctly sets forth the understanding of the Entity. Acknowledged and agreed on behalf of the Entity by:

Official's Signature: _____

Printed Name: _____

Title: _____

Date: _____

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APPENDIX B – Written Representation Letter

[Name of CPA firm]
[Address of CPA firm]

We are providing this letter in connection with your agreed-upon procedures on the schedule of infrastructure-related information (the Schedule) for the year ended December 31, 202X and related to the compliance of [Name of Entity] (the Entity) with *Utah Code 79-6-6* and related rules for the period January 1, 202X to December 31, 202X, for the purpose of reporting your findings to the Utah Office of Energy Development (the OED) and the Entity regarding the Schedule and the Entity's compliance.

We confirm, to the best of our knowledge and belief, as of [Date of report], the following representations made to you during your engagement:

- We are responsible for the accuracy and completeness of the Schedule and establishing and maintaining effective internal control relevant to the Schedule.
- The Schedule agrees with the underlying accounting information.
- We are responsible for the Entity's compliance with *Utah Code 79-6-6* and related rules and affirm our assertion about the Entity's compliance.
- We are responsible for establishing and maintaining effective internal control over compliance.
- We have performed an evaluation of the Entity's compliance with *Utah Code 79-6-6* and related rules and we are responsible for selecting and determining the suitability and appropriateness of the criteria upon which that evaluation was performed.
- We have disclosed any known noncompliance occurring after the period covered by your report.
- We affirm that all known matters contradicting the Schedule with the underlying accounting information or the Entity's compliance with *Utah Code 79-6-6* and related rules and any related communication from regulatory agencies or others have been disclosed to you, including communications received between December 31, 202X and the date of your report.
- We affirm that we have provided you with all relevant information and access, as applicable, as agreed upon in the terms of the engagement.
- We have responded fully to all inquiries made to us by you during the engagement.
- We understand that the purpose of your report is solely to describe the procedures performed on the Schedule and on compliance with specified requirements and to describe the results of applying those procedures without providing an opinion or conclusion. Accordingly, your report will not be suitable for any other purpose.

Entity Officer:
Signature: _____
Title: _____
Date: _____

Member of Management:
Signature: _____
Title: _____
Date: _____

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APPENDIX C – Independent Accountant's Report on Applying Agreed-upon Procedures

[Board or officers of Entity]
[Name of Entity]
[Address of Entity]
[Identification of Project]

We have performed the procedures enumerated below, which were agreed to by Utah Office of Energy Development (the OED) and on the accompanying schedule of infrastructure-related information (the Schedule) of [Name of Entity] (the Entity) for the year ended December 31, 202X and related to the Entity's compliance with *Utah Code* 79-6-6 and related rules for the period January 1, 202X to December 31, 202X. The Entity's management is responsible for the Schedule and its compliance with *Utah Code* 79-6-6 and related rules.

The OED has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting users in understanding the Schedule for the year ended December 31, 202X and determining whether the Entity's complied with the specified requirements identified above. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated finding are as follows:

[Enumerate procedures and findings]

We were engaged by the Entity to perform this agreed-upon procedures engagement and conducted our engagement in accordance with the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the Schedule and on compliance with specified requirements. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Entity and to meet other ethical responsibilities in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

[Additional paragraph(s) may be added to describe other matters.]

This purpose of this report is solely to describe the procedures performed on the Schedule and on compliance with specified requirements and to describe the results of applying those procedures without providing an opinion or conclusion. Accordingly, this communication is not suitable for any other purpose.

[Signature of IA's firm]
[City and state where the IA's report is issued]
[Date of the IA's report]

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APPENDIX D – Schedule of Infrastructure-Related Information

Infrastructure-related state revenue:

Utah income tax as reported on the Entity's income tax return	\$ 2,000,000
Baseline Utah state income tax generated	- ¹
Utah state income tax generated	<u>2,000,000</u>
Utah state sales tax as reported on Entity's sales and use tax returns	100,000 ²
Utah state severance tax as reported on Entity's severance tax return	<u>2,100,000</u>
Total infrastructure-related state revenue reported	<u><u>\$ 4,200,000</u></u>
Calculated eligible non-refundable credit of 30 percent of qualifying infrastructure-related state revenue generated during qualifying tax period	<u><u>\$ 1,260,000</u></u>

Infrastructure construction costs:

Infrastructure construction costs incurred	<u><u>\$ 15,000,000</u></u>
Calculated eligible non-refundable credit of 30 percent of qualifying infrastructure construction costs during qualifying tax period	<u><u>\$ 4,500,000</u></u>

¹ For fuel standard compliance project, infrastructure-related revenue mean state revenues generated by an applicant after the completion of a fuel standard compliance project. As a result, the baseline Utah state income tax generated is zero for this project is zero.

² Prorated sales tax reported on Entity's tax return for portion of rate related to state rate (70 percent) to exclude local and county options sales tax and transient and highways tax.

Total project to date:

	Infrastructure- related State Revenue	Infrastructure Construction Costs Incurred	Tax Credit Certificates Issued for Taxable Period
Period from June 1, 20X1 (inception) to December 31, 20X1	\$ 1,900,000	\$ 5,000,000	\$ -
Year ended December 31, 20X2	3,800,000	30,000,000	-
Year ended December 31, 20X3	<u>4,200,000</u>	<u>15,000,000</u>	<u>-</u>
Total project from inception	<u><u>\$ 9,900,000</u></u>	<u><u>\$ 50,000,000</u></u>	<u><u>\$ -</u></u>
Maximum calculated eligible non-refundable credit of 30 percent	<u><u>\$ 2,970,000</u></u>	<u><u>\$ 15,000,000</u></u>	

REPORT TO THE VINEYARD CITY COUNCIL ON RECENT REQUEST FOR PUBLIC RECORDS

August 13, 2025

OUTLINE OF DISCUSSION

- Timeline of Request and Initial Response
 - *What was requested?*
 - *What was provided?*
 - *How did the City respond?*
- Status of Responsive Records
- Appeal Process

WHAT WAS REQUESTED?

- All emails, text messages, and written communications (including attachments) between Councilman Jacob (Jake) Walter Holdaway and any individual affiliated with:
 - *The Salt Lake Tribune*
 - *Specifically, Leia Larsen*
 - *Or any email domain ending in @sltrib.com*
 - *Date Range: From July 1, 2023 to the present.*
- Scope:
 - *Emails sent to or received from Leia Larsen or other Salt Lake Tribune employees*
 - *Internal city correspondence referencing Leia Larsen or The Salt Lake Tribune*
 - *Communication logs (if applicable)*
 - *Text messages from city-issued or city-reimbursed phones*
- Preferred Format: Electronic format (PDF or native file format if easier)

ROLES & RESPONSIBILITIES

Requestor (S. Jensen)

- Made GRAMA request
- Did not authorize City to re-package or tailor responsive records
- Requested records in original format

Records Officer(s) (P. Spencer & T. Lara)

- Responds to GRAMA requests
- Responsible for classifying records
- Makes initial determinations and redactions (if needed)

Possessor of Records (J. Holdaway)

- Search for and provide unredacted, responsive records to Records Officer
- Required to provide records in original format

Chief Admin. Officer (E. Ellis)

- Considers and decides appeals of GRAMA denials

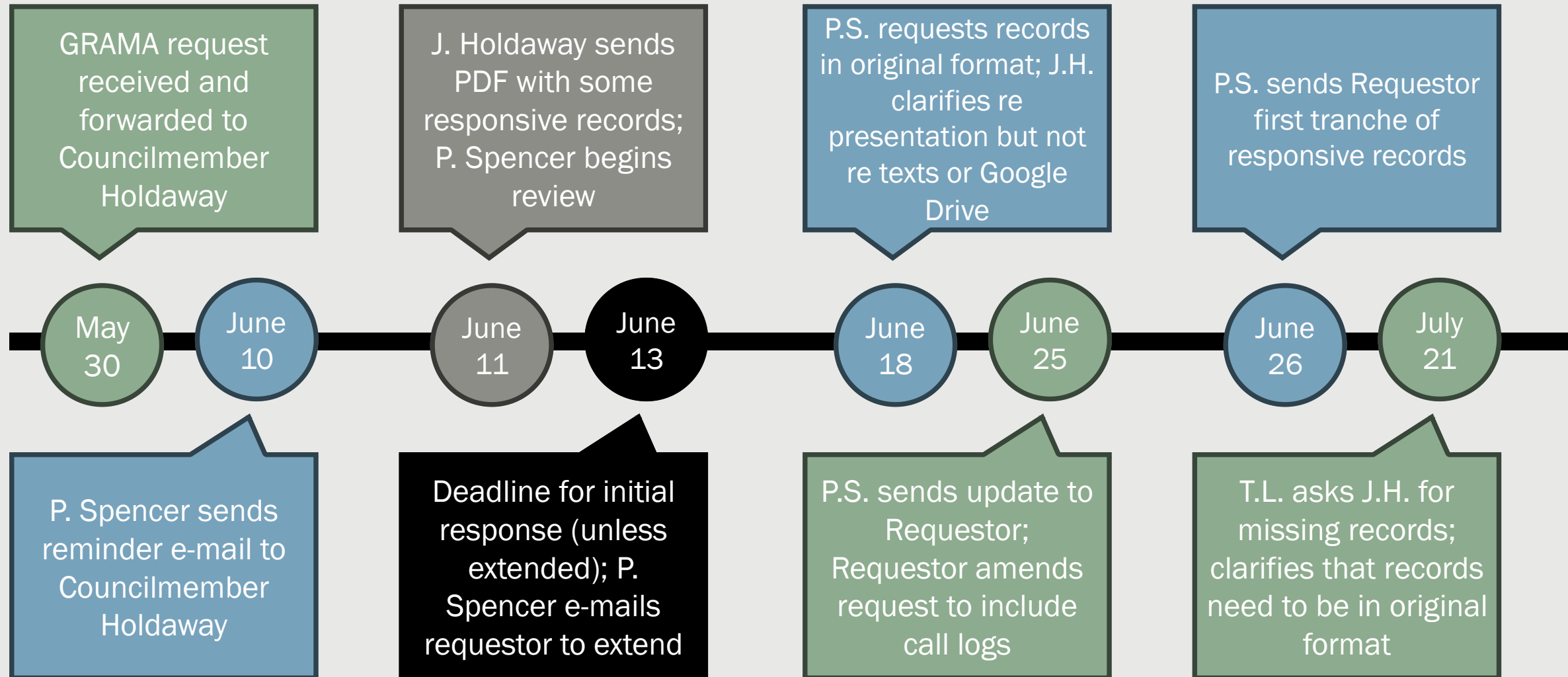
State Records Ombudswoman (M. Minaya)

- Resource to requestors and to those responding to a request
- Mediates disputes about access denials
- May not testify

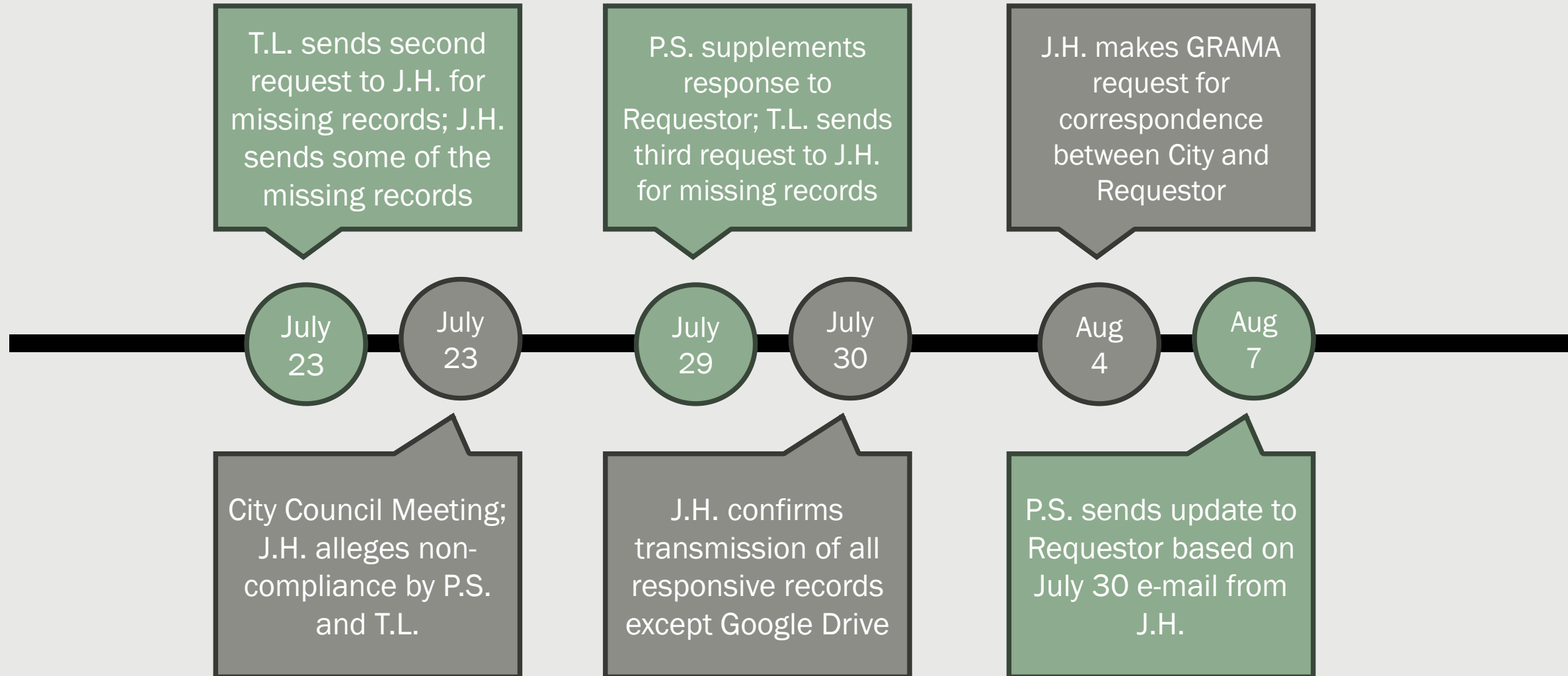
PROCESS FOR GATHERING AND REVIEWING RESPONSIVE RECORDS

- City Recorder receives records request:
 - Clarifies request and search parameters with requestor
 - Pulls records to which she has direct access
 - Requests records from others if she doesn't have direct access
- For requests relating to controversial or notable topics, the City's practice is for searches to the "redundant" or observed (i.e., someone will sit and watch the search for responsive records to verify the completeness of the search)
- City Recorder is the "Records Officer" and, as such, has statutory responsibility for reviewing and classifying records

TIMELINE OF EVENTS



TIMELINE OF EVENTS (CONT'D)



STATUS OF RESPONSIVE RECORDS

Provided to Requestor:

- ✓ Text Messages
- ✓ Slides

No Records Exist:

- E-mail messages (none sent per J.H)
- Zoom recordings (none made per J.H.)
- Call logs (not retained per J.H.)

Records Pending:

- ❑ Contents of Google Drive

APPEAL PROCESS

REMINDER:

- Requestor has the right (and has indicated an intent) to file an appeal to the Chief Administrative Officer
- There is a process for appealing the final administrative decision to a state hearing officer (formerly the State Records Committee)



END OF PRESENTATION



Bates No.	Documents
Vineyard City 0001-0032	Emails between Ms. Spencer/Mr. Lara and Councilmember Holdaway
Vineyard City 0033-0074	Emails between Ms. Spencer and Mr. Jensen
Vineyard City 0075-0174	First set of Responsive Documents sent by Councilmember Holdaway
Vineyard City 0175-0199	Councilmember Holdaway's Amended Response just PowerPoint
Vineyard City 0200-0275	Councilmember Holdaway's Amended Response just text messages
Vineyard City 0276-0279	Excerpt from Transcript of July 23, 2025 City Council Meeting

Bates No.	Date	Event
Vineyard City 0001-0003 Vineyard City 0017-0019 Vineyard City 0033-0034	5/29/2025	Records Request submitted by Mr. Steven Jensen
Vineyard City 0035-0036	5/30/2025	Records request received by Ms. Spencer
Vineyard City 0001 Vineyard City 0017	5/30/2025	Ms. Spencer sent records request to Councilmember Holdaway
Vineyard City 0004 Vineyard City 0016-0017	06/10/2025	Ms. Spencer sent Councilmember Holdaway a reminder email
Vineyard City 0005 Vineyard City 0016 Document: Vineyard City 0075-0174	06/11/2025	Councilmember Holdaway sent a responsive document
	06/12/2025 and 06/13/2025	Ms. Spencer reviewed the document
Vineyard City 0038-0039	06/13/2025	Ms. Spencer emailed Mr. Jensen to let him know that there would be a delay in sending him the records responsive to his request.

	06/17/2025	After finishing the review of the responsive document from Councilmember Holdaway, Ms. Spencer emailed the city attorney for advice regarding the responsive document.
Vineyard City 0006-0007 Vineyard City 0041-0042	6/18/2025	Ms. Spencer had a brief email exchange with the city attorney. Ms. Spencer sent Councilmember Holdaway an email requesting his emails and texts in their original format without narratives. Councilmember Holdaway responded that the document he sent was a PowerPoint he sent to Leia Larsen. Ms. Spencer let Mr. Jensen know there would be an additional delay. Mr. Jensen thanked Ms. Spencer for the update and being thorough.
Vineyard City 0008-0014	06/20/2025	Ms. Spencer thanked Councilmember Holdaway for his response on 06/18/2025. Ms. Spencer sent Councilmember Holdaway's response to the city attorney. Councilmember Holdaway asked Ms. Spencer how much she had quoted "John" for this request. Ms. Spencer responded that she had not quoted an amount due to the fact the Councilmember Holdaway had not given her an estimate. Councilmember Holdaway asked how Ms. Spencer gave the estimate to the daily herald for their request. Ms. Spencer replied that that request included several people so she asked them how long they felt it would take to complete the search. She also included her time to review and possibly redact private, protected, confidential, and controlled information. Councilmember Holdaway replied that he wanted his response to be free on his end and wanted the requestor to have full access at no cost. Ms. Spencer thanked Councilmember Holdaway.
Vineyard City 0044	06/24/2025	Mr. Jensen asked for an update on his request and added information about recent publications regarding both Councilman Holdaway and Leia Larsen.
Vineyard City 0015-0016 Vineyard City 45-51	06/25/2025	Ms. Spencer emailed Mr. Jensen to let him know the reason for the delay and asked Mr. Jensen to send a link to the publications he was referring too. Mr. Jensen sent a list of the publications where Councilmember Holdaway was quoted. Ms. Spencer thanked Mr. Jensen. Mr. Jensen amended his request to include call logs. Ms. Spencer let Councilmember Holdaway know that Mr. Jensen had amended his request to include call logs.
Vineyard City 0015 Vineyard City 0053-59	06/26/2025	Ms. Spencer sent Mr. Jensen the responsive document sent from Councilmember Holdaway and the call response from Councilmember Holdaway. She also sent him the email communications between herself and Councilmember Holdaway regarding his document.
Vineyard City 0020-0022	7/21/2025	Mr. Lara sent Councilmember Holdaway an email requesting the responsive documents, emails, links to recordings, etc., and a request to sit with Councilmember Holdaway to gather the

		responsive documents in their original format. Councilmember Holdaway responded without sending the requested documents.
Vineyard City 0023-0025 Documents: PowerPoint Vineyard City 0175-0199 Text Messages Vineyard City 0200-0275 Transcript Vineyard City 0276-0279	7/23/2025	Mr. Lara responded with the repeated request. Councilmember Holdaway responded by separating out the PowerPoints from the text messages. There was a discussion held on this matter at the City Council meeting. It was requested that the recorder's office send council the emails conversations for their review.
Vineyard City 0026-0028	7/29/2025	Ms. Spencer sent Steve the separate documents and informed him that they were still waiting for any additional documents, texts, links to recordings, etc. Mr. Lara sent Councilmember Holdaway a follow-up email requesting clarification.
Vineyard City 0029-0030	7/30/2025	Councilmember Holdaway responded to Mr. Lara's email.
Vineyard City 0031-0032	8/4/2025	Councilmember Holdaway sent an additional email requesting all emails between the recorder's office and the requester. Ms. Spencer responded to Councilmember Holdaway's request, denying his expedited request due to time constraints. Mr. Jensen informed Ms. Spencer that he would be appealing the request and explained that he felt this was not a complete response. Ms. Spencer gave him additional information on how to appeal his request and asked him to send her anything he felt was missing information.
Vineyard City 0060-0075	8/7/2025	Ms. Spencer sent an email to Mr. Jensen containing Councilmember Holdaway's additional clarifications.

Pam Spencer

From: Pam Spencer
Sent: Friday, May 30, 2025 12:50 PM
To: Jacob Holdaway
Subject: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

Please see the records request below. In accordance with state code, we need to respond to this request as soon as reasonably possible, but no later than June 13, 2025. Please send your response to me, preferably in a PDF format. Also, I will need to determine if anything needs to be redacted.

Thank you,



Pamela Spencer, CMC
City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Steven Jensen [REDACTED]
Sent: Thursday, May 29, 2025 10:21 PM
To: Pam Spencer <Pams@vineyardutah.gov>
Subject: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Date: May 29th, 2025

From: Steven Jensen

Address: [REDACTED]

Email: [REDACTED]

To the Records Officer:

Pursuant to the Government Records Access and Management Act (GRAMA), Utah Code Title 63G, Chapter 2, I hereby request access to the following records:

Requested Records:

All emails, text messages, and written communications (including attachments) between Councilman Jacob (Jake) Walter Holdaway and any individual affiliated with:

- The Salt Lake Tribune
- Specifically, Leia Larsen
- Or any email domain ending in @sltrib.com

Date Range:

From July 1, 2023 to the present.

Scope:

This request includes:

- Emails sent to or received from Leia Larsen or other Salt Lake Tribune employees
- Internal city correspondence referencing Leia Larsen or The Salt Lake Tribune
- Communication logs (if applicable)
- Text messages from city-issued or city-reimbursed phones

Preferred Format:

Electronic format (PDF or native file format if easier). Please email to: [Your Email Address]

Fee Waiver:

I request that all fees be waived as this request is in the public interest and will contribute to the public's understanding of the relationship between government officials and media entities covering local government affairs.

Please let me know if clarification is needed or if this request should be narrowed to ensure a timely response. I am happy to modify as necessary to help facilitate access.

Thank you for your assistance.

Sincerely,

Steven Jensen, Vineyard City Resident

From: Pam Spencer <Pams@vineyardutah.gov>

Sent: Tuesday, June 10, 2025 9:22 AM

To: Jacob Holdaway <jacobh@vineyardutah.gov>

Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

According to the email below, I need to respond to the requester **by June 13**, which is this Friday. Please send all requested information to me by Thursday, so I have time to review it for redaction. Additionally, this should include any city-related communications and business conducted on personal devices and personal email accounts.

Thank you,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Wednesday, June 11, 2025 5:08 PM
To: Pam Spencer
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives
Attachments: Jake's New York Times GRAMA.pdf

Pam,

Please see the attached PDF containing my GRAMA response. To the best of my knowledge, this includes every document, email, and text message in my possession. I am not requesting that anything be withheld for personal or protected reasons—everything in this GRAMA request should be made public in the interest of transparency.

If any information is redacted, I would like to receive a copy of the redacted version along with a clear explanation of the reason for each redaction.



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

Pam Spencer

From: Pam Spencer
Sent: Wednesday, June 18, 2025 2:33 PM
To: Jacob Holdaway
Cc: Tony Lara
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

1. Please provide the records in their original format (or, for text messages, as a screen shot of the record in its original format) without editing, omitting, or altering the records. For screenshots of text messages, please collect and submit them in such a way that there is evidence of a continuous conversation (i.e., include portions of the previous text bubble on the top and bottom of each screenshot so the reader can follow the conversation and know that there were no omissions). If you are concerned about portions of the conversation being private, protected, or not responsive, please note that in an e-mail and Tony or I will review and make the appropriate classification.
2. Please refrain from adding to or altering the original records. Any titles/headings or other wording or images not part of the original records cannot be included in records sent to requestors. Any such text not removed before being sent to our office would need to have those titles redacted before being shared with the public.

Thanks,



Pamela Spencer, CMC
City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Wednesday, June 18, 2025 11:13 PM
To: Pam Spencer
Cc: Tony Lara
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives
Attachments: Jake's New York Times GRAMA.pdf

Pam,

Thank you for your message. I want to respectfully clarify a few important points related to my GRAMA submission.

I already submitted each text message with continuous view. However, the order could have been better. I went back and took redundant screenshots so that the reader can connect the order better but nothing new was added.

As for the PowerPoint presentation slides. This is how I turned over these documents to the Salt Lake Tribune. I did this via a Google Drive link. To remove any language from slides / documents would be altering the original of how it was shared. I'm not allowed to do that by law.

I intentionally avoided redacting or withholding any content because I believe the public deserves full transparency.

Let me know if there's anything else you need from me. I am happy to assist further within the scope of the law.

Best regards,



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

Pam Spencer

From: Pam Spencer
Sent: Friday, June 20, 2025 2:08 PM
To: Jacob Holdaway
Cc: Tony Lara
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Thank you Jake, I will let you know if I need anything else.



Pamela Spencer, CMC
City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Friday, June 20, 2025 2:16 PM
To: Pam Spencer
Cc: Tony Lara
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Pam,

I want to make sure we are being fair. How much have we quoted John for this GRAMA request?

Jacob Holdaway

Pam Spencer

From: Pam Spencer
Sent: Friday, June 20, 2025 2:17 PM
To: Jacob Holdaway
Cc: Tony Lara
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

I have not quote him anything as you did not give me an estimate. Do you have an estimate you would like me to pass on?



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Friday, June 20, 2025 2:25 PM
To: Pam Spencer
Cc: Tony Lara
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

How did you give the estimate to the daily herold for my emails to the State auditor?

Jacob Holdaway

Pam Spencer

From: Pam Spencer
Sent: Friday, June 20, 2025 2:27 PM
To: Jacob Holdaway
Cc: Tony Lara
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

That request included several people so I asked them how long they felt it would take to complete the search and what their hourly rate was. The estimate also included my time to review and possibly redact private, protected, confidential, and controlled information.



Pamela Spencer, CMC

City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Friday, June 20, 2025 2:31 PM
To: Pam Spencer
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Please respond that this is free on my end. I would like him to get full access to these documents at no cost.

Jacob Holdaway

Pam Spencer

From: Pam Spencer
Sent: Friday, June 20, 2025 2:41 PM
To: Jacob Holdaway
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Thank you.



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

J

Pam Spencer

From: Pam Spencer
Sent: Thursday, June 26, 2025 8:24 AM
To: Jacob Holdaway
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Thank you Jake, I add this information to response.



Pamela Spencer, CMC

City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>
Sent: Wednesday, June 25, 2025 6:19 PM
To: Pam Spencer <Pams@vineyardutah.gov>
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Pam,

I don't have a Vineyard Government phone. On my private cell phone I have only 30 days of records. I have not made or received any calls in those 30 days to the Tribune. From my work cell (based out of DC) I have never called or recieved calls from the tribune. I wish I could provide more, the records are just not kept longer than 30 days. I am happy to sit down and describe the mount of calls or the topics discussed with them. All items discussed in the calls are in the PDF I provided earlier. I have also told the tribune they can discuss any of my conversations with them with the general public.



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

From: Pam Spencer <Pams@vineyardutah.gov>
Sent: Wednesday, June 25, 2025 4:39 PM

To: Jacob Holdaway <jacobh@vineyardutah.gov>

Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

Mr. Jensen has amended his request to include call logs from your calls between any staff at the Salt Lake Tribune, and/ or Leia Larsen, and yourself.

Regards,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>

Sent: Wednesday, June 11, 2025 5:08 PM

To: Pam Spencer <Pams@vineyardutah.gov>

Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Pam,

Please see the attached PDF containing my GRAMA response. To the best of my knowledge, this includes every document, email, and text message in my possession. I am not requesting that anything be withheld for personal or protected reasons—everything in this GRAMA request should be made public in the interest of transparency.

If any information is redacted, I would like to receive a copy of the redacted version along with a clear explanation of the reason for each redaction.



Jacob Holdaway

City Council | Vineyard City

p: 801-836-0868

a: 125 South Main Street

w: vineyard.utah.gov

From: Pam Spencer <Pams@vineyardutah.gov>

Sent: Tuesday, June 10, 2025 9:22 AM

To: Jacob Holdaway <jacobh@vineyardutah.gov>

Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

According to the email below, I need to respond to the requester **by June 13**, which is this Friday. Please send all requested information to me by Thursday, so I have time to review it for redaction. Additionally, this should include any city-related communications and business conducted on personal devices and personal email accounts.

Thank you,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Pam Spencer

Sent: Friday, May 30, 2025 12:50 PM

To: Jacob Holdaway <jacobh@vineyardutah.gov>

Subject: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

Please see the records request below. In accordance with state code, we need to respond to this request as soon as reasonably possible, but no later than June 13, 2025. Please send your response to me, preferably in a PDF format. Also, I will need to determine if anything needs to be redacted.

Thank you,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Steven Jensen [REDACTED]

Sent: Thursday, May 29, 2025 10:21 PM

To: Pam Spencer <Pams@vineyardutah.gov>

Subject: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Date: May 29th, 2025

From: Steven Jensen

Address: [REDACTED]

Email: [REDACTED]

To the Records Officer:

Pursuant to the Government Records Access and Management Act (GRAMA), Utah Code Title 63G, Chapter 2, I hereby request access to the following records:

Requested Records:

All emails, text messages, and written communications (including attachments) between Councilman Jacob (Jake) Walter Holdaway and any individual affiliated with:

- The Salt Lake Tribune
- Specifically, Leia Larsen
- Or any email domain ending in @sltrib.com

Date Range:

From July 1, 2023 to the present.

Scope:

This request includes:

- Emails sent to or received from Leia Larsen or other Salt Lake Tribune employees
- Internal city correspondence referencing Leia Larsen or The Salt Lake Tribune
- Communication logs (if applicable)
- Text messages from city-issued or city-reimbursed phones

Preferred Format:

Electronic format (PDF or native file format if easier). Please email to: [Your Email Address]

Fee Waiver:

I request that all fees be waived as this request is in the public interest and will contribute to the public's understanding of the relationship between government officials and media entities covering local government affairs.

Please let me know if clarification is needed or if this request should be narrowed to ensure a timely response. I am happy to modify as necessary to help facilitate access.

Thank you for your assistance.

Sincerely,

Steven Jensen, Vineyard City Resident

From: [Tony Lara](#)
To: [Jacob Holdaway](#)
Cc: [Pam Spencer](#); jblakesley@hgblaw.net
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives
Date: Monday, July 21, 2025 2:25:00 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Dear Councilmember Holdaway,

You previously replied to a request for records regarding communications between yourself and media representatives. Your reply did not provide those communications in their original form but assembled into a presentation format and then converted into a PDF. As indicated in the e-mail below, we repeat our request that you conduct your search and provide the records in accordance with the requirements of GRAMA. Please send me copies of the records *in their original format*. This means the following:

- **Test messages, chat messages (e.g., WhatsApp, GroupMe, or Facebook Messenger) or direct messages** – screenshots collected in such a way that there is evidence of a continuous conversation (i.e., include portions of the previous text bubble on the top and bottom of each screenshot so the reader can follow the conversation and know that there were no omissions). If you are concerned about portions of the conversation being private, protected, or not responsive, please note that in an e-mail and Pam or I will review and make the appropriate classification.
- **E-mail messages** – provide email messages either in their original format (e.g., .eml, .msg, or .mbox) or as a PDF copy of each e-mail message in its entirety. If there are attachments to a message, please provide a copy of each attachment in its entirety and in its original format. Please keep in mind that GRAMA applies to your vineyard e-mail and to any other e-mail account used by you to communicate about city business.
- **Files, photos, or other documents** – provide the document in its original format. If it cannot be exported in its original format, then please send a PDF copy of each document individually. Do not aggregate, modify, or edit.

Please refrain from adding to or altering the original records. DO NOT include titles, headings, or other wording or images that are not part of the original records.

To ensure accuracy and compliance with GRAMA, our practice is for Pam, myself, or

another councilmember or member of city staff to sit down with you while you gather the records. This is to provide testimony of a full search if a decision were to be appealed by the requestor.

Finally, in your message you stated that you had submitted documents to reporters through shared links to a google drive. Nothing that you provided included the links to that drive or its contents. As part of fulfilling this records request, please send that link and make sure it includes all of the contents that were shared with the reporter.

I am available on the following dates and times to sit down with you while you gather the responsive records.

Friday July 25th 8-12

Monday July 28th All day (after hours if needed)

If these times don't work, or you prefer to have a member of the City Council sit down with you, please let me know and we can plan accordingly.

We are passed the statutory deadline for responding to the GRAMA request. Please let us know when we can expect the responsive records, in their original format, so we can alert the requestor.

Thank you for your help with this matter. Let us know if you have any questions.

Sincerely,

Tony Lara



Tony Lara

Deputy Recorder

p: 801.226.1929 ext 1119

a: 125 South Main Street

w: Vineyardutah.gov

tonyl@vineyardutah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Monday, July 21, 2025 5:08 PM
To: Tony Lara
Cc: Pam Spencer; Jayme Blakesley; mminaya@utah.gov
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Hi Tony,

I spoke this afternoon with State Records Ombudsman Monica Minaya (cc'd here) regarding your request to alter or remove parts of the different PowerPoint presentations I shared with the *Salt Lake Tribune* and *New York Times*.

Under GRAMA, I am **legally prohibited from altering or deleting any government records** prior to fulfilling a records request. I am required by law to provide the records in their **original format and presentation**. Including the language found in the original powerpoint presentations made to these reporters.

The PowerPoints I shared via zoom with those reporters included many **screenshots** of relevant materials, but I did **not** provide individual documents or screenshots directly to the reporters. Instead, I conducted many zoom meetings with them and presented all the information visually. The PDF you received are the **same files** I used during those presentations.

Also, I do not have the original google drive link shared during these many zoom meetings. My Google Drive has been full for years. Once the zoom meeting ended I don't have access to the zoom chat. I'm happy to upload these to a new google drive again and share that link but again due to storage I would ask that you download it quickly to save space.

Let me know if you have further question

I contacted Monica to ensure that I am following the law on this as I don't want to alter anything or send you a file that I never actually share.



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

Pam Spencer

From: Tony Lara
Sent: Wednesday, July 23, 2025 3:22 PM
To: Jacob Holdaway
Cc: Pam Spencer; Jayme Blakesley; mminaya@utah.gov
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Dear Councilmember Holdaway,

Thank you for your response.

After receiving your message, Pam and I reached out to State Records Ombudsman Monica Minaya to confirm your communication with her. Ms. Minaya stated that you told her the City was asking you to *redact* responsive records. That is not accurate. At no point have Pam or I instructed you to redact, alter, or delete any responsive records. In fact, we have repeatedly emphasized that records should be provided in their original format and without modification. If you believe any record contains private, protected, or non-responsive information, we have offered to review it with you to make appropriate classifications, consistent with GRAMA.

Ms. Minaya reiterated that it is the responsibility of the City Records Officer (in our case, Pam or me) to determine the processes, so long as they are consistent with the statute, by which records are gathered, reviewed, and ultimately classified and produced to those who request them via the process outlined in GRAMA.

Vineyard City's longstanding practice is for us to gather records in their original format and to produce them to requestors in the same format unless the requestor asks for them differently or they need to be reformatted (i.e., converted into a PDF) to make appropriate redactions of private, protected, or controlled information.

Our request is straightforward: please provide all responsive records in the formats in which they originally existed, without assembling them into presentations or converting them into a new form. In addition to the presentation documents that you shared with us, this would also include original screenshots of messages, emails, documents, or other files in the original format or as standalone, unmodified PDFs, as detailed in my prior message. The purpose is to ensure the record received by the requestor is an accurate reflection of the record that existed at the time of the request.

Additionally, your message notes that some of the materials shared with reporters were shared during zoom meetings or were provided via a Google Drive link. In past communications with us, you mentioned that your practice is to record all of your zoom meetings. Recordings of your meetings with the reporter, and the link to the Google Drive and the contents made available through it have not been included in the records provided to date. As part of fulfilling the request, please provide a copy of those recordings, the original link, and confirm that all contents shared with the media have been included in your production.

To assist you in compiling the responsive records in compliance with GRAMA, I remain available to sit down with you on Friday, July 25 between 8:00 a.m. and 12:00 p.m., or Monday, July 28 at any time,

including after hours. If those dates don't work, we are happy to arrange another time or to coordinate with another councilmember.

We appreciate your cooperation and commitment to transparency.

Sincerely,
Tony Lara



Tony Lara

Deputy Recorder

p: 801.226.1929 ext 1119

a: 125 South Main Street

w: Vineyardutah.gov

tonyl@vineyardutah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Wednesday, July 23, 2025 5:29 PM
To: Tony Lara
Cc: Pam Spencer; Jayme Blakesley; mminaya@utah.gov
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives
Attachments: Jake's New York Times GRAMA Just Text Messages 7:23:25.pdf; Jake's New York Times GRAMA Just Powerpoints pdf.pdf

Tony,

I'm a bit confused by your recent message. If you refer to the email from Pam dated June 18th (included in the thread below), you'll see that in bullet point #2, she explicitly instructed that headers, titles, and other elements be removed from multiple pages of the PowerPoints.

To eliminate any confusion, I've attached two separate files and not complied them as you have requested for your review:

1. A file containing only the PowerPoint slides .
2. A file with just the text messages in question.

As I've mentioned previously, I no longer have access to the original Google Drive link that was used during the Zoom meeting. And to clarify further: **I never stated that any my Zoom meetings with the New York Times were recorded.** What I said is that I **routinely record Zoom meetings with Vineyard City officials**, and I have occasionally mentioned that I record meetings at my work for work purposes as well. Any suggestion that I claimed to have recordings with the New York Times is simply inaccurate.

This is everything I have in my possession related to this GRAMA request. We are now **past the statutory response window**, and I expect this information to be released to the requester in the coming days. I do **not** believe any redactions are necessary.

Finally, I must raise a serious concern about the **clear conflict of interest** in this case. The documents in question directly involve **our City Manager, City Attorney, and City Recorder**—some of whom are copied on this thread. Given their personal and professional involvement in the content of these records, it would be **unethical** for them to have any role in determining what is released or withheld.

I strongly urge that an **independent review be conducted by a neutral party from the State**. Ignoring this conflict would set a dangerous precedent and undermine the integrity of the GRAMA process. I've spoke with the state and I know statutory there is no guidance but anyone involved would see this as ethically questionable.

Please let me know if you have any further questions.

Best regards,

From: Tony Lara <tonyl@vineyardutah.gov>

Sent: Tuesday, July 29, 2025 1:31 PM

To: Jacob Holdaway <jacobh@vineyardutah.gov>

Cc: Pam Spencer <Pams@vineyardutah.gov>; Jayme Blakesley <jblakesley@hgblaw.net>; mminaya@utah.gov <mminaya@utah.gov>

Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Councilmember Holdaway,

I would like to clarify the current status of the GRAMA request submitted by Mr. Jensen and to respectfully outline the remaining steps needed to close this matter. As you know, the request was submitted on May 29, 2025. Since that time, the City Recorder's office has made repeated efforts to assist you in identifying and producing the requested records. Unfortunately, your response has been incomplete and delayed, and at several points, your characterizations of the City Recorder's actions and GRAMA requirements have been inaccurate or misleading. This includes recent statements during an open meeting of the City Council during which you alleged the City Recorder's office had a conflict of interest and was not responding to the request in a timely fashion. Despite those challenges and misrepresentations, we remain focused on fulfilling the City's legal obligations and ensuring a fair and complete response to the requestor.

1. **Clarification Regarding the City's Response.** During a recent public meeting, you publicly criticized the City Recorder for failing to respond to the GRAMA request in a timely manner. That statement was inaccurate. In fact, a preliminary response was issued on June 13th, 18th and 26th, well within the timeframe set by state statute. Then subsequently an additional response was sent later along with the responsive records in the City's possession. That email clearly stated that additional records, particularly those known to exist in your possession (e.g., the contents of the google drive), had not yet been provided or had been provided in a format that does not comply with GRAMA.

We respectfully request that future concerns about City staff be raised directly so that facts can be addressed before you make erroneous statements in a public meeting. Pam and I remain available to answer any questions and provide clarification on the process or responsibility.

2. **Mischaracterization of Records Handling.** At no point has this office directed you to delete, redact, or modify any record. The claim that you've been asked to do so is simply inaccurate. What has been consistently and clearly requested is that you provide responsive records in their original format, as required under GRAMA.

Instead, what has been submitted is a PowerPoint presentation containing screenshots of emails and texts, labeled with your own commentary, and converted into a PDF. This approach lacks context, obscures original metadata, and does not meet even the basic standard for record production. It compromises both the integrity and usability of the records and, frankly, suggests a deliberate attempt to frame the record rather than disclose it.

Your continued mischaracterization of “original form” is troubling. This is a basic and well-understood principle of records disclosure under both state law and standard public records practice. Your efforts to frame this issue as an ethical or legal failing on the part of the City Recorder or City Attorney are without merit and appear to serve only to divert attention from your own statutory obligations under GRAMA.

3. **Original Format of Records.** As you understand from our prior communication and your communication with the State Records Ombudswoman, GRAMA requires the production of records in the format in which they were originally maintained, not summaries or compilations. What you have submitted so far does not satisfy that requirement. Here is a summary of what we have requested and what you have provided:

- **Text messages or chat communications (e.g., SMS, WhatsApp, Messenger):** Screenshots showing full conversations, with visible partial bubbles at the top and bottom to confirm continuity and completeness.

You provided screen shots of text messages but did not indicate whether those screen shots constitute a full and complete record of the same. Please confirm that what you provided is full and complete.

- **Emails:** If responsive emails exist, they must be provided in original formats (.eml, .msg, or .mbox), or as full PDFs with headers and attachments in native format.

We did not receive copies of any e-mail messages in their original format.

- **Documents or files:** These must be provided individually, in their original file type and format, not embedded within a PowerPoint.

You represented that part of what you shared with the reporter was in presentation format and, for this reason, the presentation you provided was in the same format in which it was shared. Please confirm that our understanding is correct?

- **Cloud-based materials:** If a Google Drive or similar link was used to share information with reporters, you must identify the contents and confirm whether they have now been included in your response—even if the link itself no longer exists.

You have confirmed that these records exist but have not provided them.

- **Recordings of Zoom Meeting:** In your communication with the reporter, you sent her a link to a recorded zoom meeting that she had not been able to attend. In your emails you claim you did not record any meetings with her.

Please clarify your statement.

If any of the original records are no longer available, please clearly state that.

4. **Conflict of Interest and Review Process.** You have raised concerns about the City Recorder, City Manager, or City Attorney having a conflict of interest in reviewing or classifying records. We've noted your concern. Under GRAMA, the City Recorder serves in an administrative capacity to facilitate the gathering of records. Classification decisions are made based on statute, and if there is any disagreement, the requestor has a right to appeal to the State Records Office Director.
5. **Final Request for Confirmation.** To complete the City's obligations under GRAMA, we ask that you now provide a written statement confirming the following:
- That you have conducted a complete and good faith search of all platforms, accounts, and devices (including personal devices used for City-related business);
 - That all responsive records have been produced in their original format, to the extent they are still accessible; and
 - That no additional responsive records remain in your possession, custody, or control.

If any further records remain that have not yet been provided, we ask that you submit them immediately.

We hope this final step will allow us to resolve the request promptly and in full compliance with GRAMA. Please respond in writing at your earliest convenience. Thank you for your attention to this matter.

<image001.png>

Tony Lara

Deputy Recorder

p: 801.226.1929 ext 1119
a: 125 South Main Street
w: Vineyardutah.gov
tonyl@vineyardutah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Wednesday, July 30, 2025 4:41 PM
To: Tony Lara
Cc: Pam Spencer; Jayme Blakesley; mminaya@utah.gov
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Follow Up Flag: Follow up
Flag Status: Flagged

Tony,

Please find below the items you requested, along with the appropriate confirmations:

Text Messages:

I confirm that the screenshots provided constitute the **full and complete record** of all relevant text message communications. No additional responsive messages exist beyond what has been submitted.

Emails:

I did **not correspond directly with the *New York Times* via email**, and therefore have no email records to provide. I confirm that what I've submitted represents the **entirety of any relevant email communications** in my possession.

Documents:

The only documents shared with the *New York Times* were the **PDF files that i shared after my PowerPoint presentation**, which I attached in my previous email. I confirm that these documents represent the **complete set of materials** provided.

Cloud-based materials:

I only used a link to share the PDFs that are already provided here. I can not find a live link however. However, nothing was lost. the complete file is shared here. I am identifying the contents and confirming the file shared is the PDF in my response —the link itself no longer exists but the PDF file does and you have it.

Recordings of Zoom Meeting: Clarfication: **YES** In my communication with the reporter I sent her a recorded zoom meeting link. I beleive that recording was not a meeting with the new york times (As I never recorded our meetings). It is my belief that this was a video later uploaded to youtube. However I do not know which one. All links to my zoom recored meetings are auto deleted if not downloaded soon after. I dont know zooms policy for that time period that they delete them.

Here is that link to confirm it no longer works
Share Link

https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrdE_yl.Nm6OJw5KomfDKHOJ
(https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrdE_yl.Nm6OJw5KomfDKHOJ)

Passcode: 8#4uL?fB

Here is a link a the youtube video. However I cant 100% confirm this is it. I beleive that it could be.

<https://youtu.be/qSXMhpVrbn0?si=gg7xjXMOOnSBf3gfw>

I have conducted a thorough and good faith search across **all platforms, accounts, and devices**—including any personal devices used for city-related business.

I can confirm that:

- All responsive records have been produced in their **original format**, to the extent they are still accessible; and
- **No additional responsive records** remain in my possession, custody, or control.

Please let me know if you have any additional questions or need clarification.

Best regards,



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

Pam Spencer

From: Jacob Holdaway
Sent: Monday, August 4, 2025 7:29 AM
To: Tony Lara
Cc: Pam Spencer; Jayme Blakesley; Mminaya@utah.gov
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Tony,

I am hearing disturbing allegations sent to the requesting party about my response.

As a governing board I have a right to all emails you sent to them and the final documents. Please forward everything to me today.

I will address this in the next city council meeting.

Jacob Holdaway

Pam Spencer

From: Pam Spencer
Sent: Monday, August 4, 2025 5:19 PM
To: Jacob Holdaway; Tony Lara
Cc: Jayme Blakesley; Mminaya@utah.gov
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Councilmember Holdaway,

The Recorder's Office has received your records request dated today for: all emails you (the Recorder's Office) sent to them (the records requester for all your communications and documents sent to the Salt Lake Tribune), and the final documents. In accordance with state code, we will respond to your request as soon as reasonably possible but no later than August 15, 2025.

We are denying your request for an expedited response due to time constraints and that Tony is on vacation. You have the right to appeal this decision to the city manager at the address below by filing a written appeal within thirty (30) calendar days of the date of this email.

Eric Ellis
125 South Main Street
Vineyard, UT 84059

Sincerely,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Steven Jensen [REDACTED]
Sent: Thursday, May 29, 2025 10:21 PM
To: Pam Spencer
Subject: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Date: May 29th, 2025

From: Steven Jensen

Address: [REDACTED]

Email: [REDACTED]

To the Records Officer:

Pursuant to the Government Records Access and Management Act (GRAMA), Utah Code Title 63G, Chapter 2, I hereby request access to the following records:

Requested Records:

All emails, text messages, and written communications (including attachments) between Councilman Jacob (Jake) Walter Holdaway and any individual affiliated with:

- The Salt Lake Tribune
- Specifically, Leia Larsen
- Or any email domain ending in @sltrib.com

Date Range:

From July 1, 2023 to the present.

Scope:

This request includes:

- Emails sent to or received from Leia Larsen or other Salt Lake Tribune employees
- Internal city correspondence referencing Leia Larsen or The Salt Lake Tribune
- Communication logs (if applicable)
- Text messages from city-issued or city-reimbursed phones

Preferred Format:

Electronic format (PDF or native file format if easier). Please email to: [Your Email Address]

Fee Waiver:

I request that all fees be waived as this request is in the public interest and will contribute to the public's understanding of the relationship between government officials and media entities covering local government affairs.

Please let me know if clarification is needed or if this request should be narrowed to ensure a timely response. I am happy to modify as necessary to help facilitate access.

Thank you for your assistance.

Sincerely,

Steven Jensen, Vineyard City Resident

Pam Spencer

From: Pam Spencer
Sent: Friday, May 30, 2025 12:48 PM
To: Steven Jensen
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Steven,

The Recorder's Office has received your records request and has forwarded it to Councilmember Holdaway. In accordance with state code, we will respond to your request as soon as reasonably possible, but no later than June 13, 2025.

As to your request for a fee waiver, I am not denying it at this time, but I will let you know if there will a fee. There may need to be a small fee if there are redactions that need to be done. I will keep you informed.

Regards,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Steven Jensen [REDACTED]
Sent: Friday, May 30, 2025 10:09 PM
To: Pam Spencer
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Follow Up Flag: Follow up
Due By: Monday, June 16, 2025 8:00 AM
Flag Status: Flagged

Thanks Pam!

Let me know. Thanks for getting this over to Jake.

Best,

Pam Spencer

From: Pam Spencer
Sent: Friday, June 13, 2025 12:22 PM
To: Steven Jensen
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Steven,

This is to inform you that additional time is needed to complete the review of the records responsive to your request. I anticipate it will only take a couple of days and hope to have the documents to you by Tuesday.

Thank you for your patience.

Best regards,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Steven Jensen [REDACTED]
Sent: Friday, June 13, 2025 5:18 PM
To: Pam Spencer
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Awesome. Thanks for the update Pam! Have a great weekend.

Best,

- Steve

Pam Spencer

From: Pam Spencer
Sent: Wednesday, June 18, 2025 2:38 PM
To: Steven Jensen
Subject: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Steven,

Update: After reviewing the records provided by Councilmember Holdaway, we have requested additional information from him. As a result, our response to you will be delayed.

Thanks,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Steven Jensen [REDACTED]
Sent: Wednesday, June 18, 2025 4:42 PM
To: Pam Spencer
Subject: Re: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Thanks Pam for the update. And thanks for being thorough.

Talk soon,

Pam Spencer

From: Steven Jensen [REDACTED]
Sent: Tuesday, June 24, 2025 8:28 PM
To: Pam Spencer
Subject: Re: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Hey Pam!

Any updates here on this Grama request? I'm especially interested in light of recent publications regarding both councilman Holdaway and author Leia Larsen.

Best,

d

Pam Spencer

From: Pam Spencer
Sent: Wednesday, June 25, 2025 9:35 AM
To: Steven Jensen
Subject: RE: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

I guess I missed those publications. Would be willing to send me a link to them.

My apologies for the delay. I am waiting to hear back from our attorney, who had been in mediations, regarding Jake's responsive email. He has put it into a PowerPoint with Narratives. This not how we usually collect the records.

I also need to know from the attorney on a couple of redactions that I am considering.

Thank you for your patience and understanding.



Pamela Spencer, CMC
City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Steven Jensen [REDACTED]
Sent: Wednesday, June 25, 2025 10:57 AM
To: Pam Spencer
Subject: Re: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Hey Pam!

Interesting that there would be narratives and explanations. I would assume how he's communicating with media as a civi council representative would speak for itself. I just want to see the exact words.

I'm open to seeing what he has to say but that's not necessarily the request.

Here's a list of articles where Jake has been quoted (that I'm aware - and because he's quoted I know there must be a communication trail with media):

Salt Lake Tribune / New York Times (by Leia Larsen unless noted)

1. "How Utah Lake Once Was"

Mar 31, 2022 • Salt Lake Tribune, Rick Egan – Jake is quoted twice.

2. "EPA grant concerns raised amid Utah Lake project debate"

Oct 10, 2022 • Salt Lake Tribune, Leia Larsen – Jake is quoted.

3. "Family won't donate land after Utah Lake island fallout"

Jan 15, 2023 • Salt Lake Tribune, Leia Larsen – Jake is quoted.

4. "State nearly announced Utah Lake plan had won an EPA loan"

Oct 31, 2023 • Salt Lake Tribune, Leia Larsen – Jake is quoted.

5. "Vineyard could welcome the next inland port"

Dec 7, 2023 • Salt Lake Tribune, Leia Larsen – Jake is quoted.

6. "What is Utah City?" (a.k.a. "growing Utah city... residents are worried...")

Mar 23, 2024 • Salt Lake Tribune, Sofia Jeremias – Jake is quoted.

7. "In a growing Utah city, a new mayor confronts entrenched power"

Dec 13, 2024 • NYT / SL Tribune, Leia Larsen – Jake is quoted.

8. “Vineyard RDA uses AI to make legal determinations”

Jun 12, 2025 • Salt Lake Tribune, Leia Larsen – Jake is quoted.

Other Media / Non-Leia Coverage

10. “Councilman in booming Vineyard questions tax incentives...”

Oct 10, 2023 • KUTV – Jake is quoted.

11. “We’re just asking for a vote: Vineyard residents launch referendum”

May 5, 2024 • ABC4, Sorina Trauntvein – Jake is quoted.

12. “Utah Lake islands: Would artificial island proposal help or hurt ecosystem?”

Oct 20, 2021 • Deseret News, Amy Joi O’Donoghue – Jake is quoted.

13. “Vineyard councilman raises questions on city spending, financial transparency”

Mar 27, 2024 • Daily Herald, Carlene Coombs – Jake is quoted.

14. “Vineyard City Council adopts first official code of conduct”

Mar 13, 2025 • KSL.com, Cassidy Wixom – Jake is quoted.

15. “Vineyard City Council says goodbye to ranked-choice voting...”

Apr 4, 2025 • Daily Herald (Herald Extra) – Jake is quoted.

Hopefully that’s helpful.

Best,

Pam Spencer

From: Pam Spencer
Sent: Wednesday, June 25, 2025 11:28 AM
To: Steven Jensen
Subject: RE: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Steve,

Thank you for sharing this. There are some things listed in the PowerPoint but not everything. They did talk on the phone a lot.

I hope to get the PowerPoint soon.

Best,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Steven Jensen [REDACTED]
Sent: Wednesday, June 25, 2025 3:39 PM
To: Pam Spencer
Subject: Re: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Follow Up Flag: Follow up
Flag Status: Flagged

Sounds good.

Did he include the call logs (inbound/outbound and date/time)? Even if there aren't recordings of those calls, they help up paint the communication trail and context.

Thanks Pam.

Best

Pam Spencer

From: Pam Spencer
Sent: Wednesday, June 25, 2025 4:29 PM
To: Steven Jensen
Subject: RE: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

He did not, he just included the texts setting up calls.



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Pam Spencer
Sent: Wednesday, June 25, 2025 4:41 PM
To: Steven Jensen
Subject: FW: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Steve,

I let Councilmember Holdaway know that you have amended your request to include call logs.

Best,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Pam Spencer
Sent: Thursday, June 26, 2025 4:33 PM
To: Steven Jensen
Subject: RE: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Steve,

I am going to go ahead and release the document Councilmember Holdaway sent me. I am still waiting to hear back from our attorney on some things, and I will let you know if anything changes. Below is Councilmember Holdaway's response to your amended request for call logs.

"I don't have a Vineyard Government phone. On my private cell phone I have only 30 days of records. I have not made or received any calls in those 30 days to the Tribune. From my work cell (based out of DC) I have never called or recieved calls from the tribune. I wish I could provide more, the records are just not kept longer than 30 days. I am happy to sit down and describe the mount of calls or the topics discussed with them. All items discussed in the calls are in the PDF I provided earlier. I have also told the tribune they can discuss any of my conversations with them with the general public. "

I am going to forward you Councilmember Holdaway's response to my request to send me the original documents/emails, and screen shots. It has his PowerPoint attached.

I will let you know when and if we get anything else.

Thanks,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

Pam Spencer

From: Pam Spencer
Sent: Thursday, June 26, 2025 4:34 PM
To: Steven Jensen
Subject: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives
Attachments: Jake's New York Times GRAMA.pdf

Steve,

Here is the email I discussed earlier.

Thanks,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>
Sent: Wednesday, June 18, 2025 11:13 PM
To: Pam Spencer <Pams@vineyardutah.gov>
Cc: Tony Lara <tonyl@vineyardutah.gov>
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Pam,

Thank you for your message. I want to respectfully clarify a few important points related to my GRAMA submission.

I already submitted each text message with continuous view. However, the order could have been better. I went back and took redundant screenshots so that the reader can connect the order better but nothing new was added.

As for the PowerPoint presentation slides. This is how I turned over these documents to the Salt Lake Tribune. I did this via a Google Drive link. To remove any language from slides / documents would be altering the original of how it was shared. I'm not allowed to do that by law.

I intentionally avoided redacting or withholding any content because I believe the public deserves full transparency.

Let me know if there's anything else you need from me. I am happy to assist further within the scope of the law.

Best regards,



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

From: Pam Spencer <Pams@vineyardutah.gov>
Sent: Wednesday, June 18, 2025 2:32 PM
To: Jacob Holdaway <jacobh@vineyardutah.gov>
Cc: Tony Lara <tonyl@vineyardutah.gov>
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

1. Please provide the records in their original format (or, for text messages, as a screen shot of the record in its original format) without editing, omitting, or altering the records. For screenshots of text messages, please collect and submit them in such a way that there is evidence of a continuous conversation (i.e., include portions of the previous text bubble on the top and bottom of each screenshot so the reader can follow the conversation and know that there were no omissions). If you are concerned about portions of the conversation being private, protected, or not responsive, please note that in an e-mail and Tony or I will review and make the appropriate classification.
2. Please refrain from adding to or altering the original records. Any titles/headings or other wording or images not part of the original records cannot be included in records sent to requestors. Any such text not removed before being sent to our office would need to have those titles redacted before being shared with the public.

Thanks,



Pamela Spencer, CMC
City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>
Sent: Wednesday, June 11, 2025 5:08 PM
To: Pam Spencer <Pams@vineyardutah.gov>
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Pam,

Please see the attached PDF containing my GRAMA response. To the best of my knowledge, this includes every document, email, and text message in my possession. I am not requesting that anything be withheld for personal or protected reasons—everything in this GRAMA request should be made public in the interest of transparency.

If any information is redacted, I would like to receive a copy of the redacted version along with a clear explanation of the reason for each redaction.



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

From: Pam Spencer <Pams@vineyardutah.gov>
Sent: Tuesday, June 10, 2025 9:22 AM
To: Jacob Holdaway <jacobh@vineyardutah.gov>
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

According to the email below, I need to respond to the requester **by June 13**, which is this Friday. Please send all requested information to me by Thursday, so I have time to review it for redaction. Additionally, this should include any city-related communications and business conducted on personal devices and personal email accounts.

Thank you,



Pamela Spencer, CMC
City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Pam Spencer
Sent: Friday, May 30, 2025 12:50 PM
To: Jacob Holdaway <jacobh@vineyardutah.gov>
Subject: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

Please see the records request below. In accordance with state code, we need to respond to this request as soon as reasonably possible, but no later than June 13, 2025. Please send your response to me, preferably in a PDF format. Also, I will need to determine if anything needs to be redacted.

Thank you,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Steven Jensen [REDACTED]
Sent: Thursday, May 29, 2025 10:21 PM
To: Pam Spencer <Pams@vineyardutah.gov>
Subject: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Date: May 29th, 2025

From: Steven Jensen

Address: [REDACTED]

Email: [REDACTED]

To the Records Officer:

Pursuant to the Government Records Access and Management Act (GRAMA), Utah Code Title 63G, Chapter 2, I hereby request access to the following records:

Requested Records:

All emails, text messages, and written communications (including attachments) between Councilman Jacob (Jake) Walter Holdaway and any individual affiliated with:

- The Salt Lake Tribune
- Specifically, Leia Larsen
- Or any email domain ending in @[sltrib.com](https://www.sltrib.com)

Date Range:

From July 1, 2023 to the present.

Scope:

This request includes:

- Emails sent to or received from Leia Larsen or other Salt Lake Tribune employees
- Internal city correspondence referencing Leia Larsen or The Salt Lake Tribune
- Communication logs (if applicable)
- Text messages from city-issued or city-reimbursed phones

Preferred Format:

Electronic format (PDF or native file format if easier). Please email to: [Your Email Address]

Fee Waiver:

I request that all fees be waived as this request is in the public interest and will contribute to the public's understanding of the relationship between government officials and media entities covering local government affairs.

Please let me know if clarification is needed or if this request should be narrowed to ensure a timely response. I am happy to modify as necessary to help facilitate access.

Thank you for your assistance.

Sincerely,

Steven Jensen, Vineyard City Resident

Pam Spencer

From: Pam Spencer
Sent: Thursday, August 7, 2025 4:22 PM
To: Steven Jensen
Subject: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Steven,

On July 30 we requested clarification from Councilmember Holdaway on a few items of concern. In the emails below you see our request and Councilmember Holdaway's responses.

Warm Regards,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>
Sent: Wednesday, July 30, 2025 4:41 PM
To: Tony Lara <tonyl@vineyardutah.gov>
Cc: Pam Spencer <Pams@vineyardutah.gov>; Jayme Blakesley <jblakesley@hgblaw.net>; mminaya@utah.gov
Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Tony,

Please find below the items you requested, along with the appropriate confirmations:

Text Messages:

I confirm that the screenshots provided constitute the **full and complete record** of all relevant text message communications. No additional responsive messages exist beyond what has been submitted.

Emails:

I did **not correspond directly with the New York Times via email**, and therefore have no email records to provide. I confirm that what I've submitted represents the **entirety of any relevant email communications** in my possession.

Documents:

The only documents shared with the *New York Times* were the **PDF files that i shared after my PowerPoint presentation**, which I attached in my previous email. I confirm that these documents represent the **complete set of materials** provided.

Cloud-based materials:

I only used a link to share the PDFs that are already provided here. I can not find a live link however. However, nothing was lost. the complete file is shared here. I am identifying the contents and confirming the file shared is the PDF in my response —the link itself no longer exists but the PDF file does and you have it.

Recordings of Zoom Meeting: Clarification: **YES** In my communication with the reporter I sent her a recorded zoom meeting link. I beleive that recording was not a meeting with the new york times (As I never recorded our meetings). It is my belief that this was a video later uploaded to youtube. However I do not know which one. All links to my zoom recored meetings are auto deleted if not downloaded soon after. I dont know zooms policy for that time period that they delete them.

Here is that link to confirm it no longer works

Share Link

https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrdE_yl.Nm6OJw5KomfDKHOJ
(https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrdE_yl.Nm6OJw5KomfDKHOJ)

Passcode: 8#4uL?fB

Here is a link a the youtube video. However I cant 100% confirm this is it. I beleive that it could be.

<https://youtu.be/qSXMhpVrbn0?si=gg7xjXMonSBf3gfw>

I have conducted a thorough and good faith search across **all platforms, accounts, and devices**—including any personal devices used for city-related business.

I can confirm that:

- All responsive records have been produced in their **original format**, to the extent they are still accessible; and
- **No additional responsive records** remain in my possession, custody, or control.

Please let me know if you have any additional questions or need clarification.

Best regards,



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

From: Tony Lara <tonyl@vineyardutah.gov>
Sent: Tuesday, July 29, 2025 1:31 PM
To: Jacob Holdaway <jacobh@vineyardutah.gov>
Cc: Pam Spencer <Pams@vineyardutah.gov>; Jayme Blakesley <jblakesley@hgblaw.net>; mminaya@utah.gov
<mminaya@utah.gov>
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Councilmember Holdaway,

I would like to clarify the current status of the GRAMA request submitted by Mr. Jensen and to respectfully outline the remaining steps needed to close this matter. As you know, the request was submitted on May 29, 2025. Since that time, the City Recorder's office has made repeated efforts to assist you in identifying and producing the requested records. Unfortunately, your response has been incomplete and delayed, and at several points, your characterizations of the City Recorder's actions and GRAMA requirements have been inaccurate or misleading. This includes recent statements during an open meeting of the City Council during which you alleged the City Recorder's office had a conflict of interest and was not responding to the request in a timely fashion. Despite those challenges and misrepresentations, we remain focused on fulfilling the City's legal obligations and ensuring a fair and complete response to the requestor.

1. **Clarification Regarding the City's Response.** During a recent public meeting, you publicly criticized the City Recorder for failing to respond to the GRAMA request in a timely manner. That statement was inaccurate. In fact, a preliminary response was issued on June 13th, 18th and 26th, well within the timeframe set by state statute. Then subsequently an additional response was sent later along with the responsive records in the City's possession. That email clearly stated that additional records, particularly those known to exist in your possession (e.g., the contents of the google drive), had not yet been provided or had been provided in a format that does not comply with GRAMA.

We respectfully request that future concerns about City staff be raised directly so that facts can be addressed before you make erroneous statements in a public meeting. Pam and I remain available to answer any questions and provide clarification on the process or responsibility.

2. **Mischaracterization of Records Handling.** At no point has this office directed you to delete, redact, or modify any record. The claim that you've been asked to do so is simply inaccurate. What has been consistently and clearly requested is that you provide responsive records in their original format, as required under GRAMA.

Instead, what has been submitted is a PowerPoint presentation containing screenshots of emails and texts, labeled with your own commentary, and converted into a PDF. This approach lacks context,

obscures original metadata, and does not meet even the basic standard for record production. It compromises both the integrity and usability of the records and, frankly, suggests a deliberate attempt to frame the record rather than disclose it.

Your continued mischaracterization of “original form” is troubling. This is a basic and well-understood principle of records disclosure under both state law and standard public records practice. Your efforts to frame this issue as an ethical or legal failing on the part of the City Recorder or City Attorney are without merit and appear to serve only to divert attention from your own statutory obligations under GRAMA.

3. **Original Format of Records.** As you understand from our prior communication and your communication with the State Records Ombudswoman, GRAMA requires the production of records in the format in which they were originally maintained, not summaries or compilations. What you have submitted so far does not satisfy that requirement. Here is a summary of what we have requested and what you have provided:

- **Text messages or chat communications (e.g., SMS, WhatsApp, Messenger):** Screenshots showing full conversations, with visible partial bubbles at the top and bottom to confirm continuity and completeness.

You provided screen shots of text messages but did not indicate whether those screen shots constitute a full and complete record of the same. Please confirm that what you provided is full and complete.

- **Emails:** If responsive emails exist, they must be provided in original formats (.eml, .msg, or .mbox), or as full PDFs with headers and attachments in native format.

We did not receive copies of any e-mail messages in their original format.

- **Documents or files:** These must be provided individually, in their original file type and format, not embedded within a PowerPoint.

You represented that part of what you shared with the reporter was in presentation format and, for this reason, the presentation you provided was in the same format in which it was shared. Please confirm that our understanding is correct?

- **Cloud-based materials:** If a Google Drive or similar link was used to share information with reporters, you must identify the contents and confirm whether they have now been included in your response—even if the link itself no longer exists.

You have confirmed that these records exist but have not provided them.

- **Recordings of Zoom Meeting:** In your communication with the reporter, you sent her a link to a recorded zoom meeting that she had not been able to attend. In your emails you claim you did not record any meetings with her.

Please clarify your statement.

If any of the original records are no longer available, please clearly state that.

4. **Conflict of Interest and Review Process.** You have raised concerns about the City Recorder, City Manager, or City Attorney having a conflict of interest in reviewing or classifying records. We've noted your concern. Under GRAMA, the City Recorder serves in an administrative capacity to facilitate the gathering of records. Classification decisions are made based on statute, and if there is any disagreement, the requestor has a right to appeal to the State Records Office Director.
5. **Final Request for Confirmation.** To complete the City's obligations under GRAMA, we ask that you now provide a written statement confirming the following:
- That you have conducted a complete and good faith search of all platforms, accounts, and devices (including personal devices used for City-related business);
 - That all responsive records have been produced in their original format, to the extent they are still accessible; and
 - That no additional responsive records remain in your possession, custody, or control.

If any further records remain that have not yet been provided, we ask that you submit them immediately.

We hope this final step will allow us to resolve the request promptly and in full compliance with GRAMA. Please respond in writing at your earliest convenience. Thank you for your attention to this matter.



Tony Lara

Deputy Recorder

p: 801.226.1929 ext 1119
a: 125 South Main Street
w: Vineyardutah.gov
tonyl@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>

Sent: Wednesday, July 23, 2025 5:29 PM

To: Tony Lara <tonyl@vineyardutah.gov>

Cc: Pam Spencer <Pams@vineyardutah.gov>; Jayme Blakesley <jblakesley@hgblaw.net>; mminaya@utah.gov

Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Tony,

I'm a bit confused by your recent message. If you refer to the email from Pam dated June 18th (included in the thread below), you'll see that in bullet point #2, she explicitly instructed that headers, titles, and other elements be removed from multiple pages of the PowerPoints.

To eliminate any confusion, I've attached two separate files and not complied them as you have requested for your review:

1. A file containing only the PowerPoint slides .
2. A file with just the text messages in question.

As I've mentioned previously, I no longer have access to the original Google Drive link that was used during the Zoom meeting. And to clarify further: **I never stated that any my Zoom meetings with the New York Times were recorded.** What I said is that I **routinely record Zoom meetings with Vineyard City officials**, and I have occasionally mentioned that I record meetings at my work for work purposes as well. Any suggestion that I claimed to have recordings with the New York Times is simply inaccurate.

This is everything I have in my possession related to this GRAMA request. We are now **past the statutory response window**, and I expect this information to be released to the requester in the coming days. I do **not** believe any redactions are necessary.

Finally, I must raise a serious concern about the **clear conflict of interest** in this case. The documents in question directly involve **our City Manager, City Attorney, and City Recorder**—some of whom are copied on this thread. Given their personal and professional involvement in the content of these records, it would be **unethical** for them to have any role in determining what is released or withheld.

I strongly urge that an **independent review be conducted by a neutral party from the State**. Ignoring this conflict would set a dangerous precedent and undermine the integrity of the GRAMA process. I've spoke with the state and I know statutory there is no guidance but anyone involved would see this as ethically questionable.

Please let me know if you have any further questions.

Best regards,



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

From: Tony Lara <tonyl@vineyardutah.gov>

Sent: Wednesday, July 23, 2025 3:21 PM

To: Jacob Holdaway <jacobh@vineyardutah.gov>

Cc: Pam Spencer <Pams@vineyardutah.gov>; Jayme Blakesley <jblakesley@hgblaw.net>; mminaya@utah.gov
<mminaya@utah.gov>

Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Dear Councilmember Holdaway,

Thank you for your response.

After receiving your message, Pam and I reached out to State Records Ombudsman Monica Minaya to confirm your communication with her. Ms. Minaya stated that you told her the City was asking you to *redact* responsive records. That is not accurate. At no point have Pam or I instructed you to redact, alter, or delete any responsive records. In fact, we have repeatedly emphasized that records should be provided in their original format and without modification. If you believe any record contains private, protected, or non-responsive information, we have offered to review it with you to make appropriate classifications, consistent with GRAMA.

Ms. Minaya reiterated that it is the responsibility of the City Records Officer (in our case, Pam or me) to determine the processes, so long as they are consistent with the statute, by which records are gathered, reviewed, and ultimately classified and produced to those who request them via the process outlined in GRAMA.

Vineyard City's longstanding practice is for us to gather records in their original format and to produce them to requestors in the same format unless the requestor asks for them differently or they need to be reformatted (i.e., converted into a PDF) to make appropriate redactions of private, protected, or controlled information.

Our request is straightforward: please provide all responsive records in the formats in which they originally existed, without assembling them into presentations or converting them into a new form. In addition to the presentation documents that you shared with us, this would also include original screenshots of messages, emails, documents, or other files in the original format or as standalone, unmodified PDFs, as detailed in my prior message. The purpose is to ensure the record received by the requestor is an accurate reflection of the record that existed at the time of the request.

Additionally, your message notes that some of the materials shared with reporters were shared during zoom meetings or were provided via a Google Drive link. In past communications with us, you mentioned that your practice is to record all of your zoom meetings. Recordings of your meetings with the reporter, and the link to the Google Drive and the contents made available through it have not been included in the records provided to date. As part of fulfilling the request, please provide a copy of those recordings, the original link, and confirm that all contents shared with the media have been included in your production.

To assist you in compiling the responsive records in compliance with GRAMA, I remain available to sit down with you on Friday, July 25 between 8:00 a.m. and 12:00 p.m., or Monday, July 28 at any time, including after hours. If those dates don't work, we are happy to arrange another time or to coordinate with another councilmember.

We appreciate your cooperation and commitment to transparency.

Sincerely,
Tony Lara



Tony Lara

Deputy Recorder

p: 801.226.1929 ext 1119
a: 125 South Main Street
w: Vineyardutah.gov
tonyl@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>

Sent: Monday, July 21, 2025 5:08 PM

To: Tony Lara <tonyl@vineyardutah.gov>

Cc: Pam Spencer <Pams@vineyardutah.gov>; Jayme Blakesley <jblakesley@hgblaw.net>; mminaya@utah.gov

Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Hi Tony,

I spoke this afternoon with State Records Ombudsman Monica Minaya (cc'd here) regarding your request to alter or remove parts of the different PowerPoint presentations I shared with the *Salt Lake Tribune* and *New York Times*.

Under GRAMA, I am **legally prohibited from altering or deleting any government records** prior to fulfilling a records request. I am required by law to provide the records in their **original format and presentation**. Including the language found in the original powerpoint presentations made to these reporters.

The PowerPoints I shared via zoom with those reporters included many **screenshots** of relevant materials, but I did **not** provide individual documents or screenshots directly to the reporters. Instead, I conducted many zoom meetings with them and presented all the information visually. The PDF you received are the **same files** I used during those presentations.

Also, I do not have the original google drive link shared during these many zoom meetings. My Google Drive has been full for years. Once the zoom meeting ended I don't have access to the zoom chat. I'm happy to upload these to a new google drive again and share that link but again due to storage I would ask that you download it quickly to save space.

Let me know if you have further question

I contacted Monica to ensure that I am following the law on this as I don't want to alter anything or send you a file that I never actually share.



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

From: Tony Lara <tonyl@vineyardutah.gov>
Sent: Monday, July 21, 2025 2:25 PM
To: Jacob Holdaway <jacobh@vineyardutah.gov>
Cc: Pam Spencer <Pams@vineyardutah.gov>; Jayme Blakesley <jblakesley@hgblaw.net>
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Dear Councilmember Holdaway,

You previously replied to a request for records regarding communications between yourself and media representatives. Your reply did not provide those communications in their original form but assembled into a presentation format and then converted into a PDF. As indicated in the e-mail below, we repeat our request that you conduct your search and provide the records in accordance with the requirements of GRAMA. Please send me copies of the records *in their original format*. This means the following:

- **Test messages, chat messages (e.g., WhatsApp, GroupMe, or Facebook Messenger) or direct messages** – screenshots collected in such a way that there is evidence of a continuous conversation (i.e., include portions of the previous text bubble on the top and bottom of each screenshot so the reader can follow the conversation and know that there were no omissions). If you are concerned about portions of the conversation being private, protected, or not responsive, please note that in an e-mail and Pam or I will review and make the appropriate classification.
- **E-mail messages** – provide email messages either in their original format (e.g., .eml, .msg, or .mbox) or as a PDF copy of each e-mail message in its entirety. If there are attachments to a message, please provide a copy of each attachment in its entirety and in its original format. Please keep in mind that GRAMA applies to your vineyard e-mail and to any other e-mail account used by you to communicate about city business.
- **Files, photos, or other documents** – provide the document in its original format. If it cannot be exported in its original format, then please send a PDF copy of each document individually. Do not aggregate, modify, or edit.

Please refrain from adding to or altering the original records. DO NOT include titles, headings, or other wording or images that are not part of the original records.

To ensure accuracy and compliance with GRAMA, our practice is for Pam, myself, or another councilmember or member of city staff to sit down with you while you gather the records. This is to provide testimony of a full search if a decision were to be appealed by the requestor.

Finally, in your message you stated that you had submitted documents to reporters through shared links to a google drive. Nothing that you provided included the links to that drive or its contents. As part of

fulfilling this records request, please send that link and make sure it includes all of the contents that were shared with the reporter.

I am available on the following dates and times to sit down with you while you gather the responsive records.

Friday July 25th 8-12

Monday July 28th All day (after hours if needed)

If these times don't work, or you prefer to have a member of the City Council sit down with you, please let me know and we can plan accordingly.

We are passed the statutory deadline for responding to the GRAMA request. Please let us know when we can expect the responsive records, in their original format, so we can alert the requestor.

Thank you for your help with this matter. Let us know if you have any questions.

Sincerely,

Tony Lara



Tony Lara

Deputy Recorder

p: 801.226.1929 ext 1119
a: 125 South Main Street
w: Vineyardutah.gov
tonyl@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>

Sent: Wednesday, June 18, 2025 11:13 PM

To: Pam Spencer <Pams@vineyardutah.gov>

Cc: Tony Lara <tonyl@vineyardutah.gov>

Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Pam,

Thank you for your message. I want to respectfully clarify a few important points related to my GRAMA submission.

I already submitted each text message with continuous view. However, the order could have been better. I went back and took redundant screenshots so that the reader can connect the order better but nothing new was added.

As for the PowerPoint presentation slides. This is how I turned over these documents to the Salt Lake Tribune. I did this via a Google Drive link. To remove any language from slides / documents would be altering the original of how it was shared. I'm not allowed to do that by law.

I intentionally avoided redacting or withholding any content because I believe the public deserves full transparency.

Let me know if there's anything else you need from me. I am happy to assist further within the scope of the law.

Best regards,



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

From: Pam Spencer <Pams@vineyardutah.gov>
Sent: Wednesday, June 18, 2025 2:32 PM
To: Jacob Holdaway <jacobh@vineyardutah.gov>
Cc: Tony Lara <tonyl@vineyardutah.gov>
Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

1. Please provide the records in their original format (or, for text messages, as a screen shot of the record in its original format) without editing, omitting, or altering the records. For screenshots of text messages, please collect and submit them in such a way that there is evidence of a continuous conversation (i.e., include portions of the previous text bubble on the top and bottom of each screenshot so the reader can follow the conversation and know that there were no omissions). If you are concerned about portions of the conversation being private, protected, or not responsive, please note that in an e-mail and Tony or I will review and make the appropriate classification.
2. Please refrain from adding to or altering the original records. Any titles/headings or other wording or images not part of the original records cannot be included in records sent to requestors. Any such text not removed before being sent to our office would need to have those titles redacted before being shared with the public.

Thanks,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183
o: 801.226.1929
a: 125 South Main Street
w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Jacob Holdaway <jacobh@vineyardutah.gov>

Sent: Wednesday, June 11, 2025 5:08 PM

To: Pam Spencer <Pams@vineyardutah.gov>

Subject: Re: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Pam,

Please see the attached PDF containing my GRAMA response. To the best of my knowledge, this includes every document, email, and text message in my possession. I am not requesting that anything be withheld for personal or protected reasons—everything in this GRAMA request should be made public in the interest of transparency.

If any information is redacted, I would like to receive a copy of the redacted version along with a clear explanation of the reason for each redaction.



Jacob Holdaway
City Council | Vineyard City

p: 801-836-0868
a: 125 South Main Street
w: vineyard.utah.gov

From: Pam Spencer <Pams@vineyardutah.gov>

Sent: Tuesday, June 10, 2025 9:22 AM

To: Jacob Holdaway <jacobh@vineyardutah.gov>

Subject: RE: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

According to the email below, I need to respond to the requester **by June 13**, which is this Friday. Please send all requested information to me by Thursday, so I have time to review it for redaction. Additionally, this should include any city-related communications and business conducted on personal devices and personal email accounts.

Thank you,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Pam Spencer

Sent: Friday, May 30, 2025 12:50 PM

To: Jacob Holdaway <jacobh@vineyardutah.gov>

Subject: FW: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Jake,

Please see the records request below. In accordance with state code, we need to respond to this request as soon as reasonably possible, but no later than June 13, 2025. Please send your response to me, preferably in a PDF format. Also, I will need to determine if anything needs to be redacted.

Thank you,



Pamela Spencer, CMC

City Recorder

d: 385.338.5183

o: 801.226.1929

a: 125 South Main Street

w: vineyardutah.gov

We have updated our emails to .gov. Please change my contact information to pams@vineyardutah.gov

From: Steven Jensen [REDACTED]

Sent: Thursday, May 29, 2025 10:21 PM

To: Pam Spencer <Pams@vineyardutah.gov>

Subject: GRAMA Request – Communications Between Jacob Holdaway and Media Representatives

Date: May 29th, 2025

From: Steven Jensen

Address: [REDACTED]

Email: [REDACTED]

To the Records Officer:

Pursuant to the Government Records Access and Management Act (GRAMA), Utah Code Title 63G, Chapter 2, I hereby request access to the following records:

Requested Records:

All emails, text messages, and written communications (including attachments) between Councilman Jacob (Jake) Walter Holdaway and any individual affiliated with:

- The Salt Lake Tribune
- Specifically, Leia Larsen
- Or any email domain ending in @sltrib.com

Date Range:

From July 1, 2023 to the present.

Scope:

This request includes:

- Emails sent to or received from Leia Larsen or other Salt Lake Tribune employees
- Internal city correspondence referencing Leia Larsen or The Salt Lake Tribune
- Communication logs (if applicable)
- Text messages from city-issued or city-reimbursed phones

Preferred Format:

Electronic format (PDF or native file format if easier). Please email to: [Your Email Address]

Fee Waiver:

I request that all fees be waived as this request is in the public interest and will contribute to the public's understanding of the relationship between government officials and media entities covering local government affairs.

Please let me know if clarification is needed or if this request should be narrowed to ensure a timely response. I am happy to modify as necessary to help facilitate access.

Thank you for your assistance.

Sincerely,

Steven Jensen, Vineyard City Resident

Councilmen Holdaway – Salt Lake Tribune Grama Request – 6/11/25



I'M A PROVEN
FRAUDSTER.
VINEYARD IS
NEXT.

Account recovery

To help keep your account safe, Google wants to make sure it's really you trying to sign in

 vineyardethics@gmail.com ▼

Get a verification code

To get a verification code, first confirm the recovery email address you added to your account
pre.....@gmail.com

Enter recovery email address

[Try another way](#) [Send](#)

[English \(United States\)](#) [Help](#) [Privacy](#) [Terms](#)

7:24 5G

utahgop.org

Utah Republican Party

Utah Elections

cay.ac

All the Data you need to be successful

cay.ac from Draper Data Services is a next generation voter identification workspace designed for campaign managers, candidates and party officers who demand actionable intelligence but require ease of use also.

[Log-in](#) [Register](#)

INTEGRITY MATTERS, LLC

Company Number
10941842-0160

Status
Active Current

Incorporation Date
10 August 2018 (over 5 years ago)

Company Type
LLC - Domestic

Jurisdiction
[Utah \(US\)](#)

Registered Address
15152 S. BRIAR CREST COURT
DRAPER
84020
UT
United States

Industry Codes
8139: Business, Professional, Labor, Political, and Similar Organizations (North American Industry Classification System 2007)

Alternative Names
[DRAPER DATA SERVICES](#) (trading name)

Directors / Officers
[DARYL ACUMEN](#), registered agent
[DARYL ACUMEN](#), member
[SEL, INC](#), member

Inactive Directors / Officers
[SEL, INC](#), agent

Registry Page
<https://secure.utah.gov/bes/index.html>

Stan Lockhart is the Qualtrics lobbyist. He owns the company that sent the text attack. The company also donated to Christy’s campaign

[INTEGRITY MATTERS, LLC](#) > [All officers](#)

SEL, INC

Company
[INTEGRITY MATTERS, LLC](#)

Name
[SEL, INC](#)

Address
2473 N 1180 W, PLEASANT GROVE, UT, 84062

Position
member

🏠

🔍

utahgop.org/data/

+

📄

⋮

cay.ac

☰

Get started now

Get access to all the data you need to be successful instantly.

Register

cay.ac

Created by [Draper Data Services](#)

Code/design by [Daryl Acumen](#)

Created for [UtahGOP.org](#)

Number(s)
Click tab to see format options.)

Parcel(s)

Info for Parcel: 467150009

23 E 456 South)

1180 W

nt Grove

Address

City

Township Range

To STR

Contents

Parcels For Aerial Images

Parcel Deed Points

Historical Parcels

Aerial Images

Section, Township, Range

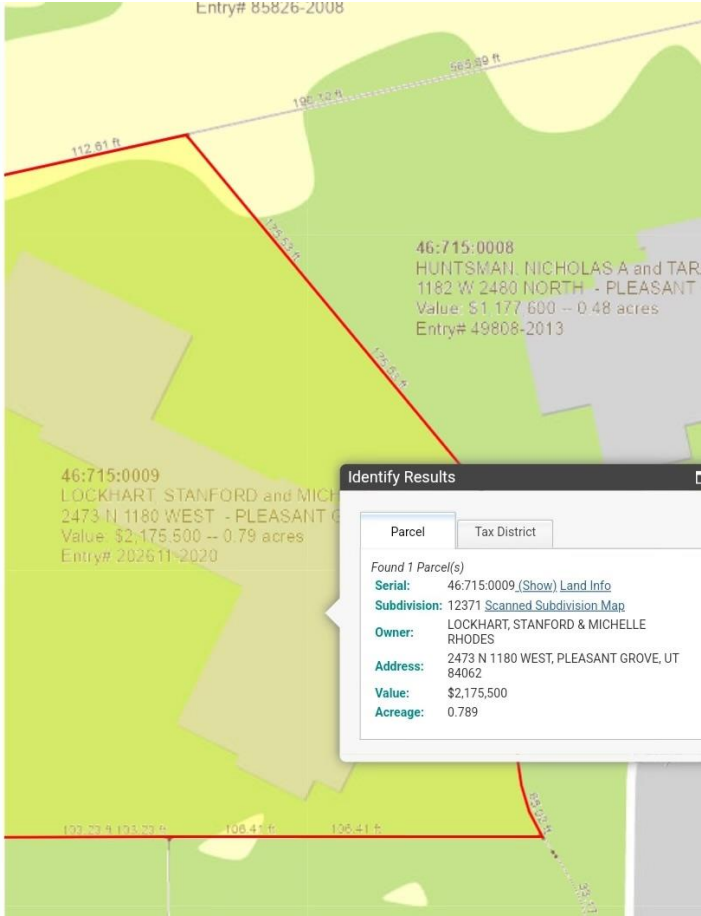
Parcels

Use Map

Layer for Transparency:

Layer's Transparency:

View the Parcels looked on a



UTAH LAKE PANEL

MODERATOR
Stan Lockhart

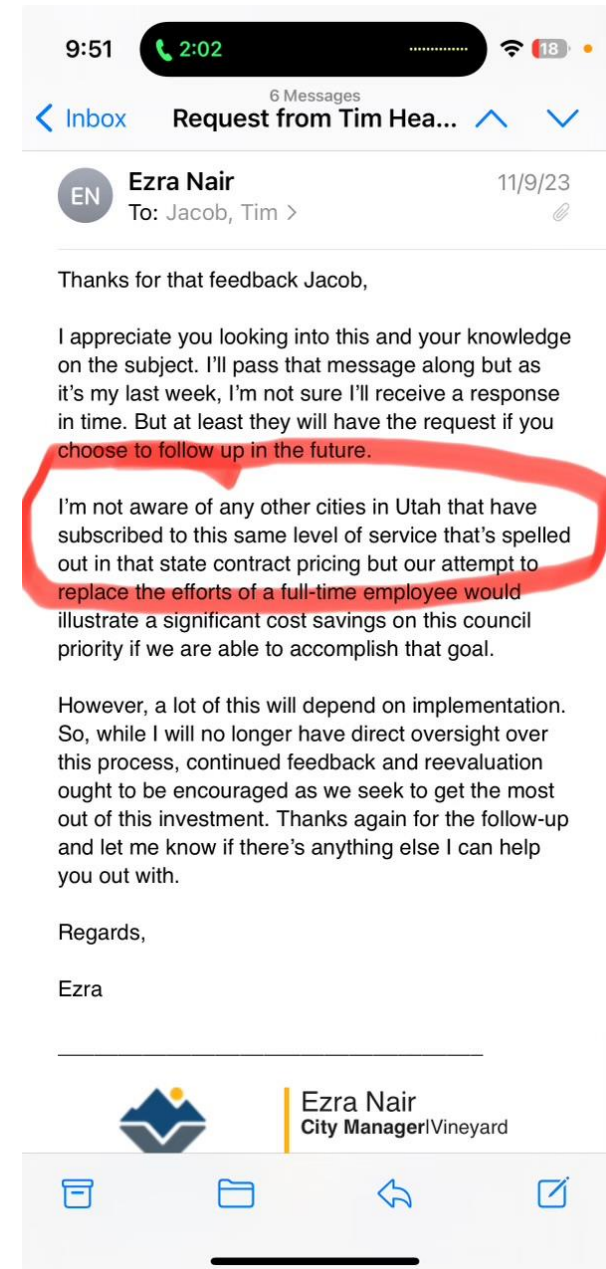
SEL, Inc
President & CEO

Stan has worked in the technology and public service field for over 25 years. During this time he has contributed to numerous important public policy and citizen initiatives. His efforts were instrumental in bringing thousands of jobs to Utah. Stan's expertise in the areas of business and industry has led him to be a valuable consultant for local businesses and industries. Stan has previously served as Interim President and CEO of the Utah Valley Chamber of Commerce.





Qualtrics also gave free concert tickets to all city staff. A citizen turned some pictures over to me of them attending.



Qualtrics
Lobbyist's
company
integrity
matters
funded Cri
campaign

 **VINEYARD**
STATE CONNECTED

Municipal Campaign Financial Disclosure

Due by October 24 at 5:00 PM
Contributions and expenses from January 1, 2023, through October 19, 2023

To the City Recorder of Vineyard Utah

Full name of candidate Cristy Welsh

Street Address 137 E 230 N Vineyard, Utah, 84059

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$500.00 \$ _____
OR

1b. Itemized total of contributions totaling \$500.00 or more \$ 3668.10
(Form "A" total from other side of this sheet)

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00 \$ _____
OR

2b. Itemized total of campaign expenditures \$ 2302.25
(Form "B" total from other side of this sheet)

3. Balance at the end of the reporting period \$ 1365.87
(Difference between lines 1 and 2)

Date 10/24/23 Signed Cristy Welsh
(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10-3-208 and 209 (as amended)

Itemized Contribution Report (Form "A")

Date	Name of Contributor and address	Amount of Contribution	Donation form
------	---------------------------------	------------------------	---------------

vineyardutah.org

[illegible][illegible]

A screenshot of a mobile browser's address bar. The address bar is dark grey and contains the text "vineyardutah.org" in white. To the left of the text is a small lock icon, and to the right is a circular refresh icon. Below the address bar, there is a row of five navigation icons: a left arrow, a right arrow, an upload icon (a square with an upward arrow), a book icon, and a tabs icon (two overlapping squares). The background of the browser is a blurred image of a vineyard.

To: Leia Larsen ▾

Nov 29, 2023 at 4:20 PM

Board of Directors — World Trade Center Utah

wtcutah.com



I found out last night vineyard is paying World Trade Center Utah \$52,000 a year for "membership"

And that Mayor Fulmer now sits on their board

And has secretly flown to Ukraine 🇺🇦 with the organization

This is nuts!!

When was she appointed? I don't see her on their website?

Oh, there she is

Global advisory board

Ambassador

I guarantee no city our size is even thinking hiding this in their budget

To: Leia Larsen ▾

Dec 6, 2023 at 1:50 AM

You awake

?

A boom was dropped today

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A UTAH INLAND
PORT AUTHORITY PROJECT AREA BY VINEYARD CITY, UTAH**
December 03, 2023

This notice is furnished to you by the City Council (the "Council") of Vineyard City, Utah (the "City") to provide notice of a public hearing to be held by the Council on December 13, 2023 at or after 6 P.M.

The public hearing is regarding the proposed creation of one Utah Inland Port Authority project area to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed Project Area, (ii) whether the service should be provided by the City or the Proposed Project Area, and (iii) all other matters relating to the Proposed Project Area.

Because consent to the creation of the Proposed Project Area and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed District, pursuant to Section 170-4-201 of the Utah Code, the City may adopt a resolution creating the Proposed Project Area immediately after holding the public hearing described herein or on any date thereafter. Any withdrawal of consent to creation or protest of the creation of the Proposed District by an affected property owner must be submitted to the City prior to the public hearing described herein.

Meeting Information: Proposed Project Area Boundaries:
Held By: The City Council of Vineyard City, Utah
Date and Time: December 13, 2023 at or after 6 P.M.
Location: Vineyard City Hall 125 South Main Street, Vineyard, UT 84059

A legal description and map for the real property where the Proposed Project Area will be located is attached as Appendix A ("UIPA Project Area").

The Proposed Districts' boundaries will be established in each UIPA Project Area Agreement ("Governing Document") and may be adjusted through mutual agreement to end the Project Area and withdrawal of properties, so long as the Project Areas are within the UIPA project area and certain requirements as established in the Governing Document have been met.

Summary of Proposed Project Area:

A. UIPA is governed by the Utah Code §§ 11-58-101, et seq. (the "Inland Port Act") which allows UIPA to create a project area to fulfill its duties and

_12132023-993

PDF Document · 747 KB

vineyardutah.org

Dec 6, 2023 at 11:12 AM

Thanks for sharing. I'm just finishing up a story about the Tooele port. Can I give you a call after?

To: Leia Larsen ▾

Dec 13, 2023 at 8:35 PM

What's the citywide text they're talking about?



Wow

Do you know who sent it?

How do you know?

Amber a sitting councilman

To: Leia Larsen ▾

Do you know who sent it?

Amber a sitting councilman

How do you know?

She admitted it a few days later. This is the first time she has admitted to publicly

Did she admit to it in the meeting?

Yeah she did

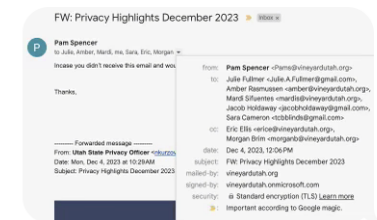
Was it sent before or after the election?

About a week before

Using city resources??

Nobody knows

Dec 14, 2023 at 3:50 PM



Dec 15, 2023 at 4:48 PM

Your article was perfect

Grateful for your hard work

Oh, thank you!

To: Leia Larsen ▾

Feb 14, 2024 at 4:43 PM

Do you know Sofia Jeremias?

Does she know the back story on Eric and Julie?

I do know her. She knows a bit on the backstory, I can get her up to speed.

I would give her a call

She is interviewing me a 6

Feb 14, 2024 at 6:47 PM

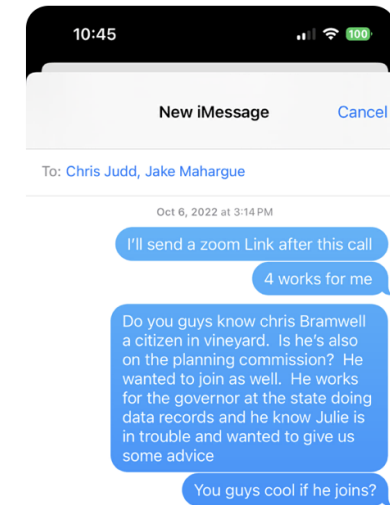
I have an update on the ULA

The new director came and met with me

Told me lots

And apologized

Do you have a minute to chat about that?



iMessage



To: Leia Larsen ▾

Feb 14, 2024 at 6:47 PM

She is interviewing me a 6

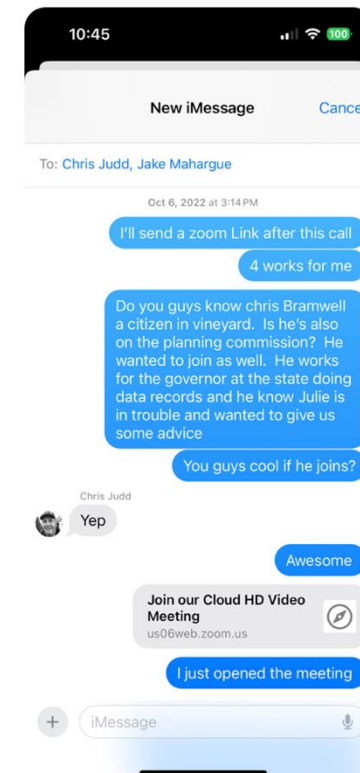
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Do you have a minute to chat about that?



iMessage



To: **Leia Larsen** ▾

Feb 19, 2024 at 8:35 PM

Did you see that email???

Feb 19, 2024 at 10:06 PM

Which email?

Feb 19, 2024 at 11:57 PM

Thanks for sharing. So Erica is going to speak tomorrow?

Eric Ellis's text says next month?

Call me

Can I call in the morning?

Yep



Erica doesn't know I shared this with you so don't say anything

I think she's on our side because she shared this with me, but just keep it between us until she tells you

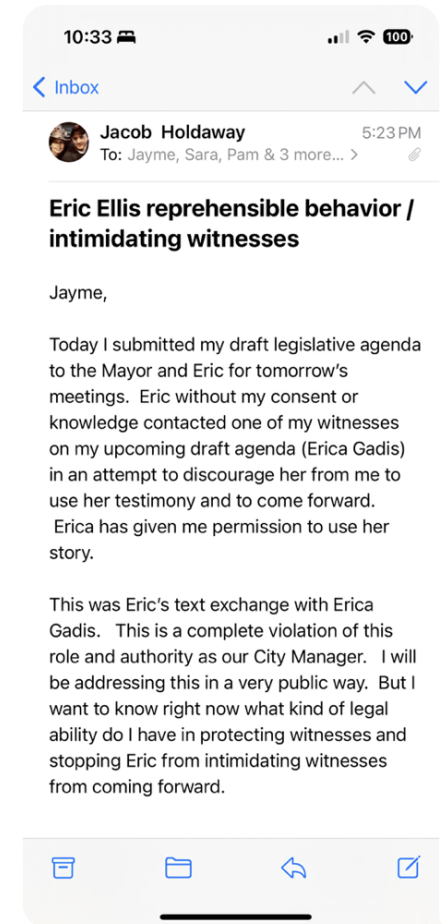
Ok

Feb 20, 2024 at 10:41 AM

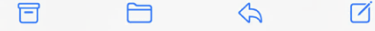


To: Leia Larsen ▾

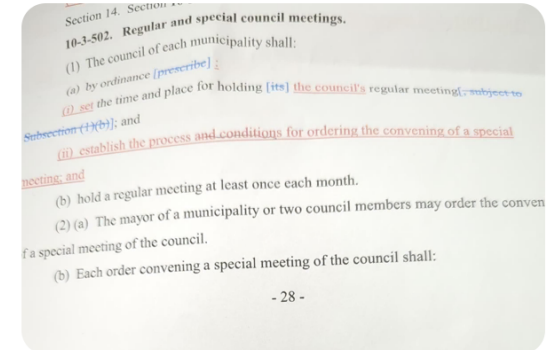
Feb 20, 2024 at 10:41 AM



To: Leia Larsen ▾



Mar 1, 2024 at 8:09 PM



Mr. Hartley and Julie gave the Utah League Of Cities And Towns verbiage to STOP the ability of minority city council members from holding special council meetings. Cam from the Utah League Of Cities And Towns introduced that legislation into a bill today. Representative, Nelson Abbott found it and let me know about it. We were able to talk to cam and he withdrew his bill. I've been on the phone with him for about 30 minutes walking him through why a minority city council needs the authority to hold city Council meetings if the majority who is involved in corruption, don't want to discuss the corruption in a public meeting

Which bill?

Sb 258

Mar 1, 2024 at 9:19 PM

Are you at the capital too?

No

To: Leia Larsen



No

Mar 17, 2024 at 12:06 AM

We have a completely new story to share with you get back

Julie took trips around the world and hid 249 vendors from the State to cover her tracks in her spending

Edited

Mar 19, 2024 at 11:37 AM

We need to talk asap

Found another \$100,000 from vineyard city to world trader center Utah not reported to the state

Total the Europe trip cost vineyard city around \$168,000

Holy smokes

Mar 19, 2024 at 3:30 PM

You free for a zoom?

Want to zoom you what I'm talking about

Mar 19, 2024 at 5:21 PM

You still in Italy?

Mar 19, 2024 at 11:43 PM

Yes

Mar 25, 2024 at 6:36 PM

I will be holding a Press Conference tomorrow night at 8pm via Zoom.

I feel we have a moral obligation to gather together the documents we have and share this with citizens and the media.

This is your government and your money.

I'll hold a question and answer period after to answer any questions.

To: Leia Larsen ▾

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Zoom meeting link is in the notes.

Thanks for letting me know! I'm a bit jet lagged, where is the zoom link?

To: Leia Larsen ▾

Thanks for letting me know! I'm a bit jet lagged, where is the zoom link?

Zoom meeting link:

Join our Cloud HD Video Meeting
us06web.zoom.us



I can give you a heads up prior to the meeting. If you have a moment

Kimberly Olsen is my hero. She is taking a lot of heat for volunteering.

We together started going line by line in the 2023 vineyard city vendor list and expenditures.

We found:

Expensive Hotels in France 🇫🇷

High end restaurants in Europe

Pubs in Ireland 🇮🇪 .

Expensive flights to Europe ✈️

\$158,250 in just membership costs for World Trade Center Utah.

The city only reported \$50,000 of membership to the State.

And much of the \$10,000 in travel to Europe was not reported to the State.

Nobody likes being the "mean guy" that talks about government waste, possible fraud and abuse of power. It makes you the target for personal attacks. And obviously exposing mistakes/corruption causes contention.

Kim, is just a single mom volunteering her time and expertise as a CPA to provide needed oversight.

It makes my heart feel sick every time we find more problems as I know it is contentious. Especially in our small community.

I can see why some would feel uncomfortable allowing for these public conversations on difficult topics. But this is the process of a strong local government.

The Fragility of government in our small city is real. Checks and Balances are essential to exposing the vulnerabilities of democratic systems and the potential for waste and abuse of power. the erosion of checks and balances can lead to authoritarianism, corruption, and the undermining of democratic principles.

Tomorrow I will be fighting for our ability as council member's to maintain our authority to request documents and more. There is a current proposal to limit our ability to do so.

If things don't go our way in tomorrow's meeting, We might need a lot of you to show up at Wednesday night's council meeting.



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If things don’t go our way in tomorrow’s meeting, We might need a lot of you to show up at Wednesday night’s council meeting.

Mar 26, 2024 at 7:42 PM

Thank you

Mar 27, 2024 at 11:26 PM

Did you watch the fireworks?

Mar 28, 2024 at 10:50 PM

To: Leia Larsen ▾

Did you watch the fireworks?

Mar 28, 2024 at 4:59 PM

I heard about it and I have the video queues up. I'll give you a call after I file another story. I'm on deadline

Mar 29, 2024 at 11:22 PM

Mardi told Sara that the mayor asked her and other council members to go to Ukraine in June of last year the night before the trip

Mar 30, 2024 at 10:33 AM

She asked them to travel abroad with one night's notice?

Yeah that's what Mardi told Sara yesterday. She was pressured to say yes.

Wow. Do you think she'd talk to me about it?

No she wouldn't unless there was proof. I think I can get the approvals. It would be in the ledger

Then she would probably talk but she wouldn't break the story

Would they have emailed or texted about it?

Yeah they would have

Both?

Ezra the old city manager made the contact

Ok, good to know

If you remember, right, Julie, always pressures the city manager, because the authority to travel is with the city manager and council.

And the mayor also went to Ukraine, right?

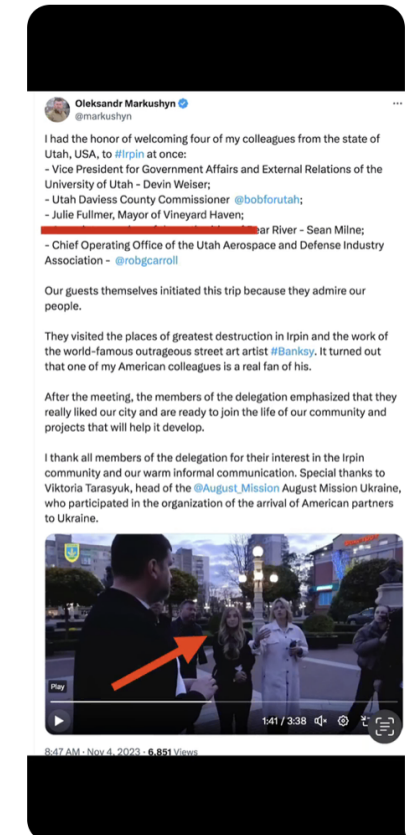
In June. It's on her calendar remember

In June. It's on her calendar remember

She asked to go, it's on her calendar, and Mardi said she thought she went. We don't have pictures or proof she made the flight

Ok. Hopefully I'll get that with my records request.

Mar 30, 2024 at 1:57 PM



<https://twitter.com/markushyn/status/1720815151438278749> (<https://twitter.com/markushyn/status/1720815151438278749>)

Apr 6, 2024 at 9:42 PM

Are you still working on an article about the overseas trip?

To: Leia Larsen



I did a grama to get a public version

Amber and Eric called me into a meeting on Friday. After about an hour of very very passionate back and forth they said that they wanted to talk to you cause all your sources are lying

Why would they say that? I haven't written anything.

They are talking about your LRS and Hartley articles

And lake authority articles

I'm happy to talk to them

They said that Ben Abbott, Peggy Foggio and I are lying to everyone about the loan letters. And we have everyone tricked

It was the most bizarre conversation I've been in in a long time

It's all on paper

I laughed and said you really think I'm smart enough to fabricate loan letters and trick people into believing me???

Is that what they're claiming?

Yeah that I'm a con and I have everyone fooled at the lake authority

I said.. you realize I wasn't the one that found the letters right???

Eric didn't deny the letters were real when I talked to him

Private meetings with Eric are pointless.

Can you record them?

Julie and Eric will say anything. I'm going to start asking that they be recorded

Apr 8, 2024 at 11:57 AM

I'm around today if you want to chat. Call whenever it's convenient.

Apr 9, 2024 at 6:12 PM

I got my GRAMA

To: Leia Larsen

Apr 9, 2024 at 8:12 PM

I got my GRAMA

\$480 a night for hotels in Paris

\$465 a night for hotel in London

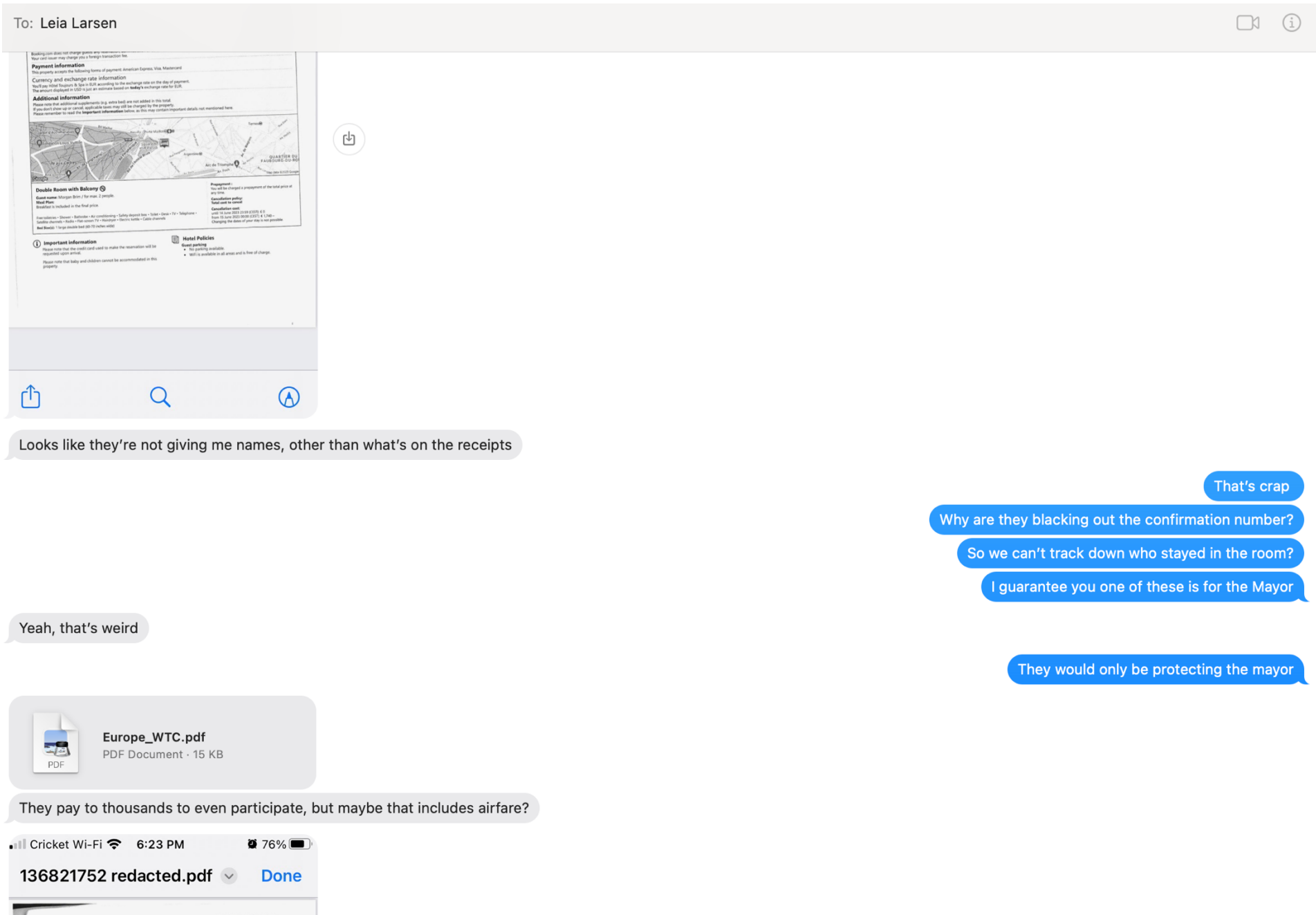
What!!!!

Can you do a zoom?

Or later tonight?

Are you free tomorrow?





To: Leia Larsen ▾

Looks like they're not giving me names, other than what's on the receipts

That's crap

Why are they blacking out the confirmation number?

So we can't track down who stayed in the room?

I guarantee you one of these is for the Mayor

Yeah, that's weird



Europe_WTC.pdf
PDF Document · 15 KB

They pay to thousands to even participate, but maybe that includes airfare?

They would only be protecting the mayor

Cricket Wi-Fi 6:23 PM 76%

136821752 redacted.pdf ▾ Done

Booking.com Booking confirmation

The Westminster London, Curio Collection by Hilton

Address: 3 John Ridge St, Westminster Borough, London, W6 0DS, United Kingdom
Phone: +44 (0) 20 7530 1200
GPS coordinates: N 51° 23 35S, W 0° 7 12E

Check-in 21 April, Wednesday 10:00 - 08:00

Check-out 24 April, Thursday 07:00 - 12:00

Rooms 2 / 3

Price **US\$2,794** (for 3 people)

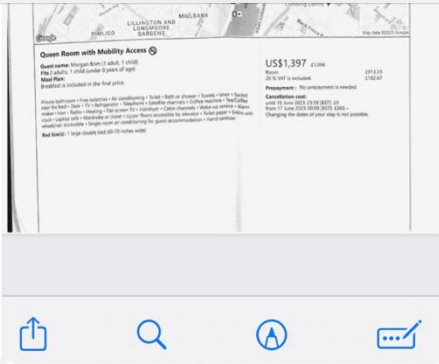
Payment information

Additional information

Queen Room with Mobility Access

US\$1,397 (for 2 people)

Map



Do you have screenshots or evidence of the mayor saying the city can't afford a fire department?

I'll call you back

I am free for 20 minutes

Is there a Lockheed Martin located in Vineyard?

If there is. It would be just a tiny office space.

Nothing of any size.

Is that their claim? lol

Actually I just found this.



To: Leia Larsen ▾

Apr 11, 2024 at 5:19 PM

Do you have screenshots or evidence of the mayor saying the city can't afford a fire department?

Apr 12, 2024 at 12:48 PM

I'll call you back

I am free for 20 minutes

Apr 12, 2024 at 5:04 PM

Is there a Lockheed Martin located in Vineyard?

If there is. It would be just a tiny office space.

Nothing of any size.

Is that their claim? lol

Actually I just found this.



Lockheed Martin Skunk Works Utah · 500 S
Geneva Rd, Vineyard, UT 84059
[app.goo.gl](#)

This is right by my house.



Lockheed Martin Skunk Works Utah · 500 S
Geneva Rd, Vineyard, UT 84059
app.goo.gl

This is right by my house.

Is this her husband?

[Click to Load Preview](#)

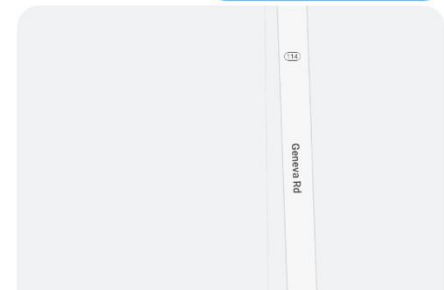
linkedin.com >

He definitely doesn't seem to have a background in aerospace

Yes

Right but in meetings the mayor says random things in her word salads

It's bizarre to explain



To: **Leia Larsen** ▾

Is this her husband?

[Click to Load Preview](#)

linkedin.com

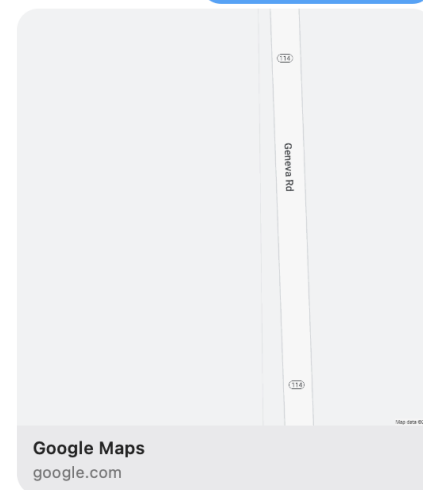


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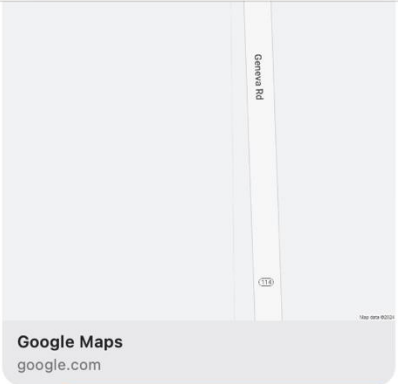


This is what it looks like most days.

I drive by here EVERY DAY. never noticed it.

Apr 12, 2024 at 8:33 PM

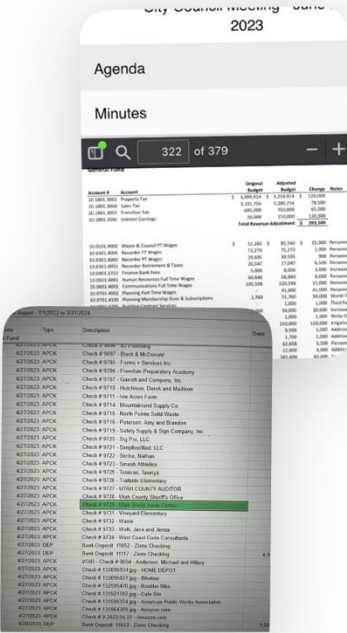
To: Leia Larsen



This is what it looks like most days.

I drive by here EVERY DAY. never noticed it.

Apr 17, 2024 at 9:03 AM



To: Leia Larsen ▾



Call me ASAP!!

I have a break in an hour, can I call then?

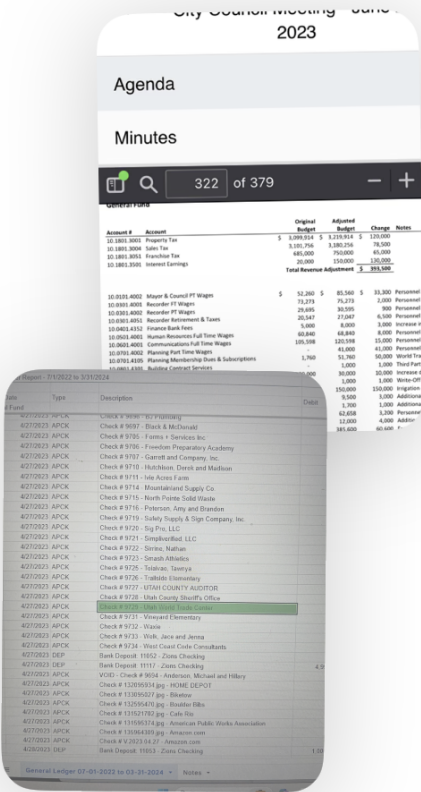
Mayor Fullmer spent the money for World Trade Center April 27th 2023. This is months before she told the city council and got it approved.

She didn't get it approved until June 28th 2023.

She says there was an RDA appropriation amendment for it March 8, 2023? I can't get Vineyard's agenda and minutes database to load, so I can't double check at the moment

To: Leia Larsen

Apr 17, 2024 at 11:03 AM



Call me ASAP!!

I have a break in an hour, can I call then?

Mayor Fullmer spent the money for World Trade Center April 27th 2023. This is months before she told the city council and got it approved.

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To: **Leia Larsen** ▾

She says there was an RDA appropriation amendment for it March 8, 2023? I can't get Vineyard's agenda and minutes database to load, so I can't double check at the moment

Do you have access to them?

Oh shit!!! We haven't even thought about or asked for an RDA ledger...

The RDA doesn't have a travel budget to my knowledge. This opens a massive problem and different can of worms.

Is the 50k travel though, or a professional membership? WTC told me membership dues don't cover any travel.

To our knowledge it's a membership, but that only ambassadors get to travel. We don't know who is paying for her travel.

There's a copy of the March minutes here that show the RDA vote:



NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
April 12, 2023 at 6:00 PM

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, April 12, starting at 6:00 PM, or as soon thereafter as possible, following the City Council Meeting, in the City Council Chambers at 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

AGENDA

1. CALL TO ORDER

2. CONSENT AGENDA
2.1 Approval of the March 8, 2023, RDA Meeting Minutes

3. BUSINESS ITEMS
3.1 PUBLIC HEARING - Participation Agreement with Flagborough, LLC for Tax Increment Funds and Triggering Phases 5A and 5B of the ITRZ (Resolution 1202-51)
Flagborough, LLC is requesting an extension for the collection of Phase V of the Geneva Urban Renewal Area. The RDA Board will act to adopt (or deny) this request by Resolution.

4. ADJOURNMENT

RDA meetings are scheduled as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Deputy Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed Deputy Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City offices, the Vineyard City website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: April 11, 2023

CERTIFIED (NOTICED) BY: %Kelly Klopper
KELLY KLOPPER, DEPUTY RECORDER

Page 1 of 1, April 12, 2023, Vineyard Redevelopment Agency Agenda

Click on title of meeting item to access documents in case library

964677

PDF Document · 399 KB

utah.gov

To: Leia Larsen





NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
April 12, 2023 at 6:00 PM

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, April 12, starting at 6:00 PM, or as soon thereafter as possible, following the City Council Meeting, in the City Council Chambers at 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

AGENDA

1. CALL TO ORDER

2. CONSENT AGENDA
2.1 Approval of the March 8, 2023, RDA Meeting Minutes

3. BUSINESS ITEMS
3.1 PUBLIC HEARING - Participation Agreement with Flagborough, LLC for Tax Increment Funds and Triggering Phases 5A and 5B of the HIRZ Resolution.
12023-001
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CERTIFIED (NOTICED) BY: /s/Kelly Kloeffer
KELLY KLOEFFER, DEPUTY RECORDER

Page 1 of 1, April 12, 2023, Vineyard Redevelopment Agency Agenda Click on table of contents icon to access bookmarks to view items

964677

PDF Document · 399 KB

utah.gov

All 3 of the 50 K payments 168,000 for being an ambassador is on the city ledger. Why would something be on the other RDA ledger in March?

2. CONSENT AGENDA
2.1 Approval of the January 25, 2023, RDA Meeting Minutes
2.2 Approval of Support for Funds to be Utilized for Economic Development Activities Related to World Trade Center Utah, instead using the entire amount on Economic Development Consulting

The info Pam sent me shows the first ambassador membership payment was made April 26, 2023

But this is RDA minutes not city council minutes?

They are two separate entities

Yes, RDA minutes

Why would this be approved by the RDA but in the city budget?

So did they shuffle an RDA expense to the city budget?

I'm giving you what's in the city ledger I don't have the RDA ledger

To: Leia Larsen ▾

2. CONSENT AGENDA
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I'm giving you what's in the city ledger I don't have the RDA ledger

Ok

Can you get the RDA ledger?

Asking now

It's can't be in the RDA ledger the \$50,000 is already in the city ledger.

It would then be in there twice and they would get 100,000

Well, could the city reimburse the RDA? But I think I see what you're saying. For a payment to come out of the city ledger in April, there should've been a budget amendment.

Is that right?

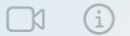
How is one government entity, approving something and it completely different government entity spending it?

The checks from the city didn't go to the RDA. The checks from the city went to World Trade Center.

And why get approval on the city council agenda in June if you already got approval in March?

The city ledger doesn't tell the story of the RDA meeting minutes.

To: Leia Larsen



The city ledger doesn't tell the story of the RDA meeting minutes.

We have \$168,000 in world trade spending already in the city ledger.

150k for the memberships, \$16k for the Europe trip, what was the remaining \$2k spent on?

Apr 17, 2024 at 4:34 PM

Chris steward

Congressman

Ahh. Ok

Apr 17, 2024 at 6:49 PM

Did you find out if the RDA has its own ledger?

No answer, but we reviewed it, and all expenses are on the city ledger so if they do have its own ledger, that would be a bombshell

Apr 18, 2024 at 10:14 PM

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The plan is to publish Monday, fyi

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Jun 7, 2024 at 9:19 AM

I think I got another story!!

What's up?

Jun 13, 2024 at 10:23 AM

Nelson Abbott after watching the RDA meeting and problems is going to run a bill to add recall of elected officials in Utah. This is going to be awesome!

Wow

It won't fix the Julie problem but it will fix this for future cities that ever face this

But he opened the bill file and it's going through legislative council

To: Leia Larsen ▾

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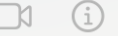
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They refused to tell me where the money will be going

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Tue, Jul 16 at 9:51 PM

Boom Shell

Edited

Need to do a zoom tomorrow

What time?

High level story - with Recorded and written confession from the mayor
Fake Pregnancy with her family and X-husband
Took sonagram images from a hospital and presented them to her Husband and family as being pregnant
Fake Miss Carriage with a fake Made up a Car Accident
Stole Letter Head for a Hospital to create fake invoice showing costs of Miscarriage cremation
Faked that she has Amnesia with her Husband
Signed Hospital Documents of the Doctor creating her fake baby.
Forged Signature on Student Loans of her x husband.
Purchased Burner phone and created a fake alias "Cousin Christina Dell" that helped create the entire story and give her cover.

To: Leia Larsen ▾

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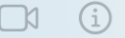
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Wed, Jul 17 at 9:18 AM

Holy shit

To: Leia Larsen



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Wed, Jul 17 at 7:18 AM

Holy shit

Can you talk at 2 pm today?

Yes

Real the confession in one email a listen to the other in the other email before the meeting

Ok

Read*

What's the significance of the diplomas?

She didn't graduate high school she got her ged

What is she confessing being addicted to?

I don't know. Good question

Lying, it looks like

To: Leia Larsen ▾

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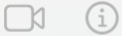
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Wed, Jul 17 at 6:01PM

NYT gave me the green light to proceed with the story.

To: Leia Larsen



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Is Dave available to do a zoom chat tonight or in the next few days?

I'm free now

Thu, Jul 18 at 2:02 PM

We chatted on background over the phone. Thank you for connecting me with him!

Thu, Jul 18 at 6:02 PM

Jacob Mchargue
Vineyard City Manager



Kristal Price



To:

Leia Larsen

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I'm free now

Jacob Mchargue

Vineyard City Manager

JM

Kristal Price

KP

6:15

20

<

Jeremy Smith



Jeremy Smith

7 friends

Just moved to Utah 2 years ago.

Sent you a friend request

Respond

Message

Posts

Photos

Details

Lives in Vineyard, Utah

To: Leia Larsen



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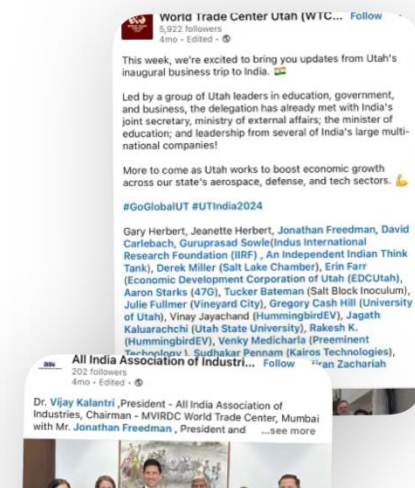
... See Jeremy's About Info

Friends

7 friends

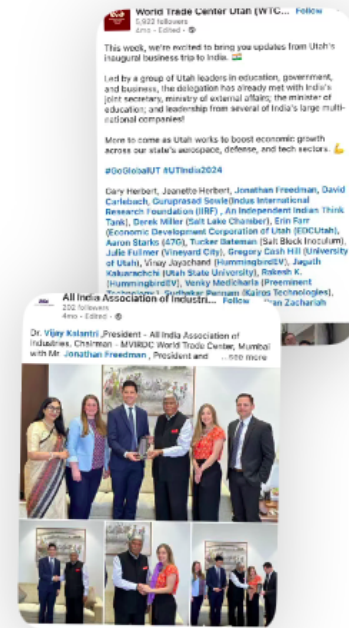


Fri, Jul 19 at 6:39 AM

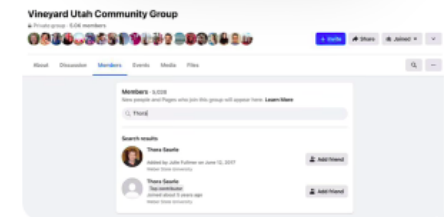


To: Leia Larsen

Fri, Jul 19 at 8:39 AM



Fri, Jul 19 at 10:57 AM



Sun, Jul 28 at 2:40 PM

Did you watch the YouTube about the women organization and the dc trip?

Your interview with Kristal?

I did

Yeah



Sun, Jul 28 at 12:40 PM

Did you watch the YouTube about the women organization and the dc trip?

Your interview with Kristal?

Yeah

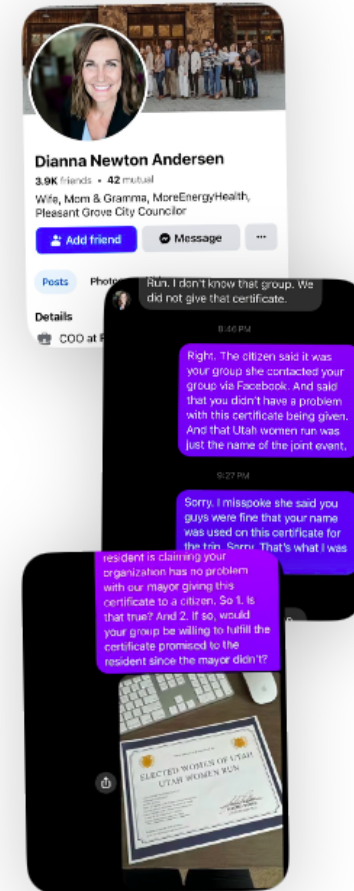
I did

Sun, Jul 28 at 3:41 PM



To: Leia Larsen

Sun, Jul 28 at 5:41 PM



The mayor started a new theory that this organization was the one behind it. We reached out. This two was a lie

Sun, Jul 28 at 11:55 PM

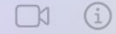
Does this make sense?

Mon, Jul 29 at 10:20 AM

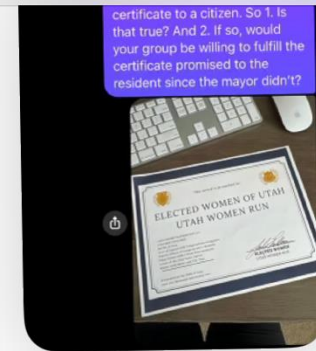
So she first claimed Utah Women Run was behind the D.C. trip, then the Facebook group Elected Women of Utah?

Thu, Aug 1 at 12:30 AM

To: Leia Larsen



certificate to a citizen. So 1. Is that true? And 2. If so, would your group be willing to fulfill the certificate promised to the resident since the mayor didn't?



The mayor started a new theory that this organization was the one behind it. We reached out. This two was a lie

Sun, Jul 28 at 9:55 PM

Does this make sense?

Mon, Jul 29 at 8:20 AM

So she first claimed Utah Women Run was behind the D.C. trip, then the Facebook group Elected Women of Utah?

Wed, Jul 31 at 10:39 PM

innuendos, allegations, and accusations. Maybe just maybe that is why you are getting nowhere. You don't have a sacred calling. It is a political position and maybe if you were truly interested in resolving issues you could start out by ending your attempts to make everyone look guilty of wrongdoing and you being the icon to swoop in and change it and make it right, to understanding others opinions and goals and why they have them and where they want to go with them. You have done nothing since being elected except try to portray all existing elected officials as dishonest, self-serving people with criminal intent. I wouldn't cooperate with you either. You need to drop the attempts to make everyone else look bad and start truly seeking ways to make things better through appropriate changes. You have displayed some bullish attitudes and behaviors and rather than accomplishing

They confirmed All of Eric's emails related to the WIFIA loans and the loan application have been deleted. You are welcome to verify with either of them what I have been told. No innuendos. These problems need to be brought to light and resolved. I'm writing for a full accounting of what worse. Perhaps the manner in which matters could be seeking

To: Leia Larsen

Thu, Aug 1 at 12:39 AM

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They contained all of LRP's emails related to the WIRA loans and the loan application have been deleted. You are welcome to verify with either of them what I have been told. No innuendos. These problems need to be brought to light and resolved. I'm waiting for a full accounting of what happened. Both of these individuals were involved and both of them have either denied access or deleted everything that has to do with the two \$400 and \$900 million loan applications from our City RDA. Our taxes are going up due to the failure of our RDA. These are responsible questions. This is tax money that would be spent on our schools. And none of our council members knew about it. Why? And what protections do we have in place from stopping our mayor from acting alone in the future? If you have the time let's get to know each other. I'm happy to listen to your perspective if you are in fact a real person.

worse. Perhaps the manner in which matters could be seeking

Sat, Aug 3 at 10:26 PM

The account never commented or responded again

Thora?

Yeah

Tue, Aug 6 at 11:01 PM

You free for a call?

What's a good time for you tomorrow?

To: Leia Larsen



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Yeah

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You free for a call?

What's a good time for you tomorrow?

Thu, Aug 15 at 8:02 AM

Call me when your free

Fri, Aug 16 at 4:02 PM

Call me

Fri, Aug 23 at 10:25 AM

Any update?

Fri, Aug 23 at 12:55 PM

12:55



Like Comment Send Share

People You May Know

To: Leia Larsen

Fri, Aug 16 at 6:02 PM

Fri, Aug 23 at 12:25 PM

Fri, Aug 23 at 2:55 PM

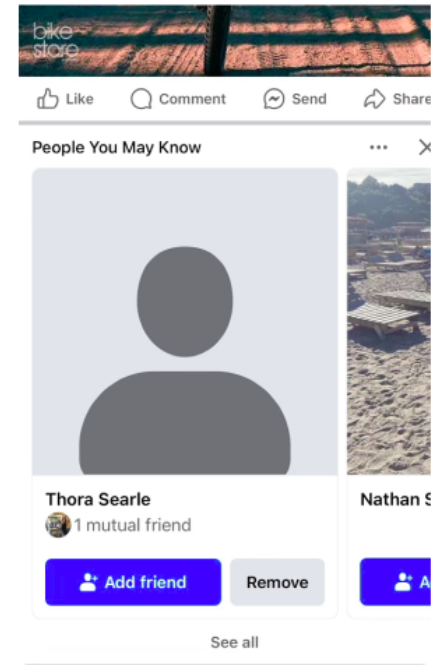
Call me when your free

Call me

Any update?

12:55

87



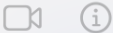
The algorithm is suggesting the fake account be my friend

Edited

Wow, how weird

I'm going to write up a summary for my editors about what's going on with the mayor and they're going to decide from there.

To: Leia Larsen



 Add friend

Remove

 A

See all

The algorithm is suggesting the fake account be my friend

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Wed, Aug 28 at 7:38 PM

The Hartley came to the city council meeting and presented

To: Leia Larsen ▾

Wed, Aug 28 at 9:38 PM

The Hartley came to the city council meeting and presented

Asked them about your article

Send me more questions you think need to be asked on the record

To: Leia Larsen



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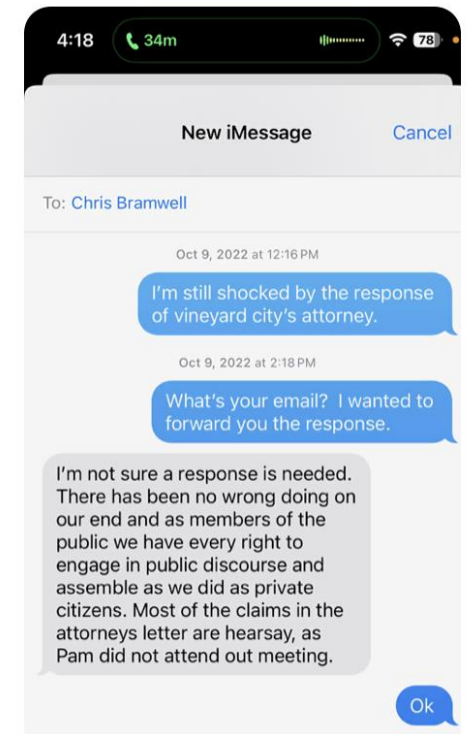
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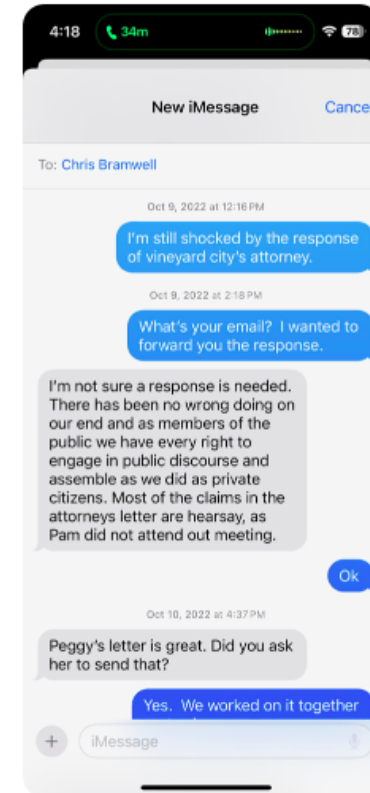
Send me more questions you think need to be asked on the record

Wed, Nov 27 at 4:18 PM



To: Leia Larsen

Wed, Nov 27 at 6:18 PM



This is the text response from Chris Bramwell when I was accused by Jayme of representing a state employee in the meeting I.

Chris Bramwell
Chief Data Officer - State of Utah. **CB** >



To: Leia Larsen



Chris Bramwell
Chief Data Officer - State of Utah.

CB >



You appeared in 7 searches

LinkedIn

Jacob H.

You appeared in 7 searches this week



You were found by people from these companies

Unlock the list now

Get the new LinkedIn desktop app



Fri, Dec 6 at 12:00 PM

The post under "recent activity," are you able to view that?

Karen Cornelius

KC >

Tim Blackburn

TB >

To: [Leia Larsen](#)

Fri, Dec 6 at 2:00 PM

The post under "recent activity," are you able to view that?

Karen Cornelius KC >

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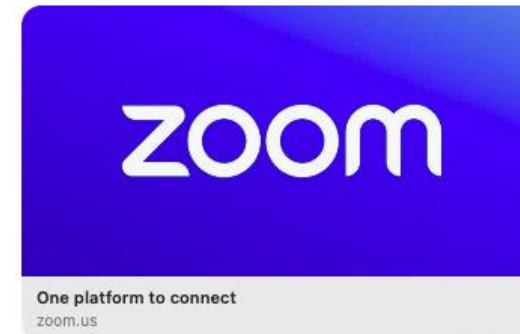
Both senior citizens like Thora. Both had fake alias accounts created in their name and posted negative about me. Both fake accounts are no longer in the vineyard groups

Fri, Dec 6 at 4:08 PM

Free in 5?

Yep!

Do you need me to send you a zoom invite?



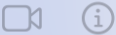
Code

801-836-0868

Share Link

https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrde_yI.N-m6QJw5KomfDKHOJ (https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrde_yI.N-m6QJw5KomfDKHOJ)

To: Leia Larsen



One platform to connect
zoom.us

Code

801-836-0868

Share Link
https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrde_yI.Nm6OJw5KomfDKHOJ (https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrde_yI.Nm6OJw5KomfDKHOJ)
Passcode: 8#4uL?fB

Here is the recording

Thank you!

Thu, Dec 12 at 1:22 PM

Hey there, just sending you a courtesy notice that we've decided to move forward with publishing the story after doing some additional reporting.

Oh wow. Thanks for letting me know.

Thu, Dec 12 at 6:50 PM

In the celebration of life

I'll call you after

Ok

To: [Leia Larsen](#)

Thank you!

Thu, Dec 12 at 3:22 PM

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Fri, Dec 13 at 10:12 AM

The article is fair. You did a wonderful job documenting all sides and perspectives. I wanted to say thank you for your time, dedication and work. The country now more than ever needs journalist and good ones like you.

Fri, Dec 13 at 12:40 PM

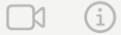
Thank you!

Fri, Dec 13 at 7:13 PM

Welcome to Vineyard UT
vineyardutah.org



To: Leia Larsen



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Thank you!

Fri, Dec 13 at 5:13 PM

Welcome to Vineyard UT
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Sat, Dec 14 at 11:08 AM

10:54



Aaron Bullen's Politics

Admin Aaron Bullen · 12h · 📷



Greta Hansen-money

Top contributor

SOo normally I take articles like this with a grain of salt but not this one. We know of David through a family member who went to med school with him & friends who witnessed their marriage from beginning to end. David went through hell on earth being married to Julie. He suffered several instances of public humiliation mostly bc he was the last person to figure out she is a pathological liar.
Reckless this comment will be

To: [Leia Larsen](#)

Sat, Dec 14 at 1:08 PM

10:54





Aaron Bullen's Politics
[Admin](#) · Aaron Bullen · 12h ·



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Bookmark this comment - Julie will be in prison one day. City, county and state officials will go down with her if they don't start paying attention to the scams she is pulling off as Mayor.

1h · Like · Reply

Sat, Dec 14 at 2:21 PM

Do you know this person?

Sat, Dec 14 at 5:35 PM

I know a friend of a friend

To: Leia Larsen



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Sat, Dec 14 at 3:35 PM

I know a friend of a friend

Here are my public comments:



Why is the ...
- Jacob Holdaway - Vineyard City Council

To: Leia Larsen

Here are my public comments:



Sun, Dec 15 at 8:55 PM

The mayor's public response included Cassi's email where Cassi asked not to be named

Oh that's helpful. Thanks

Mon, Dec 16 at 9:43 PM

Did Jaime our city attorney ever sit down for your interview? I knew he had rejected you.

He just never responded

I'm concerned that he wrote the mayors response

There is a pattern of from our city attorney Jayme of not gather facts first, and then making false accusations either to council or in public to back up the mayor with false testimony. I feel this is In key moment to protect the mayor. Equally, this time With the New York Times article, Jayme would respond to be interview with the New York Times. Then Jayme never asked for david side, or my side of the fake 12 accounts or the proof of the mayor creating alias accounts. Then Jayme blasts an email with only the mayor's side of the story. I've already confronted Jayme about this privately.

To: Leia Larsen



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This is when he gave false testimony about me. I found more texts to prove it

Tue, Jan 7 at 8:19 PM



Defrauding refers to the act of deceiving or tricking someone, typically to gain a financial or personal benefit. It involves intentional misrepresentation, concealment, or dishonesty to deprive another person of money, property, or legal rights.

For example, defrauding someone could include lying about the value of a product, forging documents, or using false pretenses to convince someone to give up something of value.

Mon, Jan 13 at 5:17 PM

Call me asap

It's an emergency

I'm on another call, I'll call right after

Public Portal • CivicClerk
portal.civicklerk.com



Read the code of conduct

Mon, Jan 13 at 11:29 PM

Fellow citi...
- Jacob Holdaway - Vineyard City Council
facebook.com



To: [Leia Larsen](#)

Tue, Jan 7 at 10:19 PM



Defrauding refers to the act of deceiving or tricking someone, typically to gain a financial or personal benefit. It involves intentional misrepresentation, concealment, or dishonesty to deprive another person of money, property, or legal rights.

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Call me asap

It's an emergency

Public Portal • CivicClerk
portal.civicclerk.com



Read the code of conduct

Tue, Jan 14 at 1:29 AM

Fellow citi...
- Jacob Holdaway - Vineyard City Council
facebook.com



To: Leia Larsen



I'm on another call, I'll call right after

Mon, Jan 13 at 11:29 PM

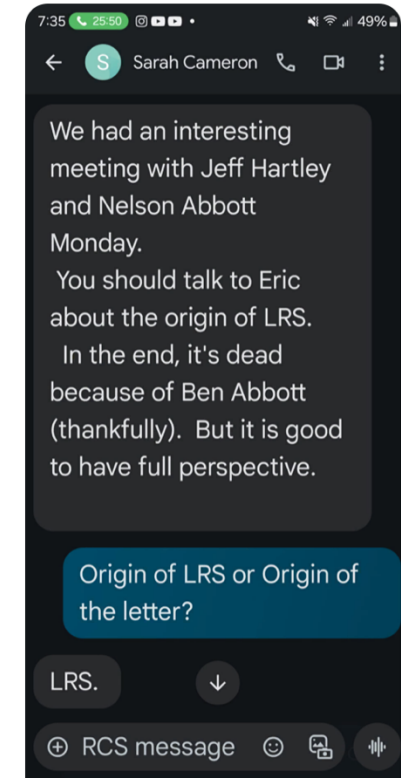
Public Portal • CivicClerk
portal.civicclerk.com



Read the code of conduct

Thu, Feb 13 at 7:45 PM

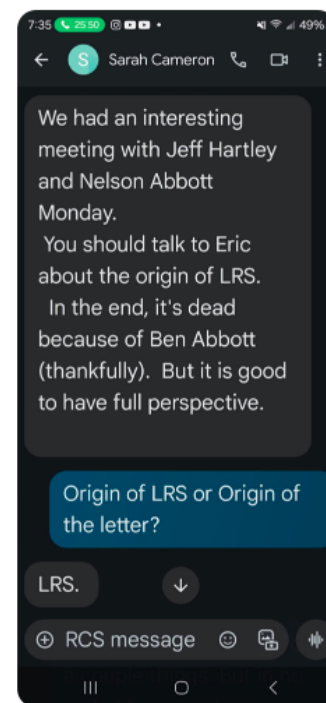
Fellow citi...
- Jacob Holdaway - Vineyard City Council
facebook.com



To: Leia Larsen



Thu, Feb 13 at 9:45 PM



Tomorrow ok?

Call me when your free

Yeah no rush

Mon, Feb 17 at 7:53 PM

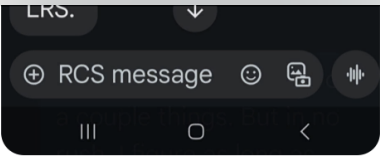


This is insane

My city council is proposing this new code of conduct to not allow my free speech*

Was this just shared with you today?

Yes



Call me when your free

Tomorrow ok?

Yeah no rush

Mon, Feb 17 at 5:53 PM

2025 Code of Conduct (draft) - Brett Clawson.docx
vineyardutah-my.sharepoint.com



This is insane

My city council is proposing this new code of conduct to not allow my free speech*

Was this just shared with you today?

Yes

Sat, Feb 22 at 8:50 PM



2025 Code of Conduct Subcommittee (draft) 20250222.pdf
PDF Document · 342 KB

Wed, Feb 26 at 5:55 PM

The code of conduct was dropped from the agenda

Wow

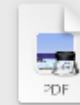
Fri, Mar 14 at 2:21 PM



To: Leia Larsen



Sat, Feb 22 at 10:50 PM



2025 Code of Conduct Subcommittee (draft)
20250222.pdf

PDF Document · 342 KB

Wed, Feb 26 at 7:55 PM

The code of conduct was dropped from the agenda

Wow

Fri, Mar 14 at 4:21 PM



Vineyard City Council adopts first official code of conduct
ksl.com

It's troubling how misguided things are.

Fri, Mar 14 at 9:12 PM

Sorry for the slow response. Why did you end up voting to approve it?

They changed everything in it. And I was given assurances that the state auditor wouldn't allow for it to be applied incorrectly

To: Leia Larsen



They changed everything in it. And I was given assurances that the state auditor wouldn't allow for it to be applied incorrectly

They can't block me from documents

Edited

And I can saying anything I want after a closed door meeting

The city still refuses to give me 8 years of ledger and the ability to have a CPA

Any idea why they're pushing this so hard if the mayor is not running again?

Push for the code of conduct?

Yeah

My guess is So I don't talk about all the problems. But the COc fell on its face. And everything was removed from the original

Sun, Apr 20 at 10:35 PM

Eric has refused to give me the ledger this year again. State Auditor got involved last month. The city now refuses to turn over the documents. It's been a month since the first letter in a week since they demanded it be turned over to them.

The state auditor sent a letter?

He sent one a month ago. But they ignored it

To: Leia Larsen



He sent one a month ago. But they ignored it

Tue, Apr 22 at 4:15 PM

I'm need to tell what's happening! It's exciting

I'm about to fly to Rome, haha. What's up?

Tue, Apr 22 at 7:24 PM

I got super busy

Too late?

Wed, Apr 23 at 10:16 AM

I have service again!

Want me to call?

I can't do calls, sorry

Roughly Six weeks ago the State Auditor sent Eric and the city an email saying they need to turn over the ledger

They refused so we scheduled a joint meeting three weeks ago, where they heard it directly from the State Auditor that they must turn over the ledger to me

Two weeks ago they sent them another letter telling them they were being investigated by the state

The city is not responding and had not responded to his email as of yesterday

Wow

To: Leia Larsen



Want me to call?

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Wow

The State Auditor is auditing the RDA and the city going back nine years

So all of Fullmer's time in office?

Err, as mayor

Yes her entire time

Remember that Everything about LRS was done in the RDA. Not the city

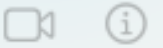
The letter, paid the lobbyist

Ah, good point

I would guess the travel for LRS stuff

I was told this is the first time the deputy State Auditor had ever experienced a city ignoring them.

To: Leia Larsen



So all of Fullmer's time in office?

Err, as mayor

Ah, good point

What recourse do they have?

The State Auditor is auditing the RDA and the city going back nine years

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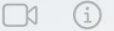
I was told this is the first time the deputy State Auditor had ever experienced a city ignoring them.

Wed, Apr 23 at 11:55 AM

The State Auditor holds subpoena power they don't have to go to a judge

The city will have to turn this over. They're just pissing off the actual judge.

To: Leia Larsen



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Wed, Apr 23 at 9:55 AM

What recourse do they have?

The State Auditor holds subpoena powerthey don't have to go to a judge

The city will have to turn this over. They're just pissing off the actual judge.

Fri, Apr 25 at 11:14 AM

A few years ago I interviewed brain from the tribune after he did an article. I wanted to interview you Joe Rogan style. Just talking.

Sat, Apr 26 at 10:42 PM

10:25



<  The Salt Lake Tribune · Follow
Dec 14, 2024 · 

Residents say Julie Fullmer was the type of mayor who would give out her cellphone number, responding to complaints at all hours. Now, residents have signed two petitions in recent years calling for the 39-year-old to resign.



Fri, Apr 25 at 1:14 PM

A few years ago I interviewed brain from the tribune after he did an article. I wanted to interview you Joe Rogan style. Just talking.

Sun, Apr 27 at 12:42 AM



Thu, May 1 at 7:43 PM

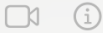
The State Auditor's referred the Vineyard RDA over to the AG's office

Fri, May 2 at 7:34 AM

Wow. And they still won't cooperate?

Fri, May 2 at 9:13 AM

The city finally turned over the 9 years of the ledger last Friday and the contracts they requested. From that information multiple things were referred



Most relevant ▾



Sara Cameron for Vineyard City Council
Only a few activists who have revenge as their goal. These two petitions were based on lies and misinformation. Speculation, can make every story into whatever you want it to be. The facts tell a very different and not so nefarious story.

3w Like Reply

Thu, May 1 at 5:43 PM

The State Auditor’s referred the Vineyard RDA over to the AG’s office

Fri, May 2 at 5:34 AM

Wow. And they still won’t cooperate?

Fri, May 2 at 7:13 AM

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Tue, Jun 3 at 2:29 PM

Do you have time for a call this afternoon?

Yeah

Free now?

4:30?

Yep, I’ll call then

Tue, Jun 3 at 3:54 PM

I’m now free

7:19



Search 🔍 Settings ⚙️ Login 👤



UTAH STATE
LEGISLATURE



To: Leia Larsen



Tue, Jun 3 at 4:29 PM

Do you have time for a call this afternoon?

Yeah

Free now?

4:30?

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Tue, Jun 3 at 5:54 PM

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6

7 **LONG TITLE**

8 **General Description:**

9 This bill modifies provisions related to
certain urban renewal project areas.

10 **Highlighted Provisions:**

11 This bill:

12 • allows a community reinvestment
agency to extend urban renewal project area
13 funds for a project area that includes an
inactive industrial site without obtaining the
14 taxing entity's approval.

15 **Money Appropriated in this Bill:**

16 None

17 **Other Special Clauses:**

18 None

19 **Utah Code Sections Affected:**

20 AMENDS:

21 **17C-2-207**, as last amended by Laws of
Utah 2016, Chapter 350

22

23 *Be it enacted by the Legislature of the state
of Utah:*

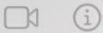
le.utah.gov

6:45



< Sent

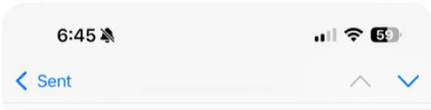




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Utah 2016, Chapter 350
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23 *Be it enacted by the Legislature of the state
of Utah:*

le.utah.gov



JH Jacob Holdaway 3:06 PM
To: Nora Cc: Chris

**Vineyard City - Your words continue
to be twisted in the public**

Nora,

I am sorry to bother you. However, your words in your emails to Vineyard City continue to be twisted. Someone in City Staff have released parts to some of your emails/communication and not to your corrected email, back to the city. I know you are working towards getting an official email out to all of us in the City. Could you also send me a copy of the emails that you send to kristie bayles and Eric Ellis? If you need to wait for your letter to do that I completely

6:45   

< Sent

**Jacob Holdaway**
To: Nora Cc: Chris >

3:06 PM

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I woke this morning to a city-wide attack on my character on all the major Facebook groups and your words are completely being twisted.

**Jacob Holdaway**
City Council | Vineyard City
p: 801-636-0868
a: 125 South Main Street
w: vineyard.utah.gov 5 Photos

On Wed, Feb 26, 2025 at 4:21PM Kristie Bayles <kristieb@vineyardutah.gov> wrote:
Hi Nora,

Below is the email chain that was created after I visited with you and Seth. I understand that you feel my email to the Mayor and Council left room for interpretation. This was not my intent. My hope is to educate all of us and to place us on the same page in regard to policy and privacy. I would love to have you review and make changes to the email below. I would be happy to pass it on to the Mayor and Council after your edits.

Thank you so much for helping to clarify privacy issues for us,

**Kristie Bayles,**
CPFO
Finance Director
p: 385.338.5214

Vineyard City Attorney lies about Jake Impersonating State Employee Chris Bramwell

From: Jayme Blakesley <jblakesley@hgblaw.net>
Sent: Friday, October 7, 2022 4:01 PM
To: Rosemary Cundiff <rcundiff@utah.gov>; sherring [regiondesignnllc.com](mailto:sherring@regiondesignnllc.com) <sherring@regiondesignnllc.com>
Cc: Ezra Nair <ezran@vineyardutah.org>; Pam Spencer (pams@vineyardutah.org) <pams@vineyardutah.org>
Subject: Update & Request for Action -- Appeal no. 2022-145 -- Herring v. Vineyard City
Importance: High

Dear Rosemary & Shawn:

I write with an update about Vineyard City's search for records responsive to Shawn's January 26, 2022 GRAMA request that we are presently mediating. Yesterday afternoon, former City Manager Jake McHargue informed the City that he had sent to former interim City Manager George Reid an e-mail with screenshots of text messages sent between Jake and Mayor Julie Fullmer in September 2020. In the messages, Jake and Mayor Fullmer exchange edits and comments about a draft of the letter that was sent to the United States Environmental Protection Agency during the same month.

After speaking with Mr. McHargue yesterday, we located the e-mail where he sent the record to George Reid. As far as we can tell, it didn't turn up in our search for two reasons: (1) the subject of the e-mail is "WIFIA" and, as we have discussed during mediation, WIFIA was not one of the agreed-upon search terms; and (2) Jake forwarded screenshots of the text exchange to George Reid on February 3, 2022, which date was not within the date range searched by the City (the City searched up to the date of the GRAMA request, which was January 28, 2022).

As we have represented during mediation, the City has taken its obligations under GRAMA seriously, and has acted in good faith to agree upon search terms w/ Mr. Herring, to perform a full and thorough search of City records, and to provide Mr. Herring with all public records responsive to his request. Consistent with our good faith today, I write to inform you of this newly discovered record. City Recorder Pam Spencer is reviewing the record to determine the appropriate classification. Once she does so, we will supplement our response with a copy of the record if public or an explanation of the reasons why it may be classified otherwise. We expect Pam will complete her work by the end of next week.

Please feel free to contact me with questions.

Sincerely,

Jayme Blakesley

Continued Vineyard City Attorney lies about Jake Impersonating State Employee Chris Bramwell

Jayme Blakesley

p.s. Rosemary: Would you mind looking into a related matter for me? Or, if it isn't something you can look into, can you direct me to the Assistant Attorney General assigned to your office and/or the State Records Committee?

The matter is as follows:

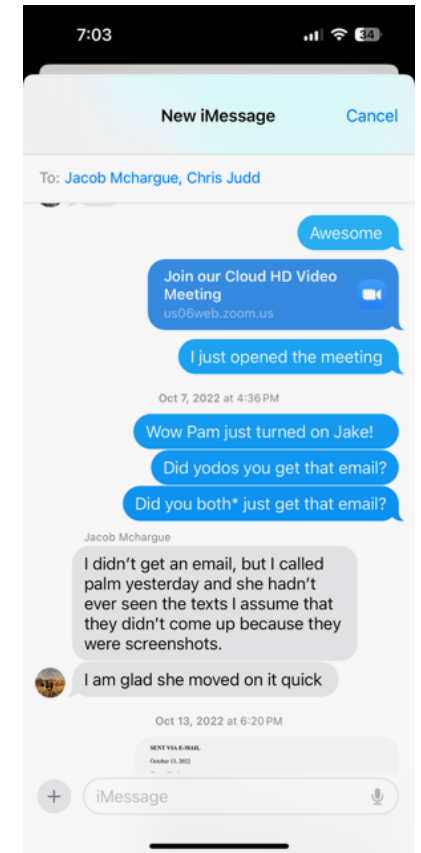
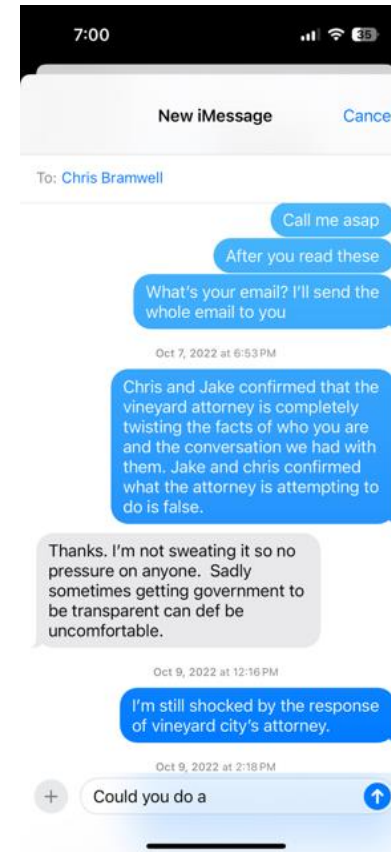
- Yesterday afternoon, October 6, 2022, former Vineyard City Manager Jake McHargue contacted me after receiving a rather strange communication from Jake Holdaway. You will recall from our last mediation session that Mr. Holdaway is an associate of Shawn Herring who posted details from our first mediation session on Facebook.
- According to Mr. McHargue, Jake Holdaway contacted him mid-day yesterday to request a lunch meeting. When Mr. McHargue indicated he wasn't available for a meeting, Mr. Holdaway asked him to join a zoom meeting for a few minutes, which he did. When Mr. McHargue joined the zoom meeting, Mr. Holdaway was not alone. With him on the video meeting was a middle-aged white male who identified himself as either a member of the State Records Committee or a representative of the State Records Ombudsman (Jake McHargue could not recall the exact phrasing he used or the name he offered).
- This individual then proceeded to inform Mr. McHargue that there are state protections for whistleblowers and encouraged him to come forward about records the City has, allegedly, failed to disclose to Mr. Herring.

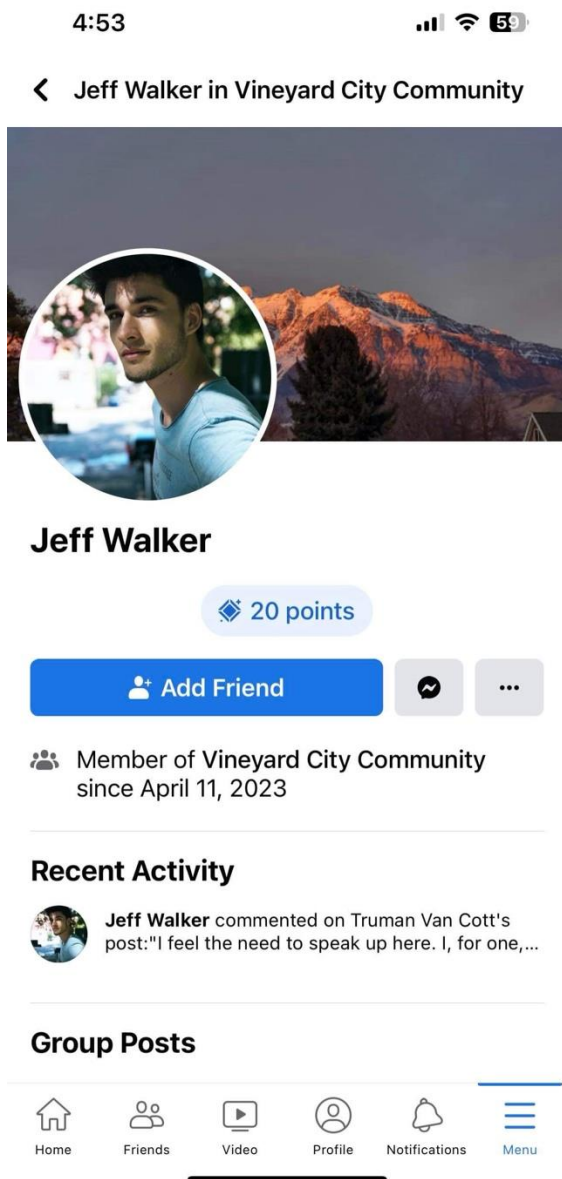
As you can imagine, this interaction struck me as highly unusual. I can't think of a scenario where it would be appropriate for a state official to contact a former city manager in this way, or to include a citizen in that communication. It makes me question the legitimacy of the communication and whether someone may have been impersonating a state official, which I understand would be criminal conduct. I wanted to alert you so the appropriate person/office could look into the situation.



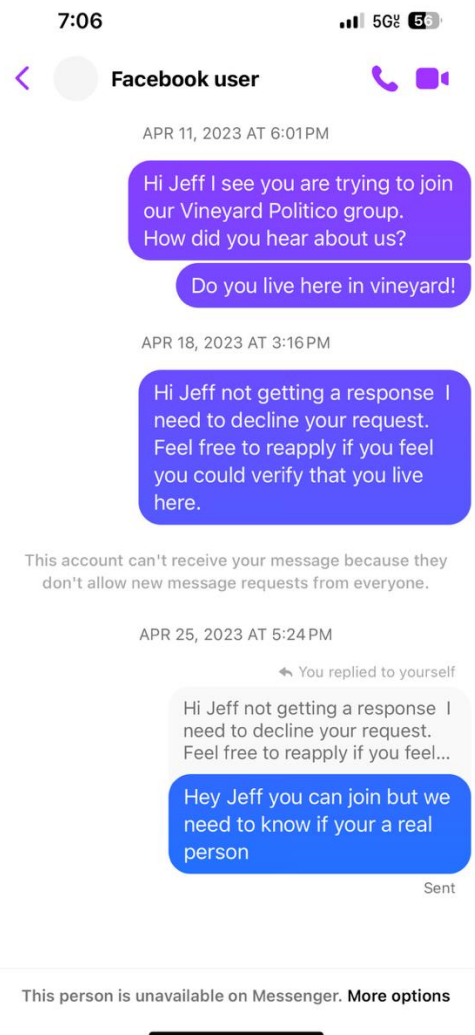
Jayme L. Blakesley
Hayes Godfrey Bell, P.C.

Proof it was Chris Bramwell not Jake. Everyone in the zoom knew this





Fake Accounts targeting Jake's family



RECORD NOT FOUND

Jeff Walker Vineyard UT

You may re-run search using different search criteria.

More fake Accounts targeting Jake's family

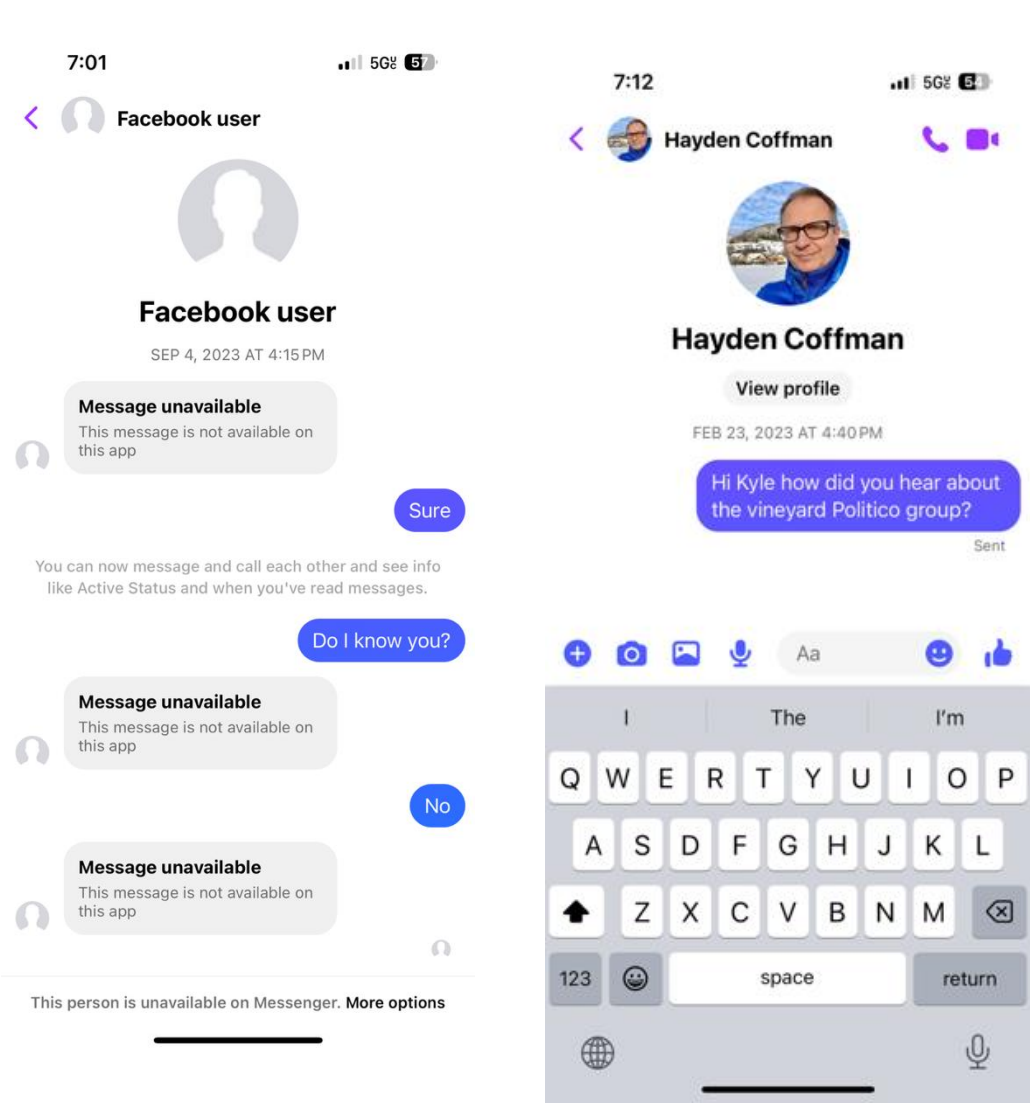
RECORD NOT FOUND

Jeremy Nelson Vineyard UT

You may re-run search using different search criteria.



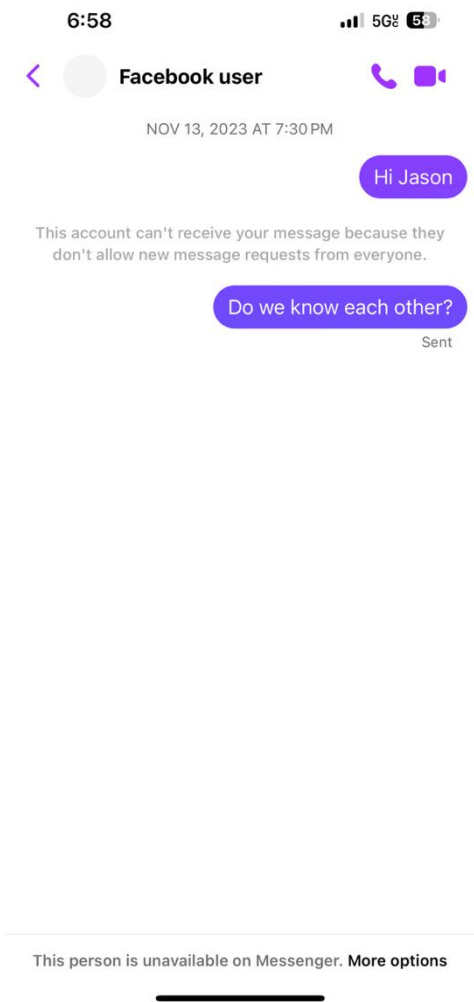
More fake accounts targeting Jake's family



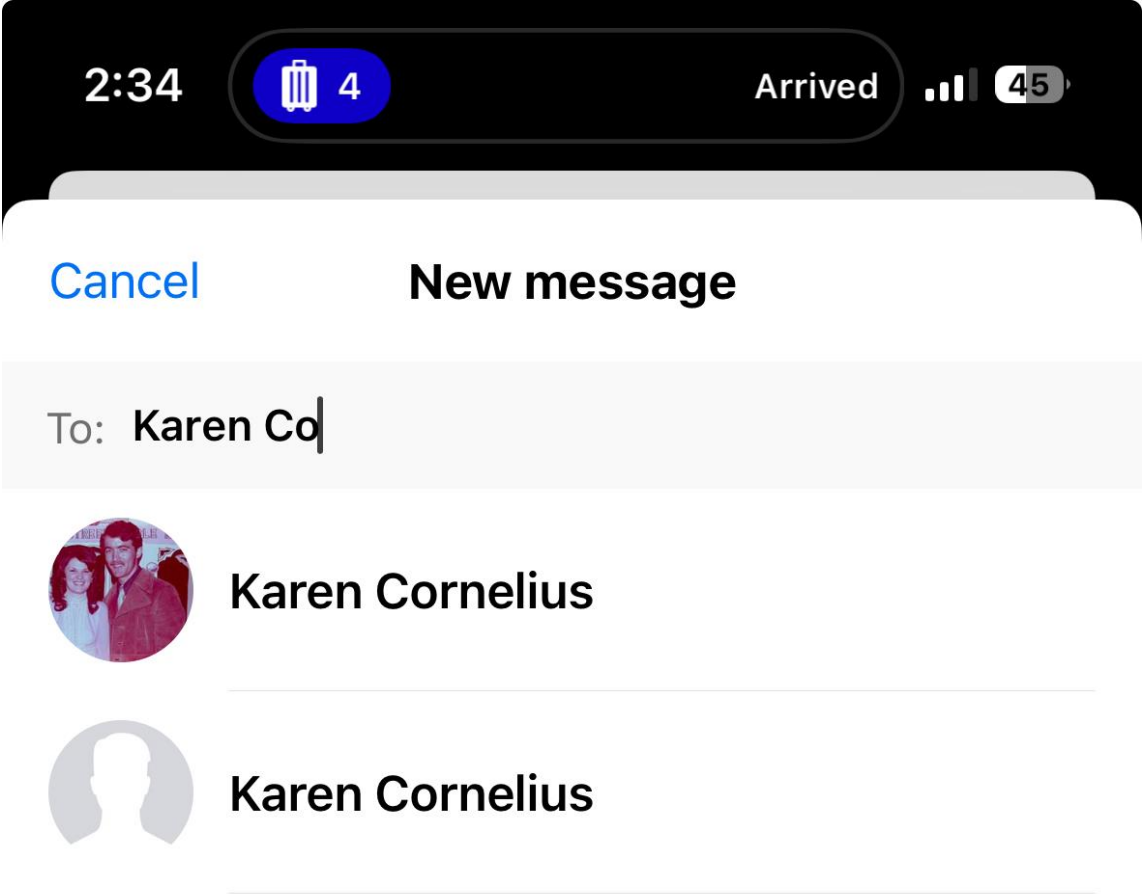
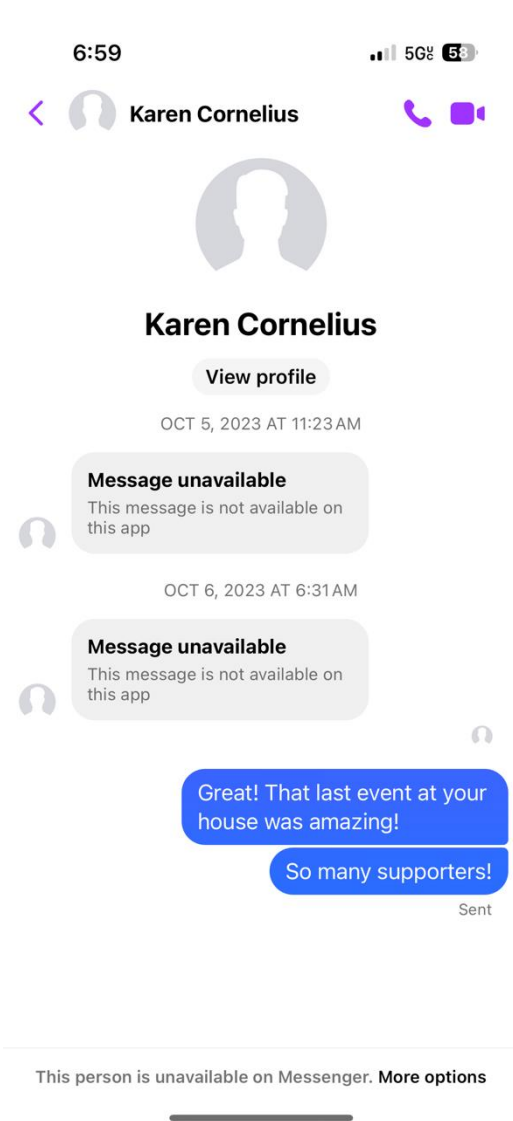
RECORD NOT FOUND

Hayden Coffman UT

You may re-run search using different search criteria.



More Fake Accounts Targeting the Holdaway Family



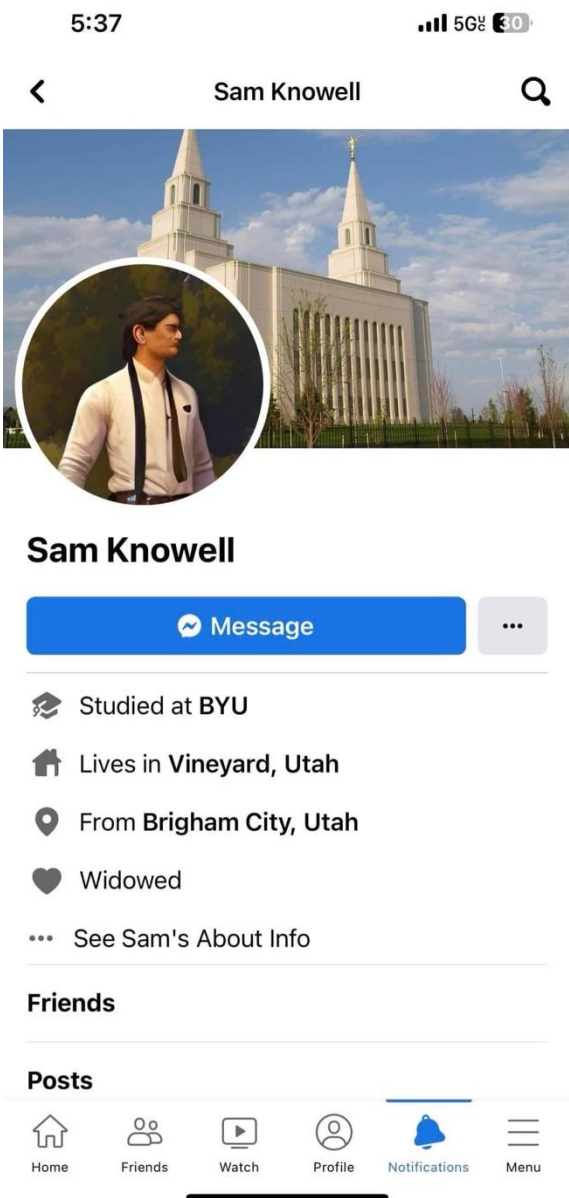
Some accounts target Jake's Daughters

RECORD NOT FOUND

Marie Sarg UT

You may re-run search using different search criteria.





Some accounts target Jake's home

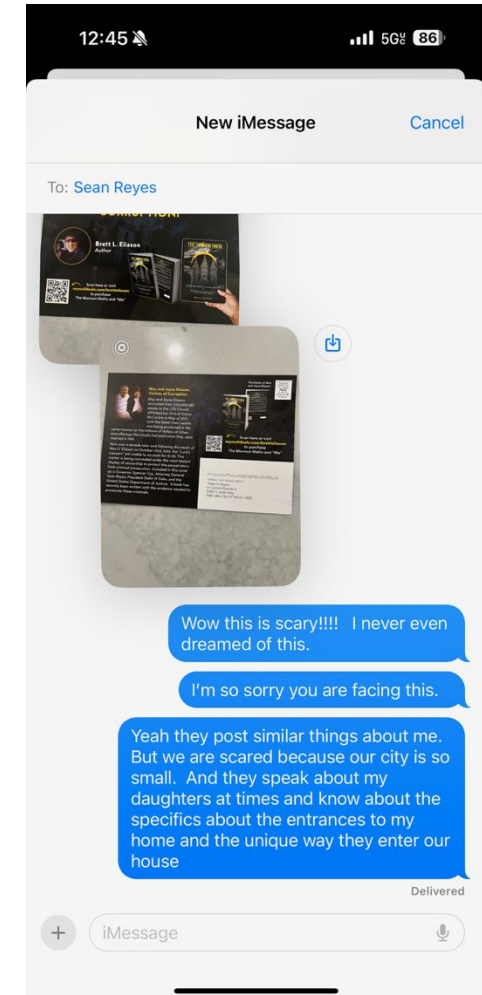
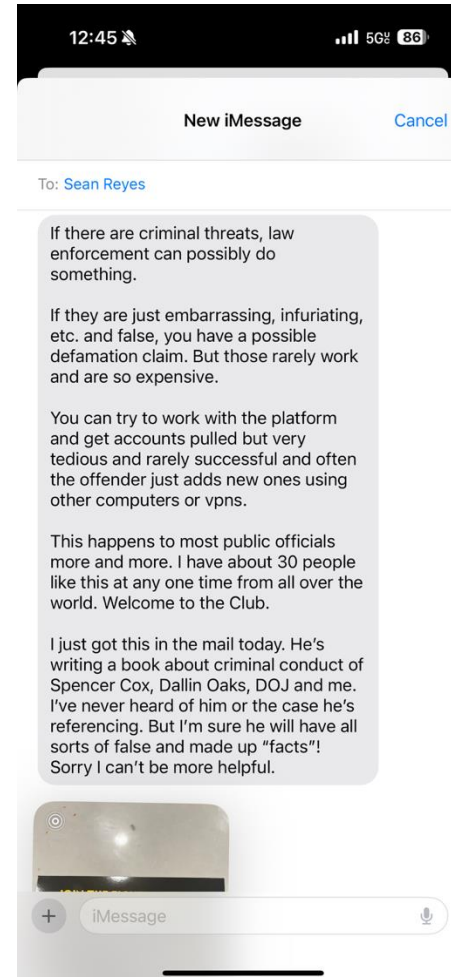
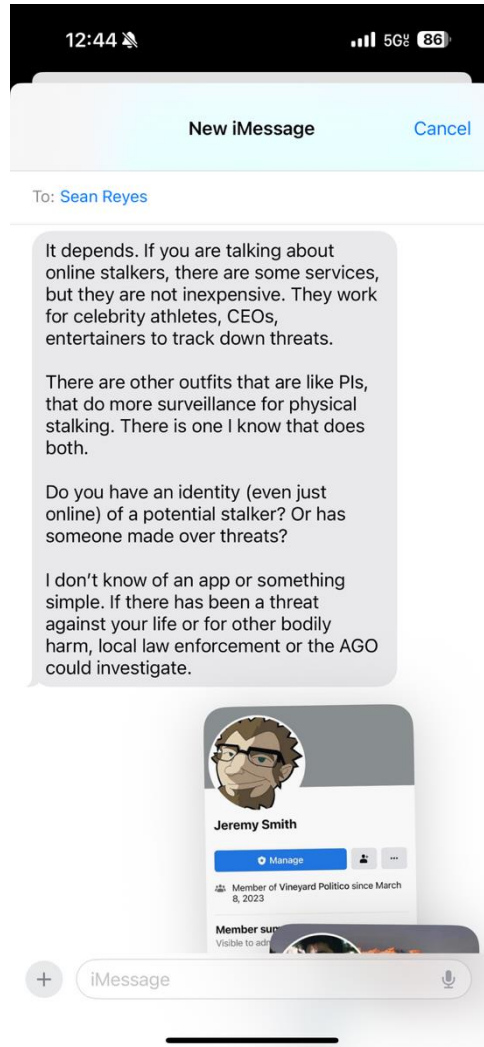
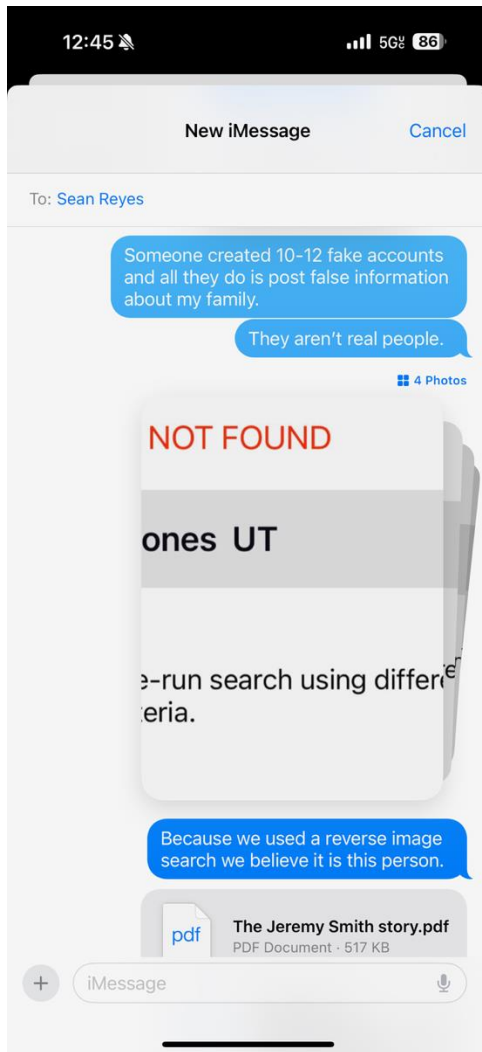
SAM KNOWLES (Age 81)
2342 S MAVERICK RD, SARATOGA SPRINGS, UT 84045

1 Address History Record

2342 S MAVERICK RD, SARATOGA SPRINGS, UT 84045
07/01/2023-Current



Attorney General Sean Reyes advise



Kristal Price and David Sylvester comes forward with Mayor's history of fake alias and account

Inbox

Respond to messages, set up automations and more.

Create messaging ad

Available

All messages

Messenger

Instagram

Facebook comments

Instagram comments

Search

Manage

Unread

Ad resp...

Labels

Cabus Austin
Important Warning From Meta: Your...
10/13/24

David Sylvester
You: 801-836-0868
7/17/24

Jed Morley !
Hi Jacob, and congrats on the win!. I...
11/27/23

Autumn Harding !
You: Thanks!
11/16/23

Dayle Parker Boyd Tedrow !
You: https://www.youtube.com/watch?v=-...
8/17/23

David Sylvester

July 15, 2024, 9:26 AM

7/15/24, 9:26 AM

Jacob,

I'm reluctant sending you this message, but I thought I'd send a message to merely confirm that you're likely NOT insane regarding your frustrations with Mayor Fullmer and the lack of transparency.

I was married to Julie Fullmer (maiden name Lipp and then Julie Sylvester for 5 years when married to me), and our relationship deteriorated primarily due to pathologic dishonesty and clever deceit. She forged my name to student loans to fake she had an income. She destroyed my credit years ago. She even faked a pregnancy and miscarriage.

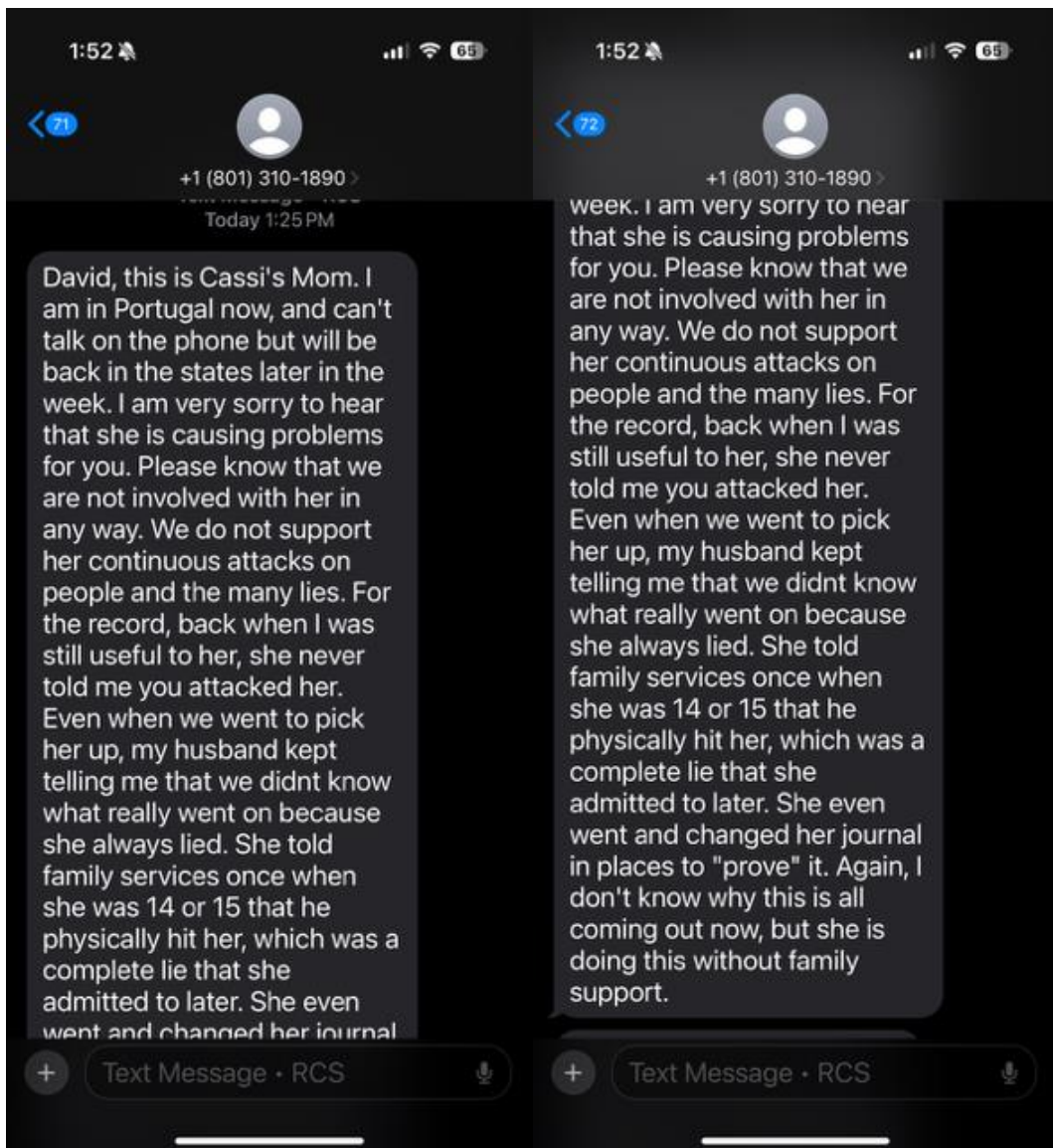
She has a way of dodging reality and can drive you to the brink of insanity because her perception of reality never manages to coincide with the details.

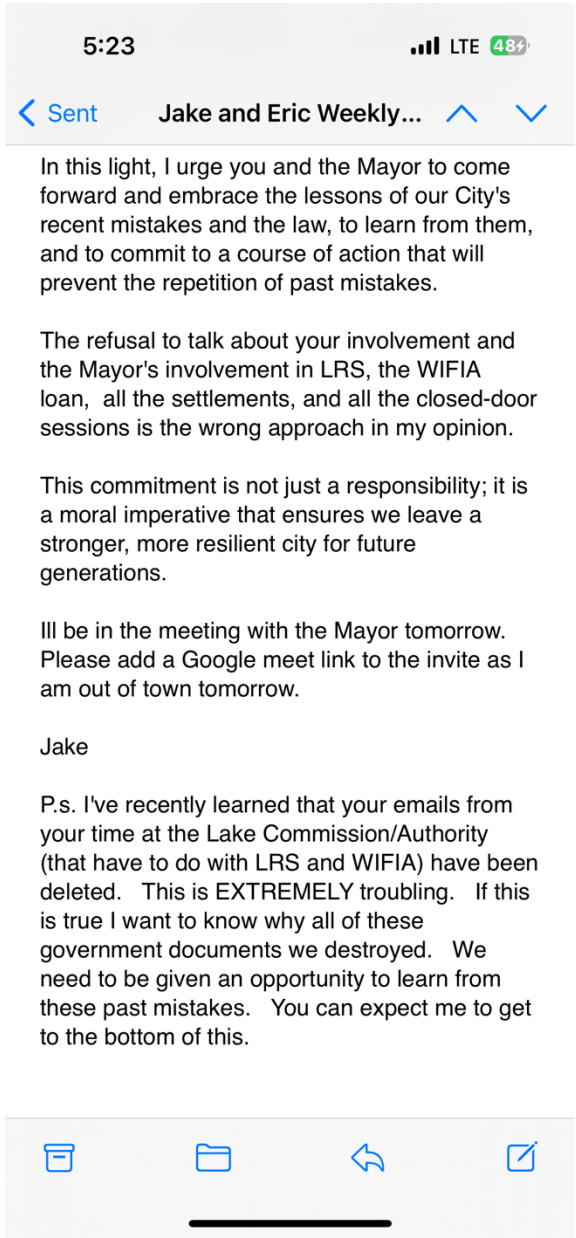
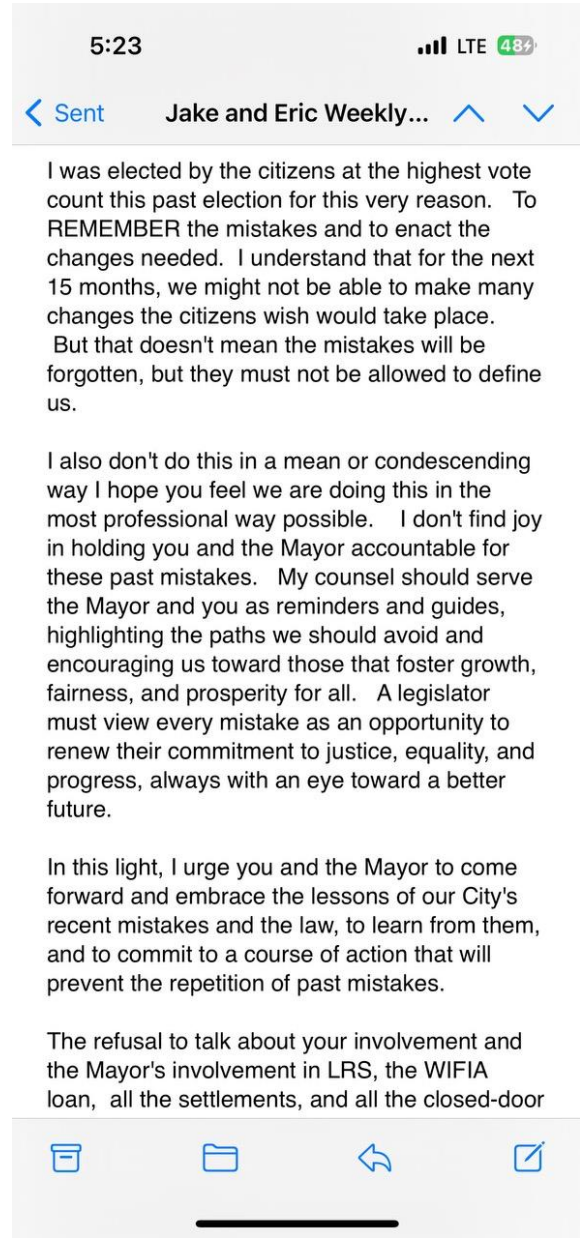
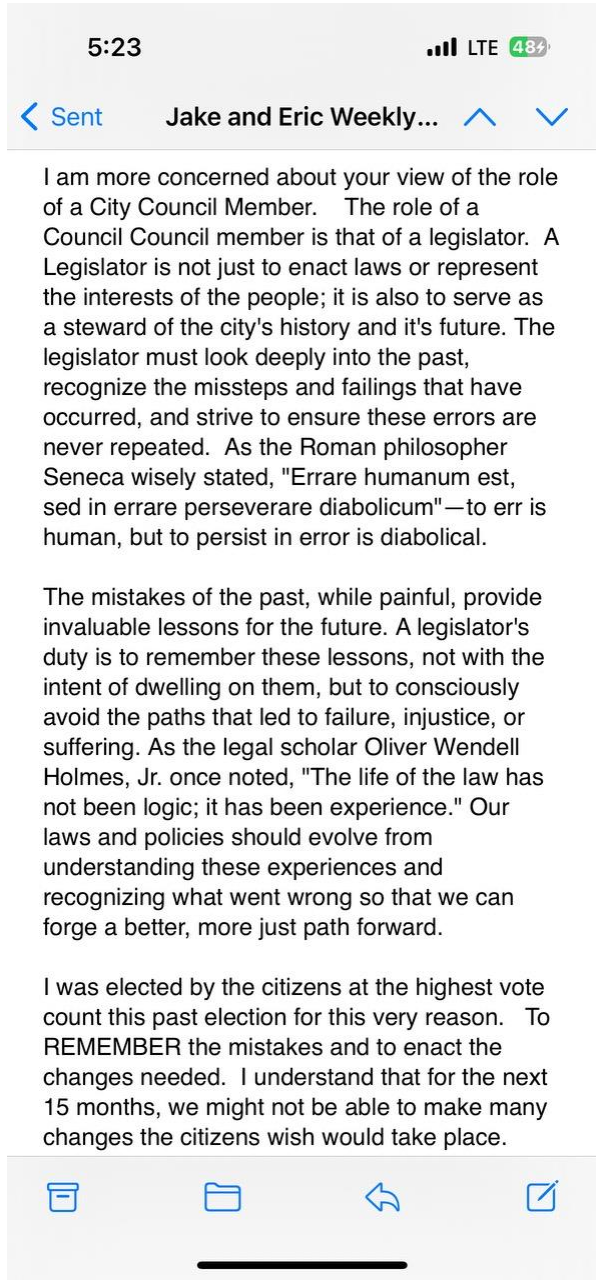
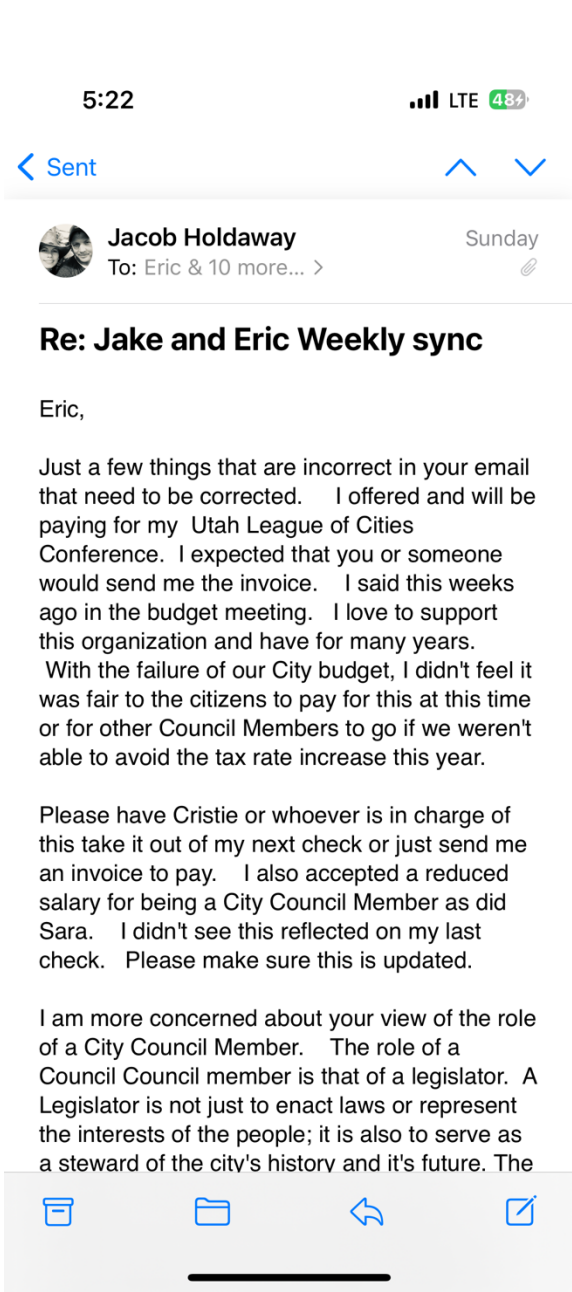
I have occasionally checked in with her professional career—always in shock at the world she reinvented for herself and always wondering when the house of cards would fall. It's taken a lot longer than I ever expected.

But aside from the way she manipulates truth, I just wanted to confirm that you're likely not crazy. And any lack of cooperation from her is an evasive measure meant to distract. You likely won't find substance the more you dig, only exposure.

See contact

David are you free for a phone call?





New York Times Matter

JB

Jayme Blakesley <jblakesley@hgblaw.net>

To: Julie Fullmer; Mardi Sifuentes; Sara Cameron; Jacob Holdaway; Brett Clawson

Cc: Eric Ellis; Pam Spencer; Jenna Ahern

👤 Reply 📧 Reply all ➡ Forward 📎 📅 ...

Tue 11/26/2024 12:53 PM

! High importance

i You replied on Fri 12/13/2024 10:49 AM

Caution! This message was sent from outside your organization.

Dear Members of the City Council:

As you may be aware, the *New York Times* has been investigating a story involving the City over the past few months. This included sending a photographer to city events and meetings, as well as contacting several of you for interviews.

Yesterday, we were informed that the *Times* has decided not to move forward with the story. We have reason to believe this decision was influenced by significant legal and ethical concerns related to the sources they were relying on and the factually incorrect information those sources had provided the *Times*.

Given that a prominent media outlet chose to abandon the story despite substantial investment, I urge extreme caution when discussing these topics publicly. If the underlying sources and information lack credibility, further public discussion—especially involving personal attacks—could harm you and/or the City and could invite legal action.

While it is entirely appropriate for City Council members to express disagreement on public policy matters, such disagreements must remain respectful and should not rely upon false or discredited information. As public officers, your words and actions carry weight and can have far-reaching implications for the City, its officials, employees, residents, and stakeholders.

Thank you for your attention to this matter.

Sincerely,
Jayme Blakesley
City Attorney



Jayme L. Blakesley
Hayes Godfrey Bell, P.C.
2118 East 3900 South, Suite 300
Holladay, Utah 84124

Re: New York Times Matter



Jacob Holdaway

😊 ↩ Reply ↩ Reply all ➡ Forward 📎 📧 ⋮

Fri 12/13/2024 10:49 AM

To: jblakesley@hgblaw.net; Julie Fullmer; Mardi Sifuentes; Sara Cameron; Brett Clawson
Cc: Eric Ellis; Pam Spencer; Jenna Ahern
Bcc: leia.larsen@nytimes.com; tim.t.heaton@gmail.com; David Lauret <drdtlauret@gmail.com>; dariaevans0914@icloud.com; Terry Ewing <terry.ewing07@gmail.com>; Karenkc29@comcast.net

i You forwarded this message on Tue 3/4/2025 2:01 PM

Dear Mr. Blakesley,

I am writing in response to your recent email claim regarding the New York Times’ would not be publishing a story about Mayor Julie Fulmer. While I understand the sensitivity of such matters, I am deeply concerned about the conclusions you’ve drawn and the role you’ve played in this situation. [Especially since the article WAS published this morning. Read here.](#) This proves your claim false. Why did you push a false narrative to the entire council and communications department?

Despite your false conclusions in your email, you stated:

“We have reason to believe this decision was influenced by significant legal and ethical concerns related to the sources they were relying on and the factually incorrect information those sources had provided the Times.”

This statement implies that you and Mayor Fulmer possessed direct knowledge of the New York Times’ reasoning. However, we now know the Times provided no explanation to anyone regarding their decision. This raises critical questions about the source of your “reason to believe” and why you chose to make such a statement without evidence.

Misrepresentation and Overreach

Your assertion misled council members and others to believe that the criticism against Mayor Fulmer had been discredited or was legally dubious. Worse, you appeared to caution against public discussion of these issues by suggesting potential legal consequences. This approach was inappropriate and, frankly, a gross misrepresentation of the legal protections afforded to open debate and criticism of public officials.

Your advice in this matter should have been clear and rooted in established legal principles:

Criticism of elected officials, regardless of the size of their constituencies, is afforded the highest level of protection under defamation law. Unless the speaker’s words meet the exceptionally high standard of “actual malice”—that is, knowingly making false statements or acting with reckless disregard for the truth—such speech is absolutely protected. This standard is notoriously difficult to prove and intentionally so, as free and open discussion about the conduct of public officials is fundamental to a healthy democracy.

If the allegations against Mayor Fulmer are true, they are directly relevant to her honesty, character, and fitness for public office. These issues deserve to be discussed freely and openly as part of our collective pursuit of the truth. Your responsibility was to reinforce this principle, not undermine it.

Broader Concerns

Re: New York Times Matter

Broader Concerns

Your handling of this situation raises significant issues about your role and responsibilities as city attorney:

- 1. Conflict of Interest
Your role is to represent the City as a whole, not to act as the personal attorney for any individual official, including the Mayor. By intervening in this manner, you have prioritized the Mayor’s personal interests over the broader interests of the City and its residents.
- 2. Misleading Statements
Your unsupported claim of a “reason to believe” created a false narrative and undermined trust in your impartiality. It gave the impression that the criticism of the Mayor had been debunked when, in reality, no such evidence exists.
- 3. Overreach of Authority
Suggesting that public discussion of these allegations could lead to legal consequences demonstrates a fundamental misunderstanding—or deliberate misrepresentation—of defamation law. Your role is to provide sound legal advice, not to stifle open debate or protect individuals from legitimate scrutiny.
- 4. Perception of Bias
By aligning so closely with the Mayor’s narrative, you have compromised your neutrality and eroded trust in your ability to serve the City impartially. This perception of bias damages your credibility and the public’s confidence in your office.
- 5. Erosion of Public Trust
Vineyard residents have a compelling interest in openly debating serious allegations against elected officials. By attempting to suppress this debate, you have undermined transparency and accountability—principles essential to maintaining public trust in local government.

Moving Forward

- Your role as city attorney is to serve the legal and ethical interests of the City as a whole—not to act as a shield for individual officials facing criticism. Moving forward, I urge you to:
- Provide legal advice that is impartial, transparent, and grounded in established law, prioritizing the public good over individual interests.
 - Avoid making unsupported claims or statements that misrepresent the facts or the law.
 - Reaffirm your commitment to transparency and accountability, ensuring that your office remains focused on the City’s broader interests.

Finally, I encourage you to reflect on your actions in this matter and recognize the importance of protecting open discussion, particularly when it involves allegations against public officials. Criticism of elected leaders is not only protected under the law but is also vital for maintaining the integrity of our democratic institutions.

The residents of Vineyard deserve a city attorney who upholds these principles with integrity and impartiality. I hope you will take this opportunity to realign your actions with the responsibilities of your office.

Sincerely,
Jacob Holdaway
City Council Member

From: Jayme Blakesley <jblakesley@hgblaw.net>
Sent: Tuesday, November 26, 2024 12:52 PM

Hi Kristie,

I havent seen the email until now, thank you for sharing.

From my point of view the primary focus on the call was regarding **sharing of data related to minors** and their inclusion on the transparency website/in the ledger. We have discussed that GRAMA does not specifically call out minor name and salary data as automatically protected or private, and that the only exception it provides for is if it were considered **risk to the minor** and as such could be a protected record under 305(11) "records the disclosure of which would jeopardize the life or safety of an individual".

Regarding sharing of a general ledger (or any other document that includes personal data, including personal data that may otherwise be considered public) my email did not specify that such document should not be shared per se, just that any personal data sharing has to be captured in the data sharing report per the GDPR, and that we will



information intended only for the recipient. If you are not the intended recipient, please notify the sender immediately and delete this email. Any unauthorized use, disclosure, or distribution is prohibited. This communication does not constitute legal advice.

On Wed, Feb 26, 2025 at 4:21PM Kristie Bayles <kristieb@vineyardutah.gov> wrote:
Hi Nora,

Below is the email chain that was created after I visited with you and Seth. I understand that you feel my email to the Mayor and Council left room for interpretation. This was not my intent. My hope is to educate all of us and to place us on the same page in regard to policy and privacy. I would love to have you review and make changes to the email below. I would be happy to pass it on to the Mayor and Council after your edits.

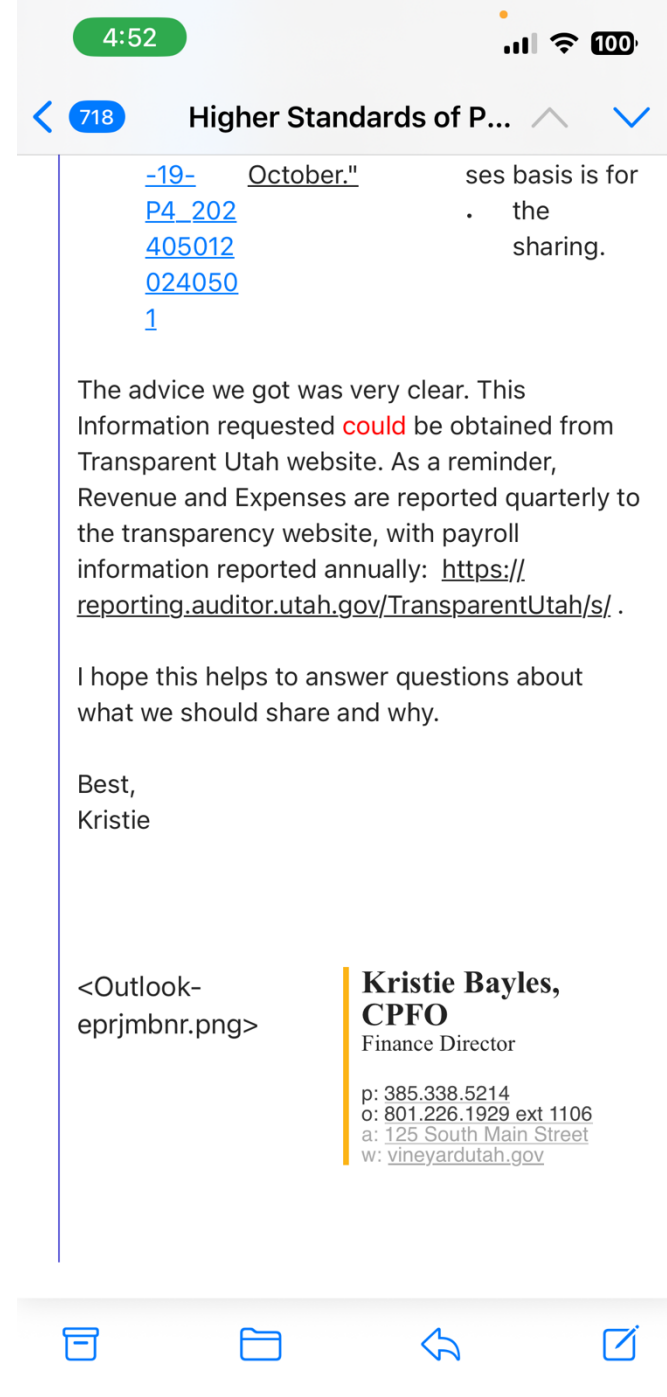
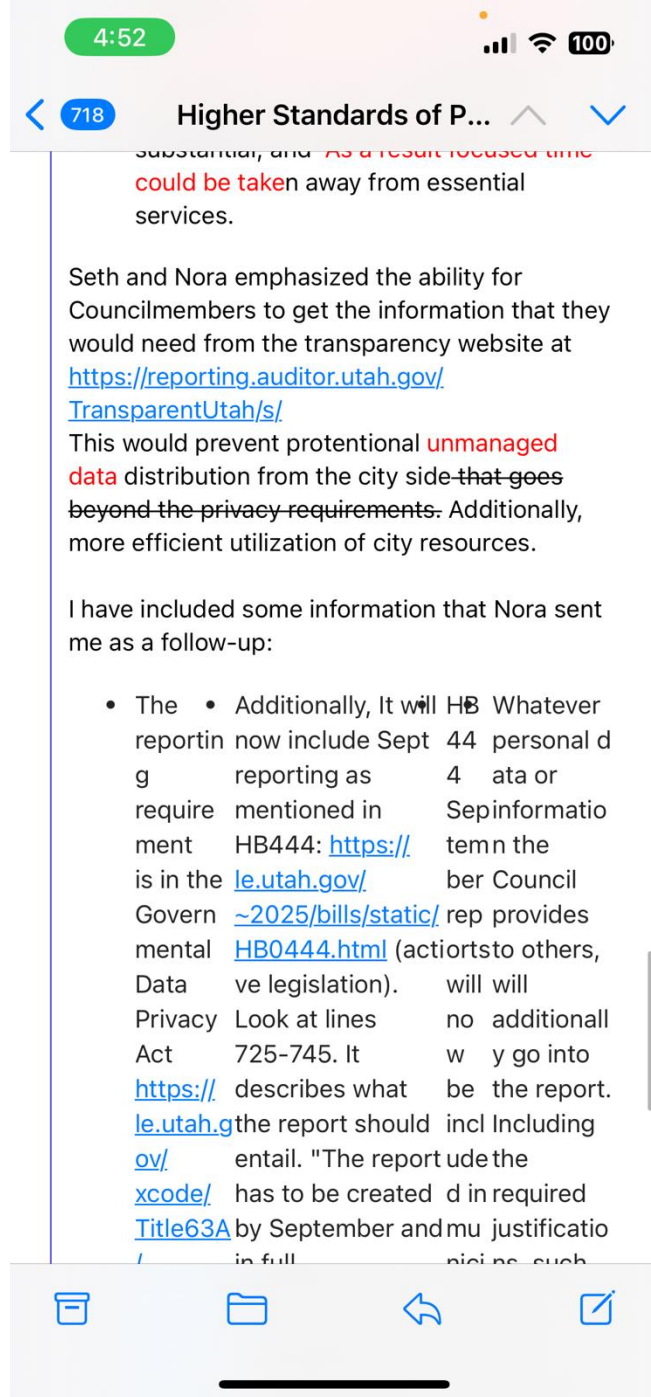
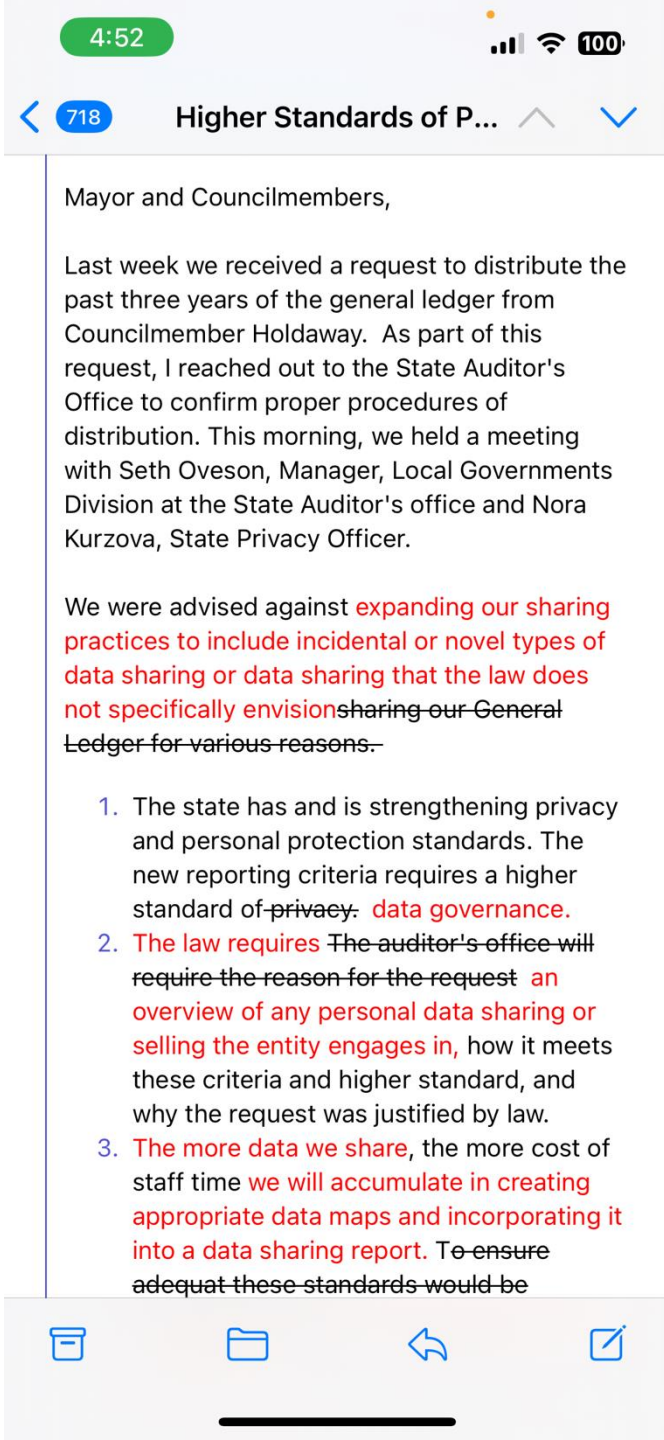
Thank you so much for helping to clarify privacy issues for us,



Kristie Bayles,
CPFO
Finance Director

p: 385.338.5214
o: 801.226.1929 ext 1106
a: [125 South Main Street](#)
w: vineyardutah.gov





Women's group
confirms mayor didn't
have authorization to
use their Organization



Councilmen Holdaway – Salt Lake Tribune Grama Request – 6/11/25



I'M A PROVEN
FRAUDSTER.
VINEYARD IS
NEXT.

Account recovery

To help keep your account safe, Google wants to make sure it's really you trying to sign in

 vineyardethics@gmail.com ▼

Get a verification code

To get a verification code, first confirm the recovery email address you added to your account
pre.....@gmail.com

Enter recovery email address

[Try another way](#) [Send](#)

[English \(United States\)](#) [Help](#) [Privacy](#) [Terms](#)

7:24 5G

utahgop.org

Utah Republican Party

Utah Elections

cay.ac

All the Data you need to be successful

cay.ac from Draper Data Services is a next generation voter identification workspace designed for campaign managers, candidates and party officers who demand actionable intelligence but require ease of use also.

[Log-in](#) [Register](#)

INTEGRITY MATTERS, LLC

Company Number
10941842-0160

Status
Active Current

Incorporation Date
10 August 2018 (over 5 years ago)

Company Type
LLC - Domestic

Jurisdiction
[Utah \(US\)](#)

Registered Address
15152 S. BRIAR CREST COURT
DRAPER
84020
UT
United States

Industry Codes
8139: Business, Professional, Labor, Political, and Similar Organizations (North American Industry Classification System 2007)

Alternative Names
[DRAPER DATA SERVICES](#) (trading name)

Directors / Officers
[DARYL ACUMEN](#), registered agent
[DARYL ACUMEN](#), member
[SEL, INC](#), member

Inactive Directors / Officers
[SEL, INC](#), agent

Registry Page
<https://secure.utah.gov/bes/index.html>

Stan Lockhart is the Qualtrics lobbyist. He owns the company that sent the text attack. The company also donated to Christy’s campaign

[INTEGRITY MATTERS, LLC](#) > [All officers](#)

SEL, INC

Company
[INTEGRITY MATTERS, LLC](#)

Name
[SEL, INC](#)

Address
2473 N 1180 W, PLEASANT GROVE, UT, 84062

Position
member

🏠[utahgop.org/data/](#)

+

📄

⋮

cay.ac

☰

Get started now

Get access to all the data you need to be successful instantly.

Register

cay.ac

Created by [Draper Data Services](#)

Code/design by [Daryl Acumen](#)

Created for [UtahGOP.org](#)

Parcel(s)

Info for Parcel: 467150009

23 E 456 South)

1180 W

nt Grove

Address

City

Township Range

To STR

Contents

arcels For Aerial Images

rcel Deed Points

istorical Parcels

erial Images

ction, Township, Range

arcels

se Map

yer for Transparency:

ayer's Transparency:

y the Parcels looked on a

Entry# 85826-2008

46:715:0008
HUNTSMAN, NICHOLAS A and TAR
1182 W 2480 NORTH - PLEASANT
Value: \$1,177,600 -- 0.48 acres
Entry# 49808-2013

46:715:0009
LOCKHART, STANFORD and MICHELLE
2473 N 1180 WEST - PLEASANT GROVE
Value: \$2,175,500 -- 0.79 acres
Entry# 202611-2020

Identify Results

Parcel

Tax District

Found 1 Parcel(s)

Serial: 46:715:0009 (Show) Land Info

Subdivision: 12371 Scanned Subdivision Map

Owner: LOCKHART, STANFORD & MICHELLE RHODES

Address: 2473 N 1180 WEST, PLEASANT GROVE, UT 84062

Value: \$2,175,500

Acreage: 0.789

UTAH LAKE PANEL



MODERATOR

Stan Lockhart

SEL, Inc

President & CEO

Stan has worked in the technology and public service field for over 25 years. During this time he has contributed to numerous important public policy and citizen initiatives. His efforts were instrumental in bringing thousands of jobs to Utah. Stan's expertise in the areas of business and industry has led him to be a valuable consultant for local businesses and industries. Stan has previously served as Interim President and CEO of the Utah Valley Chamber of Commerce.



These photos are from a post.

View post



Brian Amaya

March 10, 2023

in Downtown Salt Lake City

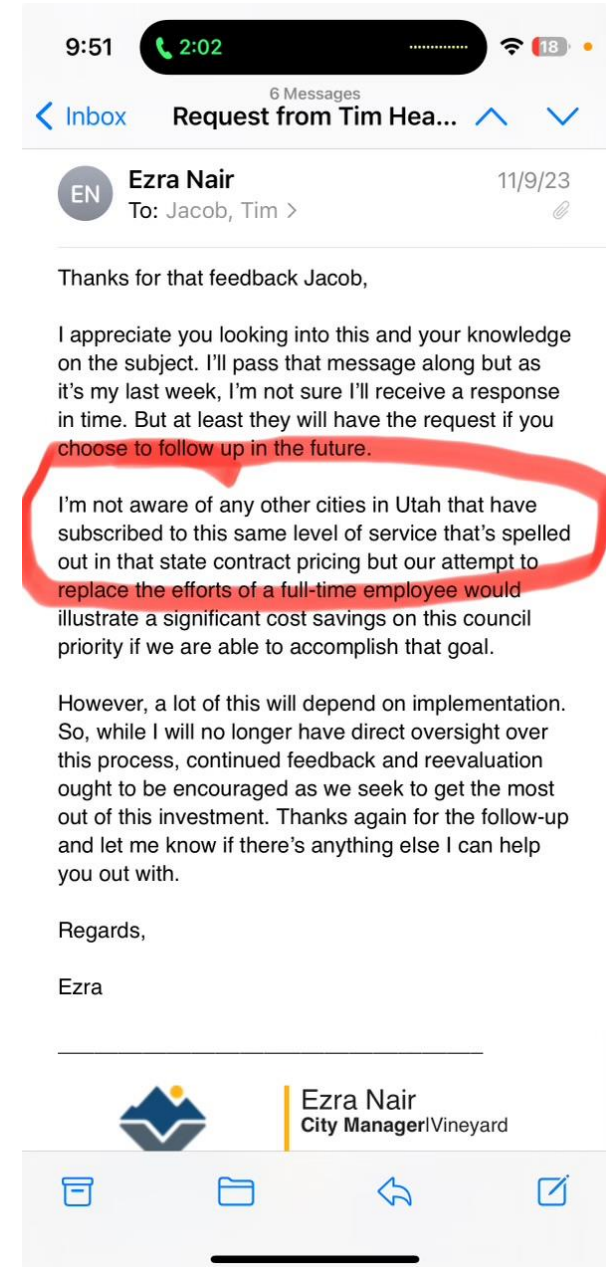
Like

Comment

Write a comment...



Qualtrics also gave free concert tickets to all city staff. A citizen turned some pictures over to me of them attending.



Qualtrics
Lobbyist's
company
integrity
matters
funded Cristy
campaign

7:30

VINEYARD
STAY CONNECTED

Municipal Campaign Financial Disclosure
Due by October 24 at 5:00 PM
Contributions and expenses from January 1, 2023, through October 19, 2023

To the City Recorder of Vineyard Utah

Full name of candidate Cristy Welsh

Street Address 137 E 230 N Vineyard, Utah, 84059

Name of office City Council

Contributions
1a. Aggregate total of contributions under \$500.00 \$
OR
1b. Itemized total of contributions totaling \$500.00 or more \$ 3668.10
(Form "A" total from other side of this sheet)

Expenditures
2a. Aggregate total of campaign expenditures under \$500.00 \$
OR
2b. Itemized total of campaign expenditures \$ 2302.23
(Form "B" total from other side of this sheet)

3. Balance at the end of the reporting period \$ 1365.87
(Difference between lines 1 and 2)

Date 10/24/23 Signed [Signature]
(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10-3-208 and 209 (as amended)

Itemized Contribution Report (Form "A")

Date received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of in-kind
10/13/23	Integrity Matters LLC	\$ 999.27	In-kind
7/12/23	Jon Williams	\$ 9.71	
9/1/23	Integrity Matters LLC	\$ 263.23	In-kind
12/1/23	Mary Beckwith	\$ 245.15	
26/1/23	Laura Mustard	\$ 490.40	
17/1/23	Webster of Realtors	\$ 1000.00	
2/1/23	Integrity Matters LLC	\$ 762.34	In-kind
10/1/23	Beth Ann Utah	\$ 300.00	
9/1/23	Cristine Welsh	\$ 98.00	
XXX	XXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS OF MORE THAN \$500.00	\$ 3668.10

7:31

Date received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of in-kind
10/13/23	Integrity Matters LLC	\$ 999.27	In-kind
7/12/23	Jon Williams	\$ 9.71	
9/1/23	Integrity Matters LLC	\$ 263.23	In-kind
12/1/23	Mary Beckwith	\$ 245.15	
26/1/23	Laura Mustard	\$ 490.40	
17/1/23	Webster of Realtors	\$ 1000.00	
2/1/23	Integrity Matters LLC	\$ 762.34	In-kind
10/1/23	Beth Ann Utah	\$ 300.00	
9/1/23	Cristine Welsh	\$ 98.00	
XXX	XXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS OF MORE THAN \$500.00	\$ 3668.10

Itemized Expenditure Report (Form "B")

Date of expenditure	Name of Payee	Description	Amount of Expenditure
2/1/23	New River - business trust	Account AFVU	\$ 72.00
26/1/23	Integrity Matters LLC	Data Consulting work	\$ 999.27
2/1/23	Vineyard City	Conducting Ring Fee	\$ 36.05
9/1/23	Integrity Matters LLC	Press work	\$ 263.23
17/1/23	Integrity Matters LLC	Business license	\$ 110.00
13/1/23	Printwork	Flyer Printing	\$ 152.73
12/1/23	Integrity Matters LLC	Text, phone calls	\$ 762.34
13/1/23	Donnell Trading Co.	Ready for books	\$ 259.99
15/1/23	Vineyard City	Birth Fee	\$ 25.00
13/1/23	Cedric Rhoads	Flyer printing	\$ 162.12
XXX	XXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	\$ 2302.23

ire space is needed, please attach additional pages.

vineyardutah.org

Vineyard City Attorney lies about Jake Impersonating State Employee Chris Bramwell

From: Jayme Blakesley <jblakesley@hgblaw.net>
Sent: Friday, October 7, 2022 4:01 PM
To: Rosemary Cundiff <rcundiff@utah.gov>; sherring [regiondesignnllc.com](mailto:sherring@regiondesignnllc.com) <sherring@regiondesignnllc.com>
Cc: Ezra Nair <ezran@vineyardutah.org>; Pam Spencer (pams@vineyardutah.org) <pams@vineyardutah.org>
Subject: Update & Request for Action -- Appeal no. 2022-145 -- Herring v. Vineyard City
Importance: High

Dear Rosemary & Shawn:

I write with an update about Vineyard City's search for records responsive to Shawn's January 26, 2022 GRAMA request that we are presently mediating. Yesterday afternoon, former City Manager Jake McHargue informed the City that he had sent to former interim City Manager George Reid an e-mail with screenshots of text messages sent between Jake and Mayor Julie Fullmer in September 2020. In the messages, Jake and Mayor Fullmer exchange edits and comments about a draft of the letter that was sent to the United States Environmental Protection Agency during the same month.

After speaking with Mr. McHargue yesterday, we located the e-mail where he sent the record to George Reid. As far as we can tell, it didn't turn up in our search for two reasons: (1) the subject of the e-mail is "WIFIA" and, as we have discussed during mediation, WIFIA was not one of the agreed-upon search terms; and (2) Jake forwarded screenshots of the text exchange to George Reid on February 3, 2022, which date was not within the date range searched by the City (the City searched up to the date of the GRAMA request, which was January 28, 2022).

As we have represented during mediation, the City has taken its obligations under GRAMA seriously, and has acted in good faith to agree upon search terms w/ Mr. Herring, to perform a full and thorough search of City records, and to provide Mr. Herring with all public records responsive to his request. Consistent with our good faith today, I write to inform you of this newly discovered record. City Recorder Pam Spencer is reviewing the record to determine the appropriate classification. Once she does so, we will supplement our response with a copy of the record if public or an explanation of the reasons why it may be classified otherwise. We expect Pam will complete her work by the end of next week.

Please feel free to contact me with questions.

Sincerely,

Jayme Blakesley

Continued Vineyard City Attorney lies about Jake Impersonating State Employee Chris Bramwell

Jayme Blakesley

p.s. Rosemary: Would you mind looking into a related matter for me? Or, if it isn't something you can look into, can you direct me to the Assistant Attorney General assigned to your office and/or the State Records Committee?

The matter is as follows:

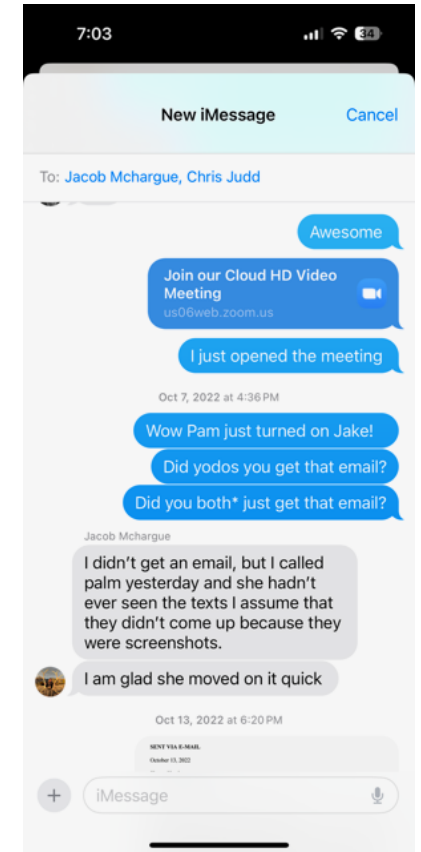
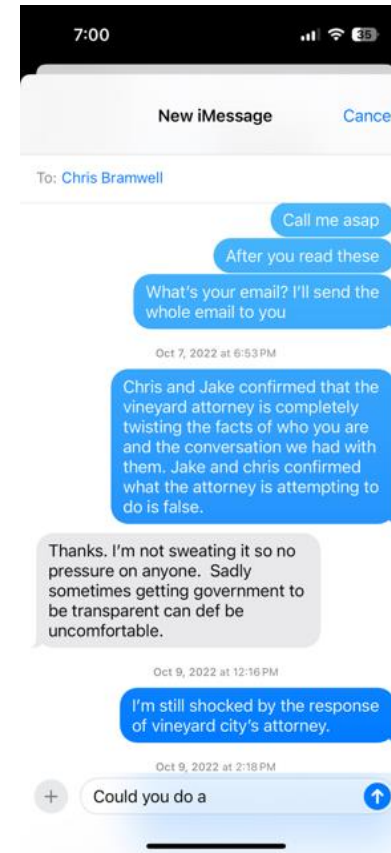
- Yesterday afternoon, October 6, 2022, former Vineyard City Manager Jake McHargue contacted me after receiving a rather strange communication from Jake Holdaway. You will recall from our last mediation session that Mr. Holdaway is an associate of Shawn Herring who posted details from our first mediation session on Facebook.
- According to Mr. McHargue, Jake Holdaway contacted him mid-day yesterday to request a lunch meeting. When Mr. McHargue indicated he wasn't available for a meeting, Mr. Holdaway asked him to join a zoom meeting for a few minutes, which he did. When Mr. McHargue joined the zoom meeting, Mr. Holdaway was not alone. With him on the video meeting was a middle-aged white male who identified himself as either a member of the State Records Committee or a representative of the State Records Ombudsman (Jake McHargue could not recall the exact phrasing he used or the name he offered).
- This individual then proceeded to inform Mr. McHargue that there are state protections for whistleblowers and encouraged him to come forward about records the City has, allegedly, failed to disclose to Mr. Herring.

As you can imagine, this interaction struck me as highly unusual. I can't think of a scenario where it would be appropriate for a state official to contact a former city manager in this way, or to include a citizen in that communication. It makes me question the legitimacy of the communication and whether someone may have been impersonating a state official, which I understand would be criminal conduct. I wanted to alert you so the appropriate person/office could look into the situation.



Jayme L. Blakesley
Hayes Godfrey Bell, P.C.

Proof it was Chris Bramwell not Jake. Everyone in the zoom knew this



4:53

59

<

Jeff Walker in Vineyard City Community



Jeff Walker

20 points

Add Friend

Member of Vineyard City Community since April 11, 2023

Recent Activity



Jeff Walker commented on Truman Van Cott's post:"I feel the need to speak up here. I, for one,...

Group Posts

Home

Friends

Video

Profile

Notifications

Menu

Fake Accounts targeting Jake's family

7:06

5G

56

<

Facebook user

APR 11, 2023 AT 6:01PM

Hi Jeff I see you are trying to join our Vineyard Politico group. How did you hear about us?

Do you live here in vineyard!

APR 18, 2023 AT 3:16PM

Hi Jeff not getting a response I need to decline your request. Feel free to reapply if you feel you could verify that you live here.

This account can't receive your message because they don't allow new message requests from everyone.

APR 25, 2023 AT 5:24 PM

You replied to yourself

Hi Jeff not getting a response I need to decline your request. Feel free to reapply if you feel...

Hey Jeff you can join but we need to know if your a real person

Sent

This person is unavailable on Messenger. More options

RECORD NOT FOUND

Jeff Walker Vineyard UT

You may re-run search using different search criteria.

More fake Accounts targeting Jake's family

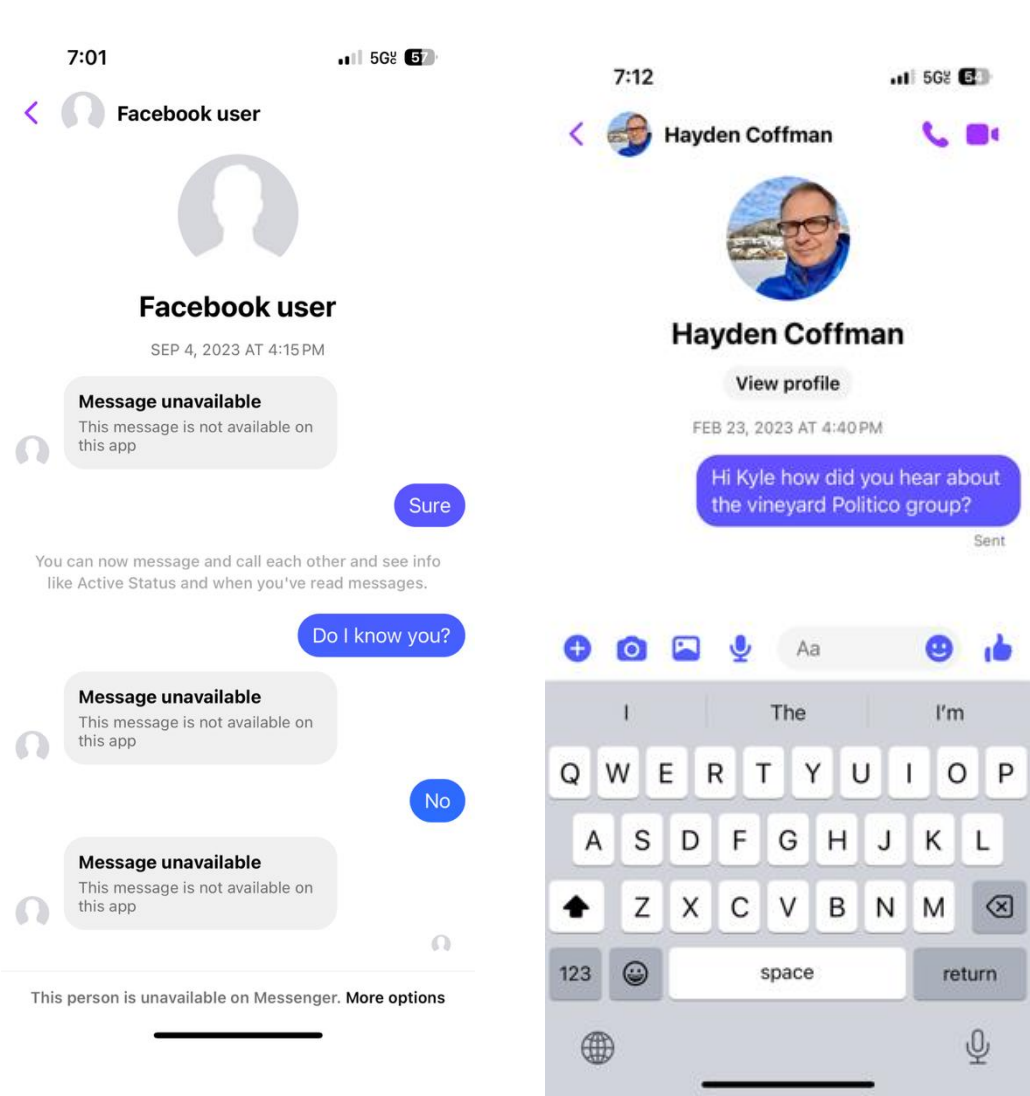
RECORD NOT FOUND

Jeremy Nelson Vineyard UT

You may re-run search using different search criteria.



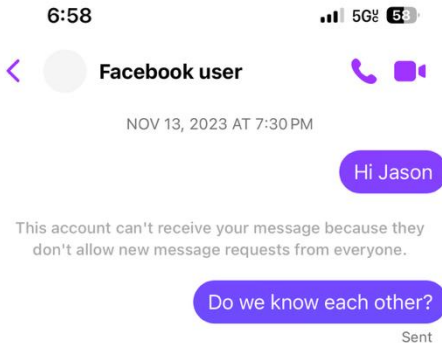
More fake accounts targeting Jake's family



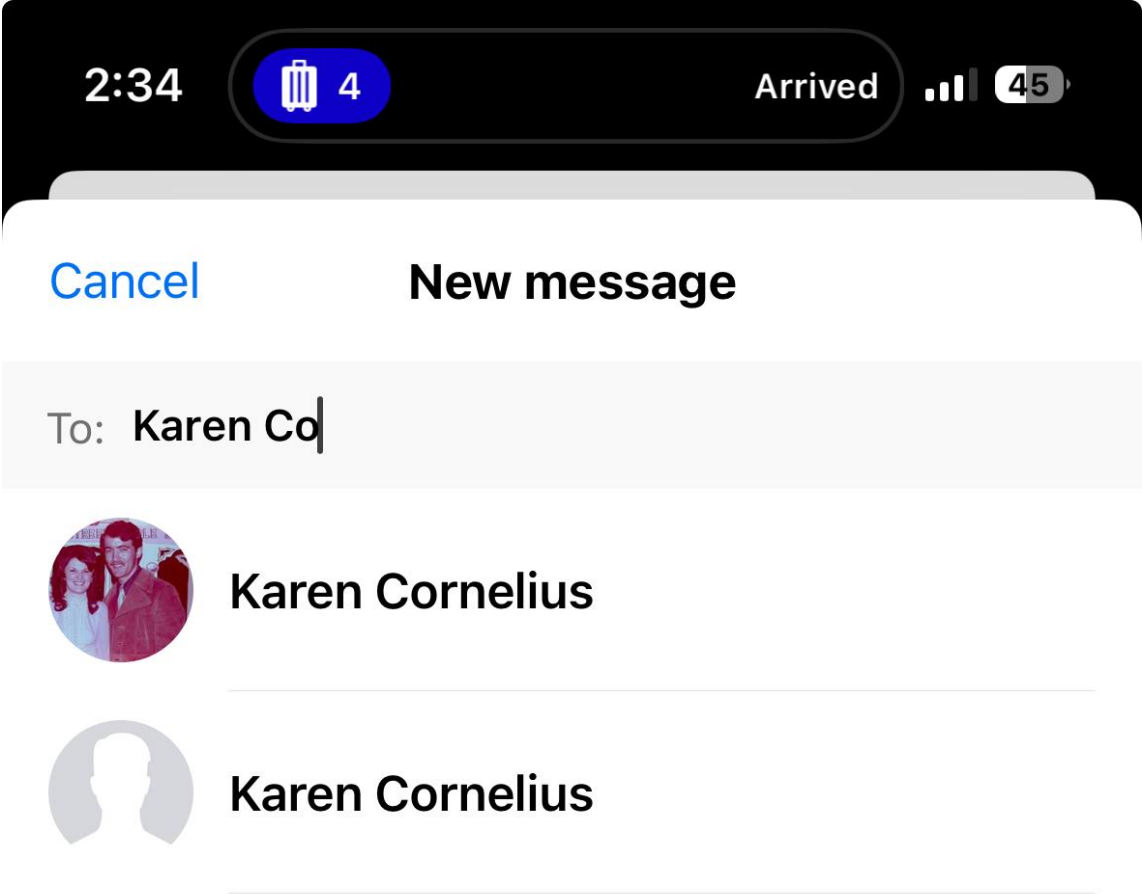
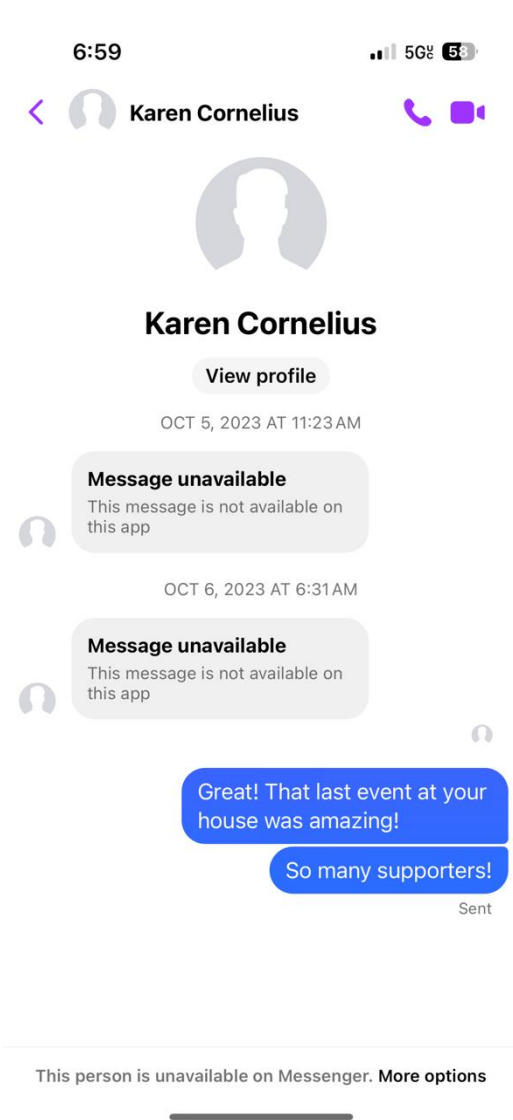
RECORD NOT FOUND

Hayden Coffman UT

You may re-run search using different search criteria.



More Fake Accounts Targeting the Holdaway Family



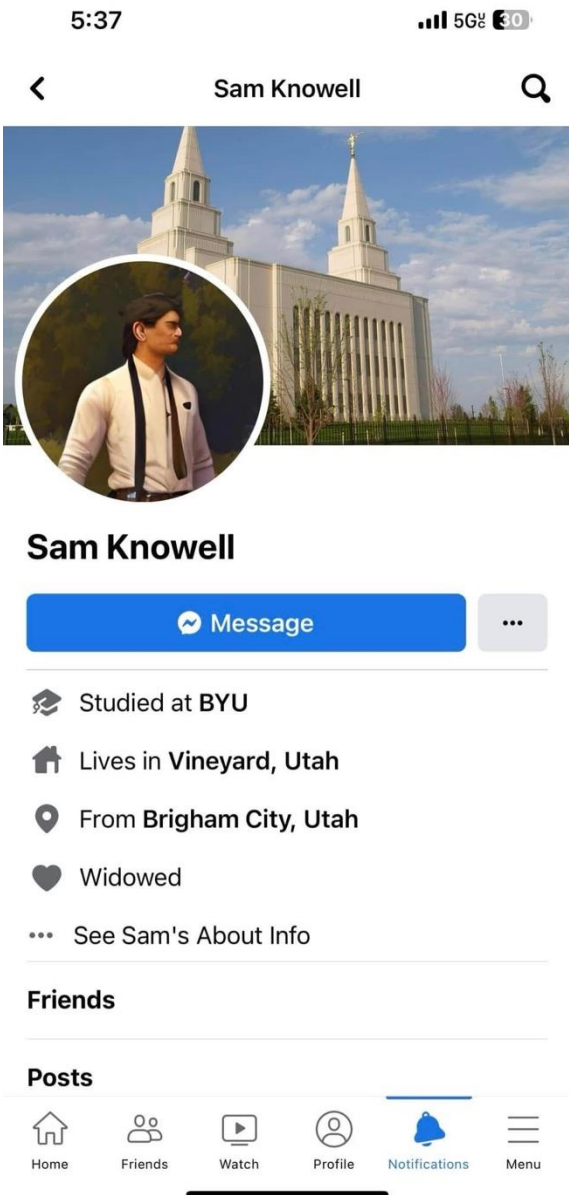
Some accounts target Jake's Daughters

RECORD NOT FOUND

Marie Sarg UT

You may re-run search using different search criteria.





Some accounts target Jake's home

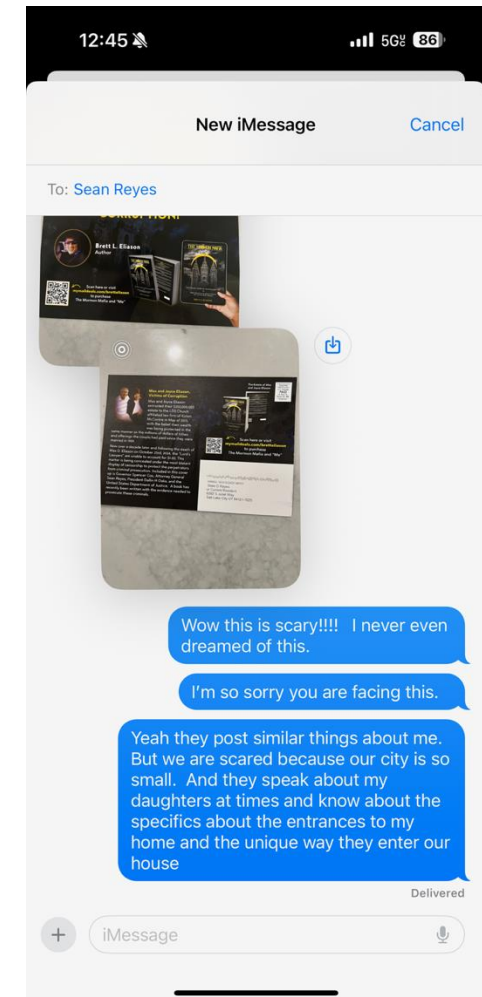
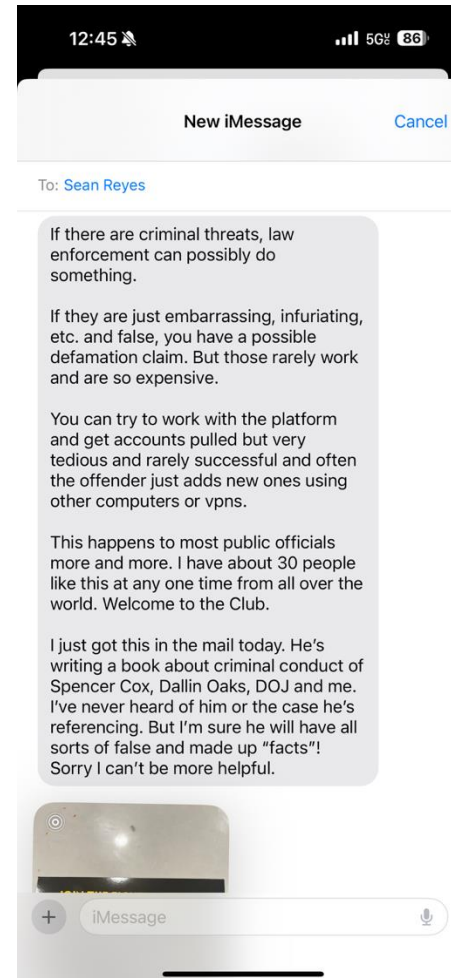
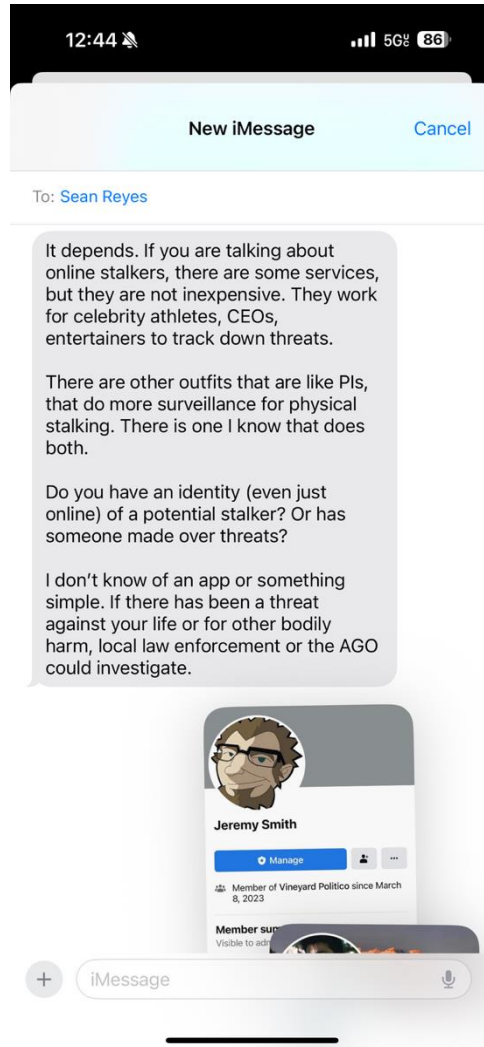
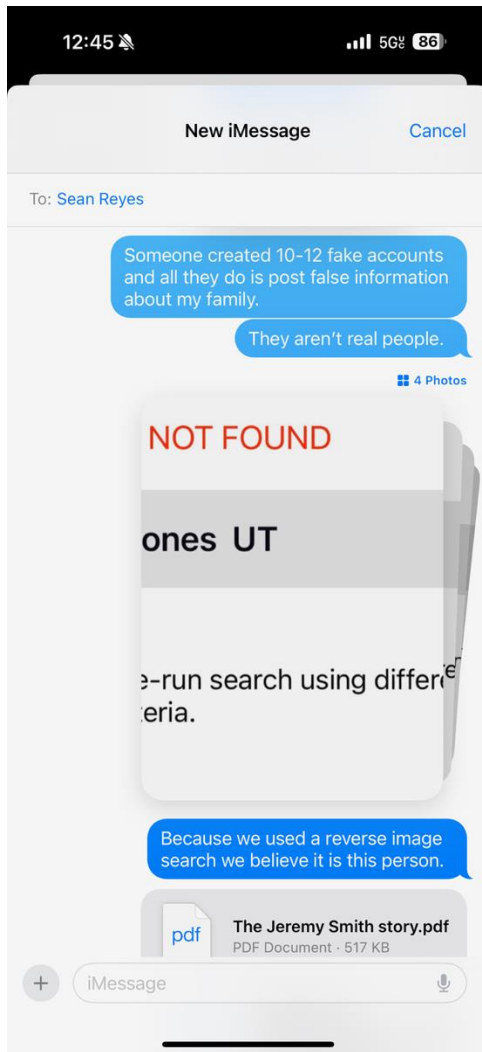
SAM KNOWLES (Age 81)
2342 S MAVERICK RD, SARATOGA SPRINGS, UT 84045

1 Address History Record

2342 S MAVERICK RD, SARATOGA SPRINGS, UT 84045
07/01/2023-Current



Attorney General Sean Reyes advise



Kristal Price and David Sylvester comes forward with Mayor's history of fake alias and account

Inbox

Respond to messages, set up automations and more.

Create messaging ad

Available

All messages

Messenger

Instagram

Facebook comments

Instagram comments

Search

Manage

Unread

Ad resp...

Labels

Cabus Austin
Important Warning From Meta: Your...
10/13/24

David Sylvester
You: 801-836-0868
7/17/24

Jed Morley !
Hi Jacob, and congrats on the win!. I...
11/27/23

Autumn Harding !
You: Thanks!
11/16/23

Dayle Parker Boyd Tedrow !
You: https://www.youtube.com/watch?v=-...
8/17/23

David Sylvester

July 15, 2024, 9:26 AM

7/15/24, 9:26 AM

Jacob,

I'm reluctant sending you this message, but I thought I'd send a message to merely confirm that you're likely NOT insane regarding your frustrations with Mayor Fullmer and the lack of transparency.

I was married to Julie Fullmer (maiden name Lipp and then Julie Sylvester for 5 years when married to me), and our relationship deteriorated primarily due to pathologic dishonesty and clever deceit. She forged my name to student loans to fake she had an income. She destroyed my credit years ago. She even faked a pregnancy and miscarriage.

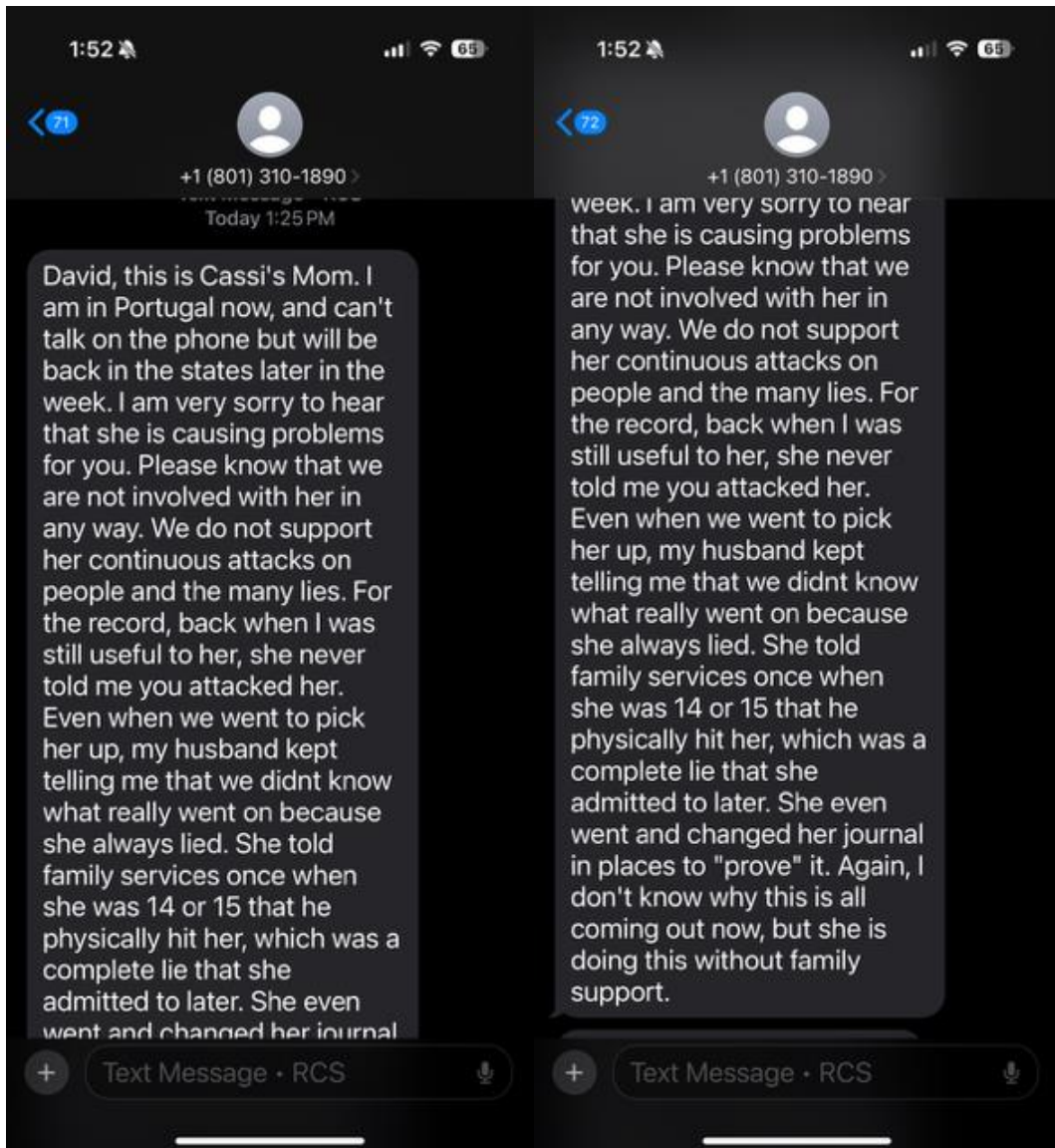
She has a way of dodging reality and can drive you to the brink of insanity because her perception of reality never manages to coincide with the details.

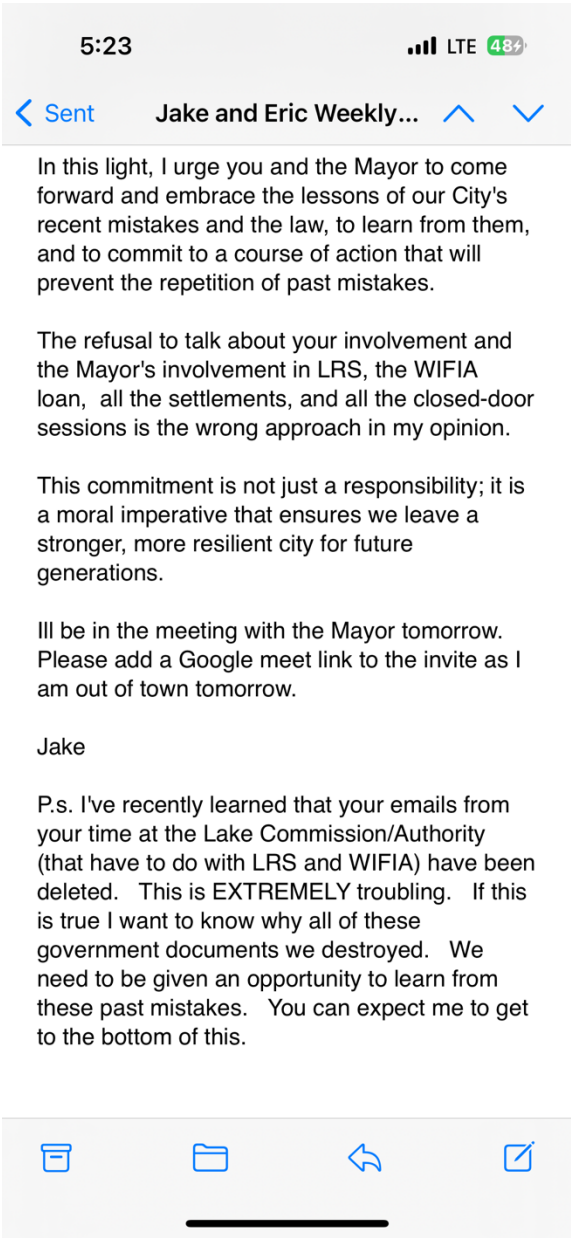
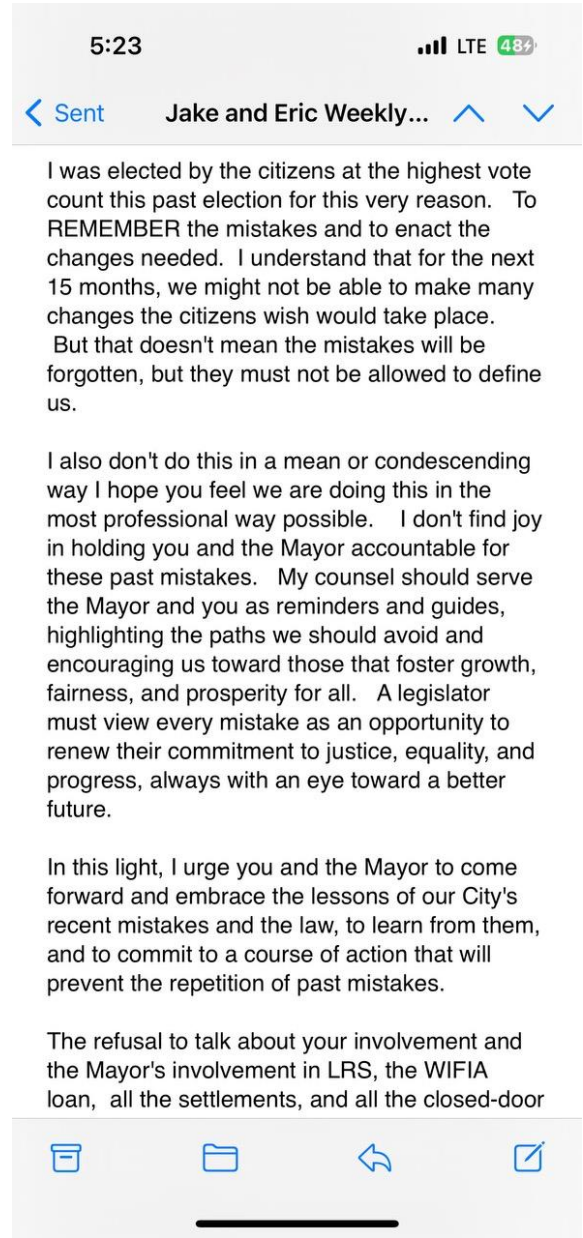
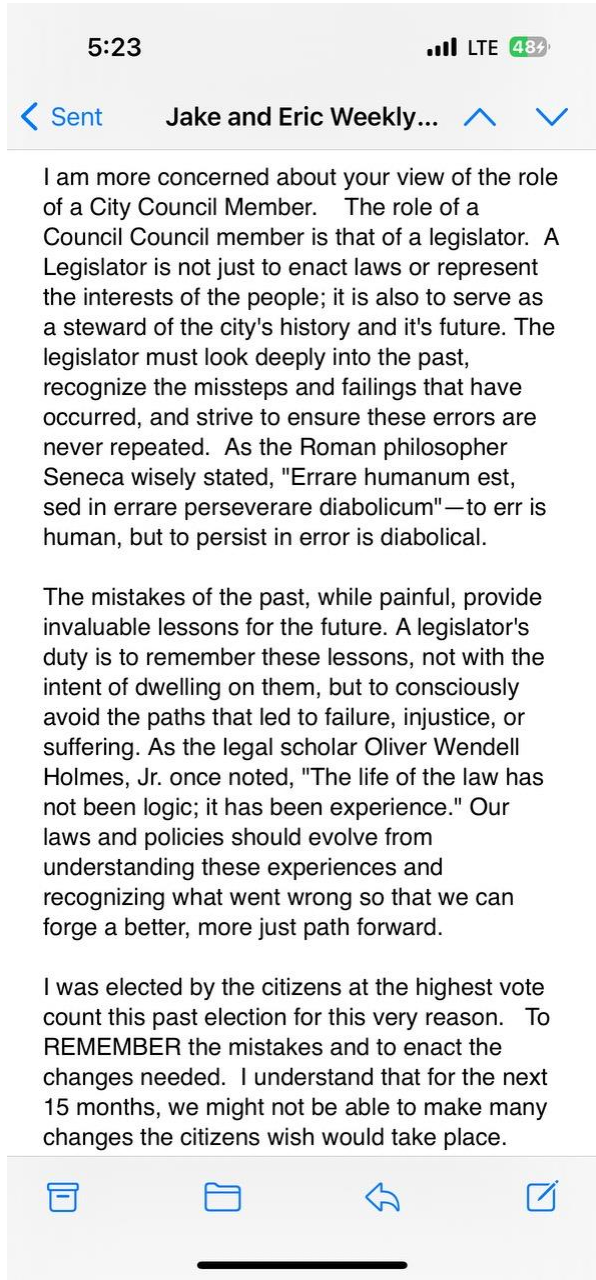
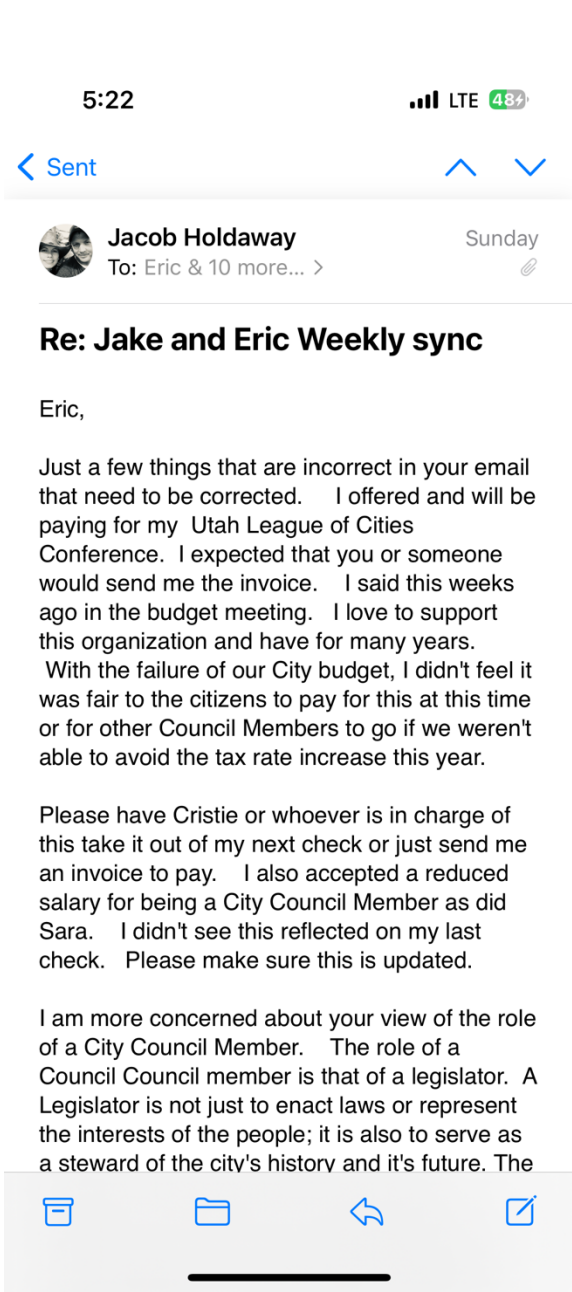
I have occasionally checked in with her professional career—always in shock at the world she reinvented for herself and always wondering when the house of cards would fall. It's taken a lot longer than I ever expected.

But aside from the way she manipulates truth, I just wanted to confirm that you're likely not crazy. And any lack of cooperation from her is an evasive measure meant to distract. You likely won't find substance the more you dig, only exposure.

See contact

David are you free for a phone call?





New York Times Matter



Jayme Blakesley <jblakesley@hgblaw.net>

To: Julie Fullmer; Mardi Sifuentes; Sara Cameron; Jacob Holdaway; Brett Clawson

Cc: Eric Ellis; Pam Spencer; Jenna Ahern

🗨️ ↩️ Reply ↩️ Reply all ➡️ Forward 📎 📧 ...

Tue 11/26/2024 12:53 PM

! High importance

i You replied on Fri 12/13/2024 10:49 AM

Caution! This message was sent from outside your organization.

Dear Members of the City Council:

As you may be aware, the *New York Times* has been investigating a story involving the City over the past few months. This included sending a photographer to city events and meetings, as well as contacting several of you for interviews.

Yesterday, we were informed that the *Times* has decided not to move forward with the story. We have reason to believe this decision was influenced by significant legal and ethical concerns related to the sources they were relying on and the factually incorrect information those sources had provided the *Times*.

Given that a prominent media outlet chose to abandon the story despite substantial investment, I urge extreme caution when discussing these topics publicly. If the underlying sources and information lack credibility, further public discussion—especially involving personal attacks—could harm you and/or the City and could invite legal action.

While it is entirely appropriate for City Council members to express disagreement on public policy matters, such disagreements must remain respectful and should not rely upon false or discredited information. As public officers, your words and actions carry weight and can have far-reaching implications for the City, its officials, employees, residents, and stakeholders.

Thank you for your attention to this matter.

Sincerely,
Jayme Blakesley
City Attorney



Jayme L. Blakesley
Hayes Godfrey Bell, P.C.
2118 East 3900 South, Suite 300
Holladay, Utah 84124

Re: New York Times Matter



Jacob Holdaway

😊 ↩ Reply ↩ Reply all ➡ Forward 📎 📧 ⋮

Fri 12/13/2024 10:49 AM

To: jblakesley@hgblaw.net; Julie Fullmer; Mardi Sifuentes; Sara Cameron; Brett Clawson
Cc: Eric Ellis; Pam Spencer; Jenna Ahern
Bcc: leia.larsen@nytimes.com; tim.t.heaton@gmail.com; David Lauret <drdtlauret@gmail.com>; dariaevans0914@icloud.com; Terry Ewing <terry.ewing07@gmail.com>; Karenkc29@comcast.net

i You forwarded this message on Tue 3/4/2025 2:01 PM

Dear Mr. Blakesley,

I am writing in response to your recent email claim regarding the New York Times’ would not be publishing a story about Mayor Julie Fulmer. While I understand the sensitivity of such matters, I am deeply concerned about the conclusions you’ve drawn and the role you’ve played in this situation. [Especially since the article WAS published this morning. Read here.](#) This proves your claim false. Why did you push a false narrative to the entire council and communications department?

Despite your false conclusions in your email, you stated:

“We have reason to believe this decision was influenced by significant legal and ethical concerns related to the sources they were relying on and the factually incorrect information those sources had provided the Times.”

This statement implies that you and Mayor Fulmer possessed direct knowledge of the New York Times’ reasoning. However, we now know the Times provided no explanation to anyone regarding their decision. This raises critical questions about the source of your “reason to believe” and why you chose to make such a statement without evidence.

Misrepresentation and Overreach

Your assertion misled council members and others to believe that the criticism against Mayor Fulmer had been discredited or was legally dubious. Worse, you appeared to caution against public discussion of these issues by suggesting potential legal consequences. This approach was inappropriate and, frankly, a gross misrepresentation of the legal protections afforded to open debate and criticism of public officials.

Your advice in this matter should have been clear and rooted in established legal principles:

Criticism of elected officials, regardless of the size of their constituencies, is afforded the highest level of protection under defamation law. Unless the speaker’s words meet the exceptionally high standard of “actual malice”—that is, knowingly making false statements or acting with reckless disregard for the truth—such speech is absolutely protected. This standard is notoriously difficult to prove and intentionally so, as free and open discussion about the conduct of public officials is fundamental to a healthy democracy.

If the allegations against Mayor Fulmer are true, they are directly relevant to her honesty, character, and fitness for public office. These issues deserve to be discussed freely and openly as part of our collective pursuit of the truth. Your responsibility was to reinforce this principle, not undermine it.

Broader Concerns

Re: New York Times Matter

Broader Concerns

Your handling of this situation raises significant issues about your role and responsibilities as city attorney:

- 1. Conflict of Interest
Your role is to represent the City as a whole, not to act as the personal attorney for any individual official, including the Mayor. By intervening in this manner, you have prioritized the Mayor’s personal interests over the broader interests of the City and its residents.
- 2. Misleading Statements
Your unsupported claim of a “reason to believe” created a false narrative and undermined trust in your impartiality. It gave the impression that the criticism of the Mayor had been debunked when, in reality, no such evidence exists.
- 3. Overreach of Authority
Suggesting that public discussion of these allegations could lead to legal consequences demonstrates a fundamental misunderstanding—or deliberate misrepresentation—of defamation law. Your role is to provide sound legal advice, not to stifle open debate or protect individuals from legitimate scrutiny.
- 4. Perception of Bias
By aligning so closely with the Mayor’s narrative, you have compromised your neutrality and eroded trust in your ability to serve the City impartially. This perception of bias damages your credibility and the public’s confidence in your office.
- 5. Erosion of Public Trust
Vineyard residents have a compelling interest in openly debating serious allegations against elected officials. By attempting to suppress this debate, you have undermined transparency and accountability—principles essential to maintaining public trust in local government.

Moving Forward

- Your role as city attorney is to serve the legal and ethical interests of the City as a whole—not to act as a shield for individual officials facing criticism. Moving forward, I urge you to:
- Provide legal advice that is impartial, transparent, and grounded in established law, prioritizing the public good over individual interests.
 - Avoid making unsupported claims or statements that misrepresent the facts or the law.
 - Reaffirm your commitment to transparency and accountability, ensuring that your office remains focused on the City’s broader interests.

Finally, I encourage you to reflect on your actions in this matter and recognize the importance of protecting open discussion, particularly when it involves allegations against public officials. Criticism of elected leaders is not only protected under the law but is also vital for maintaining the integrity of our democratic institutions.

The residents of Vineyard deserve a city attorney who upholds these principles with integrity and impartiality. I hope you will take this opportunity to realign your actions with the responsibilities of your office.

Sincerely,
Jacob Holdaway
City Council Member

From: Jayme Blakesley <jblakesley@hgblaw.net>
Sent: Tuesday, November 26, 2024 12:52 PM

Hi Kristie,

I havent seen the email until now, thank you for sharing.

From my point of view the primary focus on the call was regarding **sharing of data related to minors** and their inclusion on the transparency website/in the ledger. We have discussed that GRAMA does not specifically call out minor name and salary data as automatically protected or private, and that the only exception it provides for is if it were considered **risk to the minor** and as such could be a protected record under 305(11) "records the disclosure of which would jeopardize the life or safety of an individual".

Regarding sharing of a general ledger (or any other document that includes personal data, including personal data that may otherwise be considered public) my email did not specify that such document should not be shared per se, just that any personal data sharing has to be captured in the data sharing report per the GDPR, and that we will



information intended only for the recipient. If you are not the intended recipient, please notify the sender immediately and delete this email. Any unauthorized use, disclosure, or distribution is prohibited. This communication does not constitute legal advice.

On Wed, Feb 26, 2025 at 4:21PM Kristie Bayles <kristieb@vineyardutah.gov> wrote:
Hi Nora,

Below is the email chain that was created after I visited with you and Seth. I understand that you feel my email to the Mayor and Council left room for interpretation. This was not my intent. My hope is to educate all of us and to place us on the same page in regard to policy and privacy. I would love to have you review and make changes to the email below. I would be happy to pass it on to the Mayor and Council after your edits.

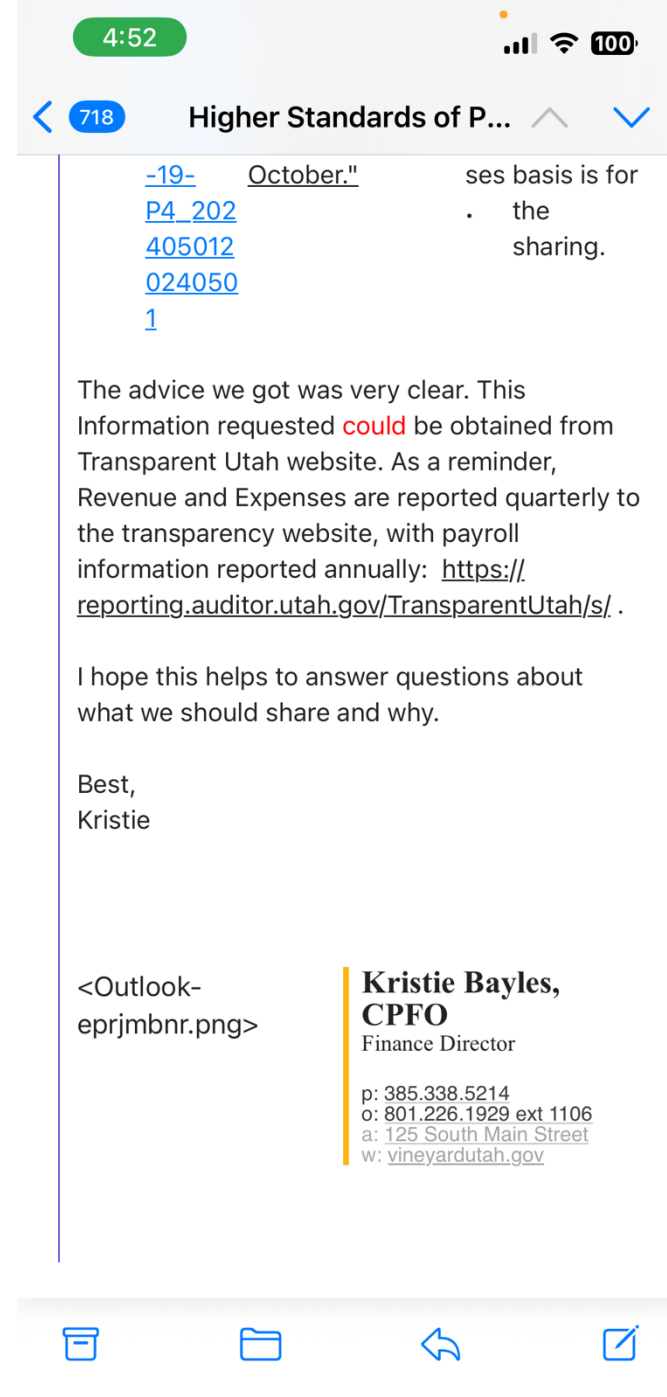
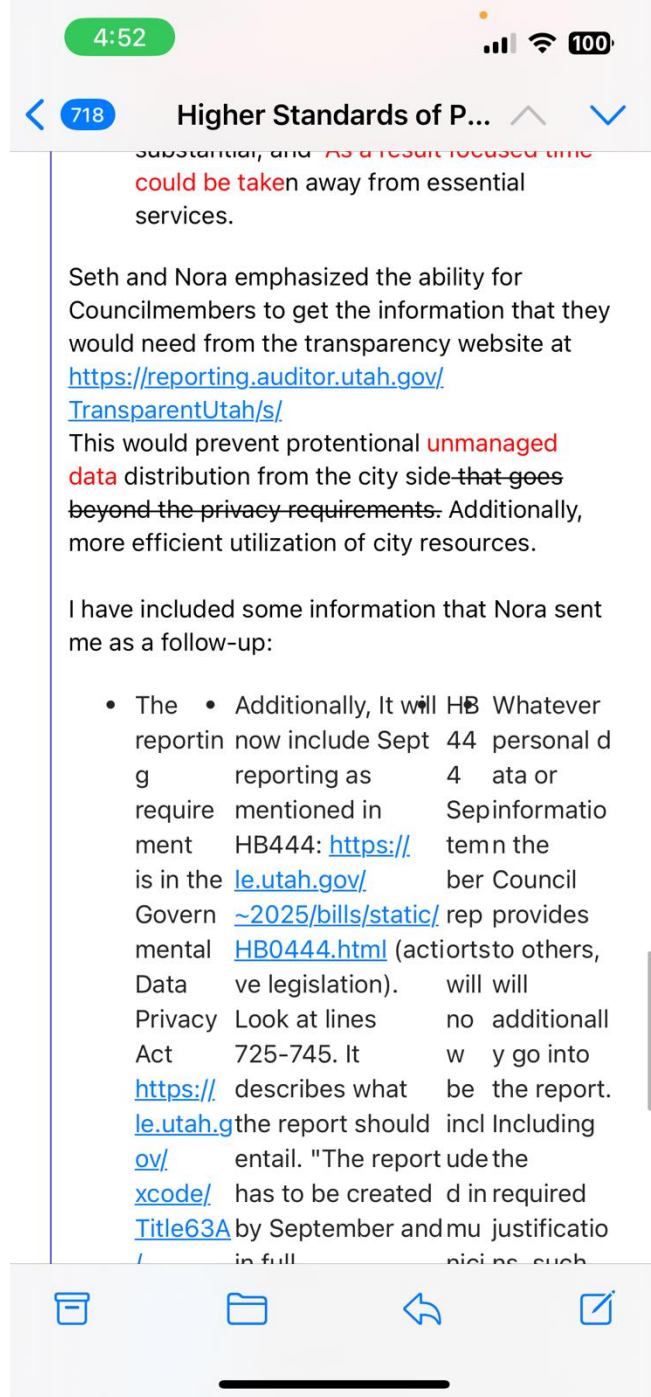
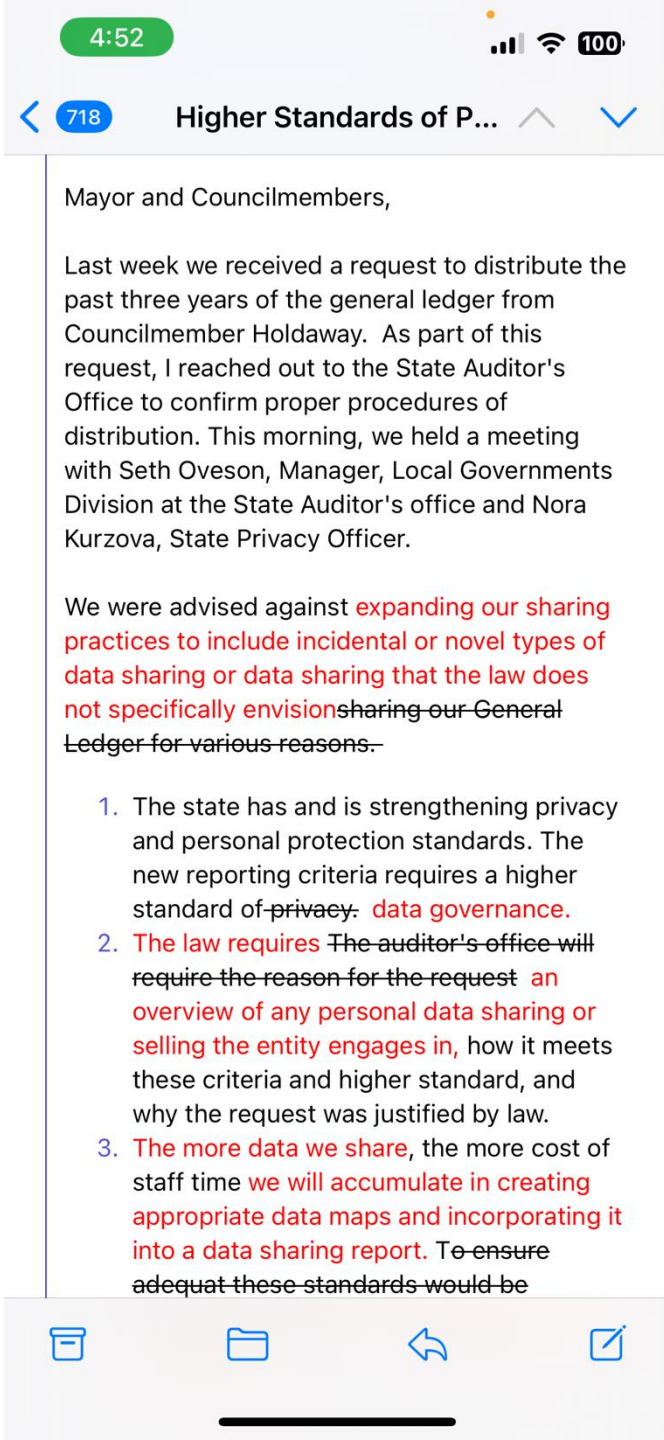
Thank you so much for helping to clarify privacy issues for us,



Kristie Bayles,
CPFO
Finance Director

p: 385.338.5214
o: 801.226.1929 ext 1106
a: [125 South Main Street](https://www.vineyardutah.gov)
w: [vineyardutah.gov](https://www.vineyardutah.gov)





Women's group
confirms mayor didn't
have authorization to
use their Organization



Councilmen Holdaway – Salt Lake Tribune Grama Request – 6/11/25

To: Leia Larsen ▾

Nov 29, 2023 at 4:20 PM

Board of Directors — World Trade Center Utah

wtcutah.com



I found out last night vineyard is paying World Trade Center Utah \$52,000 a year for "membership"

And that Mayor Fulmer now sits on their board

And has secretly flown to Ukraine 🇺🇦 with the organization

This is nuts!!

When was she appointed? I don't see her on their website?

Oh, there she is

Global advisory board

Ambassador

I guarantee no city our size is even thinking hiding this in their budget

To: Leia Larsen ▾

Dec 6, 2023 at 1:50 AM

You awake

?

A boom was dropped today

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A UTAH INLAND
PORT AUTHORITY PROJECT AREA BY VINEYARD CITY, UTAH**
December 03, 2023

This notice is furnished to you by the City Council (the "Council") of Vineyard City, Utah (the "City") to provide notice of a public hearing to be held by the Council on December 13, 2023 at or after 6 P.M.

The public hearing is regarding the proposed creation of one Utah Inland Port Authority project area to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed Project Area, (ii) whether the service should be provided by the City or the Proposed Project Area, and (iii) all other matters relating to the Proposed Project Area.

Because consent to the creation of the Proposed Project Area and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed District, pursuant to Section 170-4-201 of the Utah Code, the City may adopt a resolution creating the Proposed Project Area immediately after holding the public hearing described herein or on any date thereafter. Any withdrawal of consent to creation or protest of the creation of the Proposed District by an affected property owner must be submitted to the City prior to the public hearing described herein.

Meeting Information: Proposed Project Area Boundaries:
Held By: The City Council of Vineyard City, Utah
Date and Time: December 13, 2023 at or after 6 P.M.
Location: Vineyard City Hall 125 South Main Street, Vineyard, UT 84059

A legal description and map for the real property where the Proposed Project Area will be located is attached as Appendix A ("UIPA Project Area").

The Proposed Districts' boundaries will be established in each UIPA Project Area Agreement ("Governing Document") and may be adjusted through mutual agreement to end the Project Area and withdrawal of properties, so long as the Project Areas are within the UIPA project area and certain requirements as established in the Governing Document have been met.

Summary of Proposed Project Area:

A. UIPA is governed by the Utah Code §§ 11-58-101, et seq. (the "Inland Port Act") which allows UIPA to create a project area to fulfill its duties and

_12132023-993

PDF Document · 747 KB

vineyardutah.org

Dec 6, 2023 at 11:12 AM

Thanks for sharing. I'm just finishing up a story about the Tooele port. Can I give you a call after?

To: Leia Larsen ▾

Dec 13, 2023 at 8:35 PM

What's the citywide text they're talking about?



Wow

Do you know who sent it?

How do you know?

Amber a sitting councilman

To: Leia Larsen ▾

Do you know who sent it?

Amber a sitting councilman

How do you know?

She admitted it a few days later. This is the first time she has admitted to publicly

Did she admit to it in the meeting?

Yeah she did

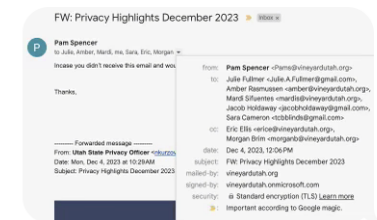
Was it sent before or after the election?

About a week before

Using city resources??

Nobody knows

Dec 14, 2023 at 3:50 PM



Dec 15, 2023 at 4:48 PM

Your article was perfect

Grateful for your hard work

Oh, thank you!

To: Leia Larsen ▾

Feb 14, 2024 at 4:43 PM

Do you know Sofia Jeremias?

Does she know the back story on Eric and Julie?

I do know her. She knows a bit on the backstory, I can get her up to speed.

I would give her a call

She is interviewing me a 6

Feb 14, 2024 at 6:47 PM

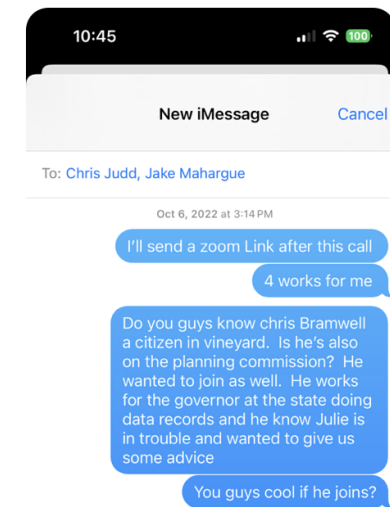
I have an update on the ULA

The new director came and met with me

Told me lots

And apologized

Do you have a minute to chat about that?



iMessage



To: Leia Larsen ▾

Feb 14, 2024 at 6:47 PM

She is interviewing me a 6

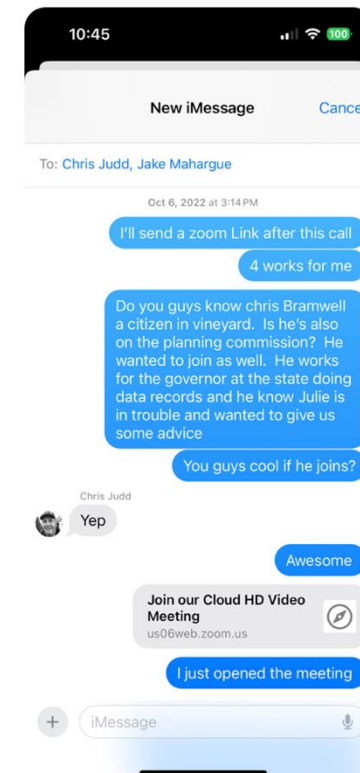
I have an update on the ULA

The new director came and met with me

Told me lots

And apologized

Do you have a minute to chat about that?



iMessage



To: **Leia Larsen** ▾

Feb 19, 2024 at 8:35 PM

Did you see that email???

Feb 19, 2024 at 10:06 PM

Which email?

Feb 19, 2024 at 11:57 PM

Thanks for sharing. So Erica is going to speak tomorrow?

Eric Ellis's text says next month?

Call me

Can I call in the morning?

Yep



Erica doesn't know I shared this with you so don't say anything

I think she's on our side because she shared this with me, but just keep it between us until she tells you

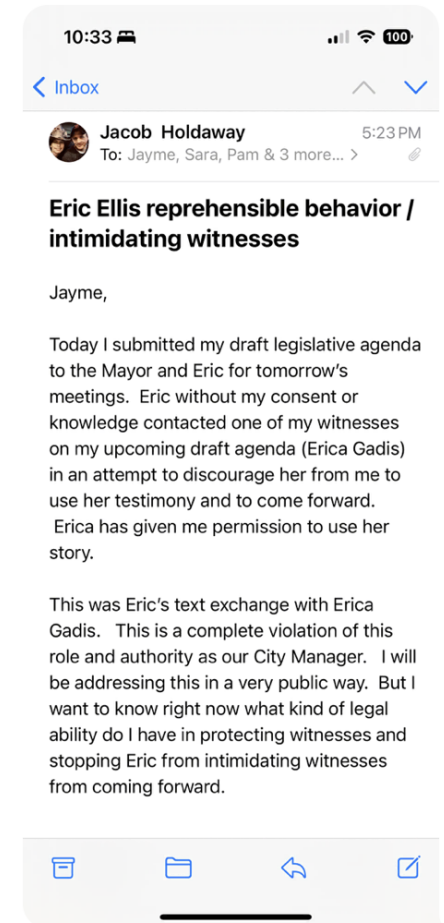
Ok

Feb 20, 2024 at 10:41 AM

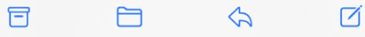


To: Leia Larsen ▾

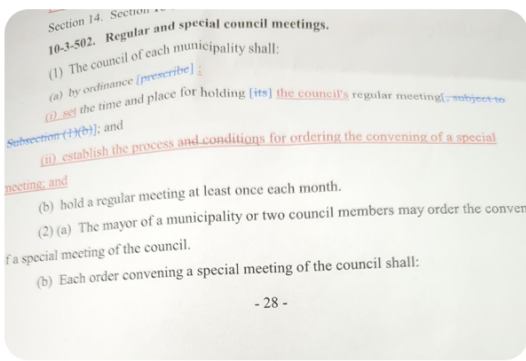
Feb 20, 2024 at 10:41 AM



To: Leia Larsen ▾



Mar 1, 2024 at 8:09 PM



Mr. Hartley and Julie gave the Utah League Of Cities And Towns verbiage to STOP the ability of minority city council members from holding special council meetings. Cam from the Utah League Of Cities And Towns introduced that legislation into a bill today. Representative, Nelson Abbott found it and let me know about it. We were able to talk to cam and he withdrew his bill. I've been on the phone with him for about 30 minutes walking him through why a minority city council needs the authority to hold city Council meetings if the majority who is involved in corruption, don't want to discuss the corruption in a public meeting

Which bill?

Sb 258

Mar 1, 2024 at 9:19 PM

Are you at the capital too?

No

To: Leia Larsen



No

Mar 17, 2024 at 12:06 AM

We have a completely new story to share with you get back

Julie took trips around the world and hid 249 vendors from the State to cover her tracks in her spending

Edited

Mar 19, 2024 at 11:37 AM

We need to talk asap

Found another \$100,000 from vineyard city to world trader center Utah not reported to the state

Total the Europe trip cost vineyard city around \$168,000

Holy smokes

Mar 19, 2024 at 3:30 PM

You free for a zoom?

Want to zoom you what I'm talking about

Mar 19, 2024 at 5:21 PM

You still in Italy?

Mar 19, 2024 at 11:43 PM

Yes

Mar 25, 2024 at 6:36 PM

I will be holding a Press Conference tomorrow night at 8pm via Zoom.

I feel we have a moral obligation to gather together the documents we have and share this with citizens and the media.

This is your government and your money.

I'll hold a question and answer period after to answer any questions.

To: Leia Larsen ▾

We have a completely new story to share with you get back

Julie took trips around the world and hid 249 vendors from the State to cover her tracks in her spending

Edited

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Zoom meeting link is in the notes.

Thanks for letting me know! I'm a bit jet lagged, where is the zoom link?

To: Leia Larsen ▾

Thanks for letting me know! I'm a bit jet lagged, where is the zoom link?

Zoom meeting link:

Join our Cloud HD Video Meeting
us06web.zoom.us



I can give you a heads up prior to the meeting. If you have a moment

Kimberly Olsen is my hero. She is taking a lot of heat for volunteering.

We together started going line by line in the 2023 vineyard city vendor list and expenditures.

We found:

Expensive Hotels in France 🇫🇷
High end restaurants in Europe
Pubs in Ireland 🇮🇪 .
Expensive flights to Europe ✈️

\$158,250 in just membership costs for World Trade Center Utah.

The city only reported \$50,000 of membership to the State.

And much of the \$10,000 in travel to Europe was not reported to the State.

Nobody likes being the "mean guy" that talks about government waste, possible fraud and abuse of power. It makes you the target for personal attacks. And obviously exposing mistakes/corruption causes contention.

Kim, is just a single mom volunteering her time and expertise as a CPA to provide needed oversight.

It makes my heart feel sick every time we find more problems as I know it is contentious. Especially in our small community.

I can see why some would feel uncomfortable allowing for these public conversations on difficult topics. But this is the process of a strong local government.

The Fragility of government in our small city is real. Checks and Balances are essential to exposing the vulnerabilities of democratic systems and the potential for waste and abuse of power. the erosion of checks and balances can lead to authoritarianism, corruption, and the undermining of democratic principles.

Tomorrow I will be fighting for our ability as council member's to maintain our authority to request documents and more. There is a current proposal to limit our ability to do so.

If things don't go our way in tomorrow's meeting, We might need a lot of you to show up at Wednesday night's council meeting.



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If things don’t go our way in tomorrow’s meeting, We might need a lot of you to show up at Wednesday night’s council meeting.

Mar 26, 2024 at 7:42 PM

Thank you

Mar 27, 2024 at 11:26 PM

Did you watch the fireworks?

Mar 28, 2024 at 10:50 PM

To: Leia Larsen ▾

Did you watch the fireworks?

Mar 28, 2024 at 4:59 PM

I heard about it and I have the video queues up. I'll give you a call after I file another story. I'm on deadline

Mar 29, 2024 at 11:22 PM

Mardi told Sara that the mayor asked her and other council members to go to Ukraine in June of last year the night before the trip

Mar 30, 2024 at 10:33 AM

She asked them to travel abroad with one night's notice?

Yeah that's what Mardi told Sara yesterday. She was pressured to say yes.

Wow. Do you think she'd talk to me about it?

No she wouldn't unless there was proof. I think I can get the approvals. It would be in the ledger

Then she would probably talk but she wouldn't break the story

Would they have emailed or texted about it?

Yeah they would have

Both?

Ezra the old city manager made the contact

Ok, good to know

If you remember, right, Julie, always pressures the city manager, because the authority to travel is with the city manager and council.

And the mayor also went to Ukraine, right?

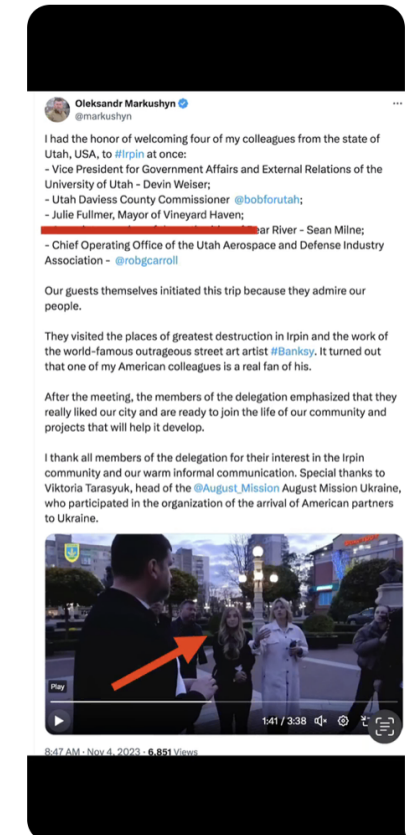
In June. It's on her calendar remember

In June. It's on her calendar remember

She asked to go, it's on her calendar, and Mardi said she thought she went. We don't have pictures or proof she made the flight

Ok. Hopefully I'll get that with my records request.

Mar 30, 2024 at 1:57 PM



<https://twitter.com/markushyn/status/1720815151438278749> (<https://twitter.com/markushyn/status/1720815151438278749>)

Apr 6, 2024 at 9:42 PM

Are you still working on an article about the overseas trip?

To: Leia Larsen



I did a grama to get a public version

Amber and Eric called me into a meeting on Friday. After about an hour of very very passionate back and forth they said that they wanted to talk to you cause all your sources are lying

Why would they say that? I haven't written anything.

They are talking about your LRS and Hartley articles

And lake authority articles

I'm happy to talk to them

They said that Ben Abbott, Peggy Foggio and I are lying to everyone about the loan letters. And we have everyone tricked

It was the most bizarre conversation I've been in in a long time

It's all on paper

I laughed and said you really think I'm smart enough to fabricate loan letters and trick people into believing me???

Is that what they're claiming?

Yeah that I'm a con and I have everyone fooled at the lake authority

I said.. you realize I wasn't the one that found the letters right???

Eric didn't deny the letters were real when I talked to him

Private meetings with Eric are pointless.

Can you record them?

Julie and Eric will say anything. I'm going to start asking that they be recorded

Apr 8, 2024 at 11:57 AM

I'm around today if you want to chat. Call whenever it's convenient.

Apr 9, 2024 at 6:12 PM

I got my GRAMA

To: Leia Larsen

Apr 9, 2024 at 8:12 PM

I got my GRAMA

\$480 a night for hotels in Paris

\$465 a night for hotel in London

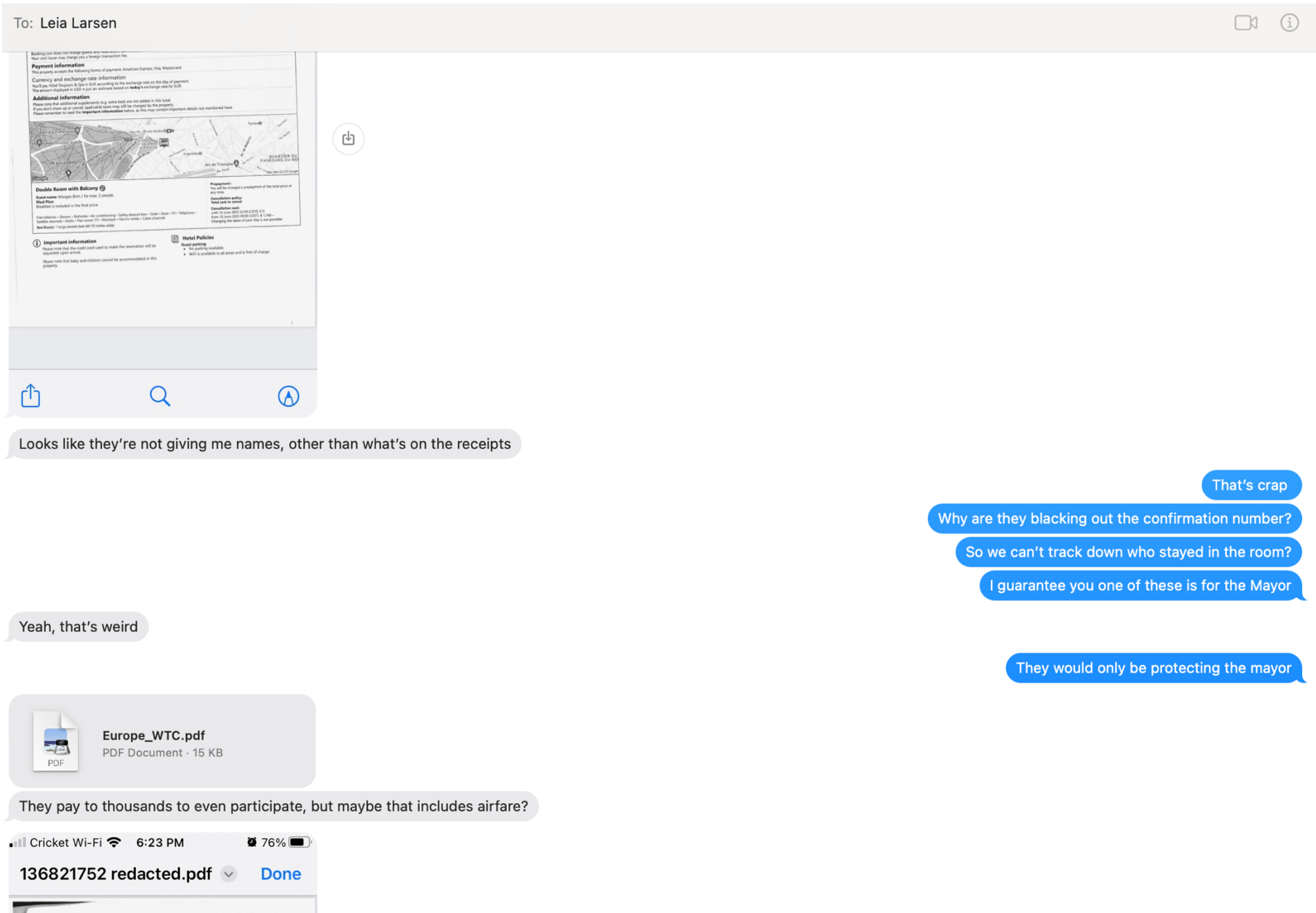
What!!!!

Can you do a zoom?

Or later tonight?

Are you free tomorrow?





To: Leia Larsen ▾

Looks like they're not giving me names, other than what's on the receipts

That's crap

Why are they blacking out the confirmation number?

So we can't track down who stayed in the room?

I guarantee you one of these is for the Mayor

Yeah, that's weird



Europe_WTC.pdf
PDF Document · 15 KB

They pay to thousands to even participate, but maybe that includes airfare?

They would only be protecting the mayor

Cricket Wi-Fi 6:23 PM 76%

136821752 redacted.pdf ▾ Done

Booking.com Booking confirmation

The Westminster London, Curio Collection by Hilton

Address: 3 John Ridge St, Westminster Borough, London, W6 0DS, United Kingdom
Phone: +44 (0) 20 7530 1200
GPS coordinates: N 51° 23 35S, W 0° 7 12E

Check-in 21 April, Wednesday 10:00 - 08:00

Check-out 24 April, Thursday 07:00 - 12:00

Rooms 2 / 3

Price US\$1,397 (for 2 people) approx. US\$2,794

Payment information
The Westminster London, Curio Collection by Hilton handles all payments. This property accepts the following forms of payment: American Express, Visa, Mastercard.

Currency and exchange rate information
We use the Westminster London, Curio Collection by Hilton in GBP according to the exchange rate on the day of payment. The amount displayed in USD is just an estimate based on today's exchange rate for GBP.

Additional information
Please note that additional supplements (e.g. extra bed) are not added in this total. If you arrive with a car, you will be charged by the property. If you don't show up at the booking, and you don't cancel beforehand, the property is liable to charge you the full reservation amount. Please refer to the **Important information** below for the most complete details. Not mentioned here.

Queen Room with Mobility Access
Queen room (Kingston Room) 1 adult, 1 child
This is a 1,100 sqm room with 1 adult, 1 child.
Bedroom: 1 double bed (160 cm x 200 cm)
Bathroom: 1 shower, 1 toilet, 1 sink, 1 bathtub
Breakfast: included in the final price

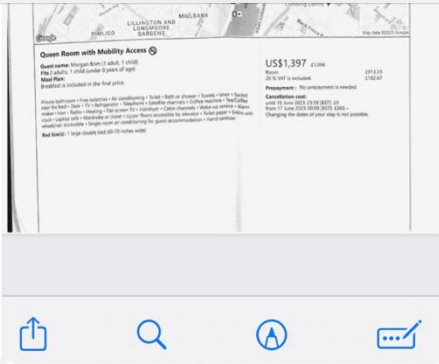
US\$1,397 (for 2 people) approx. US\$2,794

Cancellation policy
Free cancellation until 14 days before arrival. After that, a cancellation fee of 50% of the total price will be charged. No refund for no-shows.

Check-in time 15:00 - 23:00 (24 hours)
Check-out time 07:00 - 12:00

Important information
Please refer to the **Important information** below for the most complete details. Not mentioned here.

Map
The map shows the location of the property in the area of Westminster, London. The map is not to scale and is for informational purposes only.



Do you have screenshots or evidence of the mayor saying the city can't afford a fire department?

I'll call you back

I am free for 20 minutes

Is there a Lockheed Martin located in Vineyard?

A photograph of a Lockheed Martin Process Technologies building. The building is a light-colored, multi-story structure with a large blue sign on its side. The sign features the Lockheed Martin logo (a stylized star) and the text "LOCKHEED MARTIN" in white capital letters, with "Process Technologies" in a smaller font below it. The sky is clear and blue. Some green foliage is visible in the lower left corner.

To: Leia Larsen ▾

Apr 11, 2024 at 5:19 PM

Do you have screenshots or evidence of the mayor saying the city can't afford a fire department?

Apr 12, 2024 at 12:48 PM

I'll call you back

I am free for 20 minutes

Apr 12, 2024 at 5:04 PM

Is there a Lockheed Martin located in Vineyard?

If there is. It would be just a tiny office space.

Nothing of any size.

Is that their claim? lol

Actually I just found this.



Lockheed Martin Skunk Works Utah · 500 S
Geneva Rd, Vineyard, UT 84059
[app.goo.gl](#)

This is right by my house.



Lockheed Martin Skunk Works Utah · 500 S Geneva Rd, Vineyard, UT 84059
app.goo.gl

This is right by my house.

Is this her husband?

[Click to Load Preview](#)

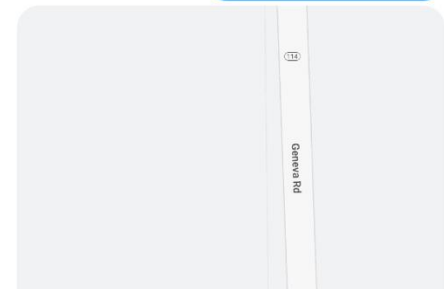
linkedin.com >

He definitely doesn't seem to have a background in aerospace

Yes

Right but in meetings the mayor says random things in her word salads

It's bizarre to explain



To: Leia Larsen ▾

Is this her husband?

[Click to Load Preview](#)

linkedin.com

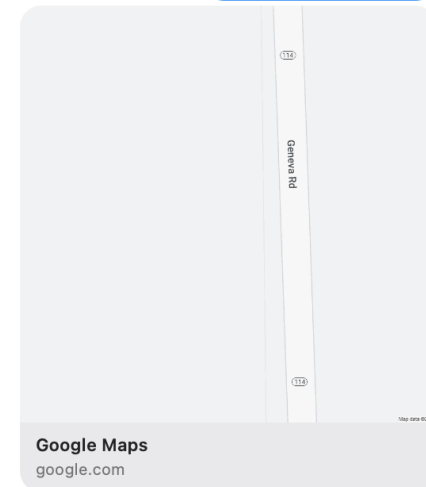


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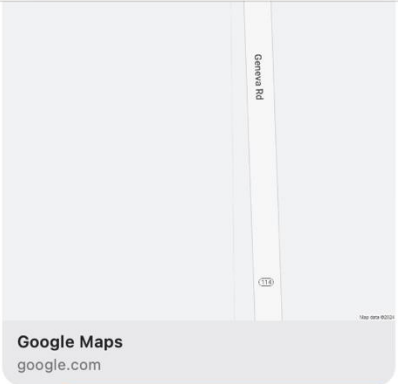


This is what it looks like most days.

I drive by here EVERY DAY. never noticed it.

Apr 12, 2024 at 8:33 PM

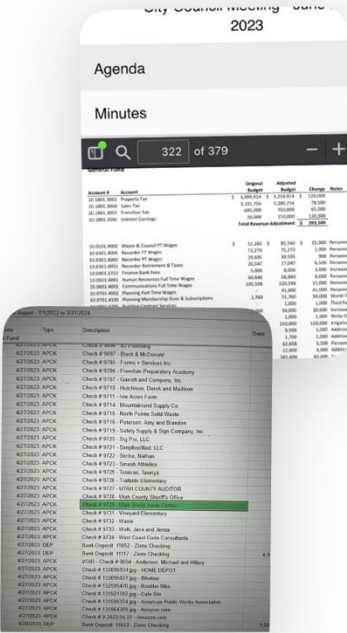
To: Leia Larsen



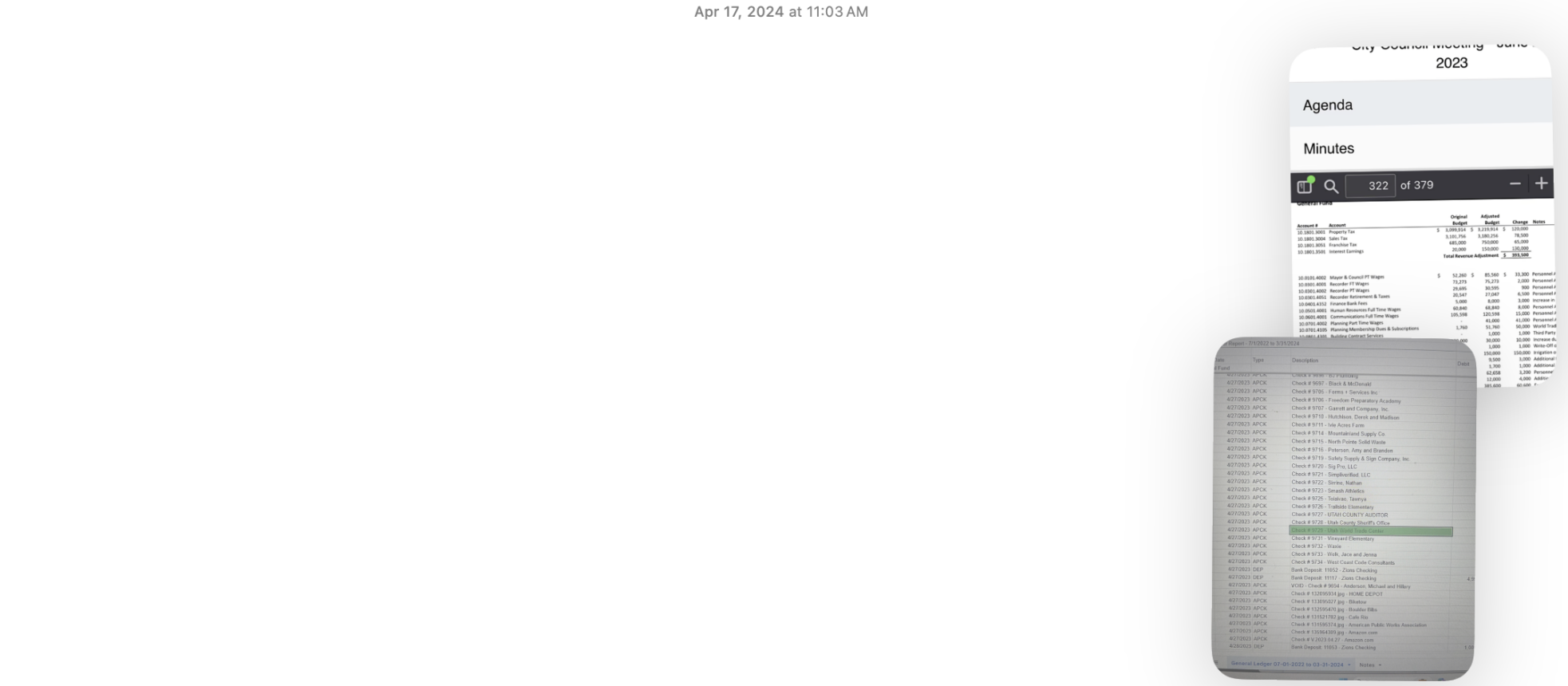
This is what it looks like most days.

I drive by here EVERY DAY. never noticed it.

Apr 17, 2024 at 9:03 AM



To: Leia Larsen ▾



Call me ASAP!!

I have a break in an hour, can I call then?

Mayor Fullmer spent the money for World Trade Center April 27th 2023. This is months before she told the city council and got it approved.

She didn't get it approved until June 28th 2023.

She says there was an RDA appropriation amendment for it March 8, 2023? I can't get Vineyard's agenda and minutes database to load, so I can't double check at the moment

To: **Leia Larsen** ▾

She says there was an RDA appropriation amendment for it March 8, 2023? I can't get Vineyard's agenda and minutes database to load, so I can't double check at the moment

Do you have access to them?

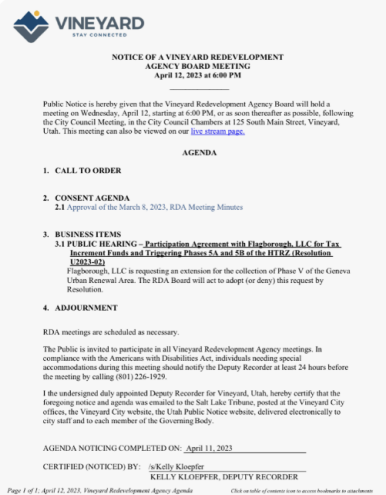
Oh shit!!! We haven't even thought about or asked for an RDA ledger...

The RDA doesn't have a travel budget to my knowledge. This opens a massive problem and different can of worms.

Is the 50k travel though, or a professional membership? WTC told me membership dues don't cover any travel.

To our knowledge it's a membership, but that only ambassadors get to travel. We don't know who is paying for her travel.

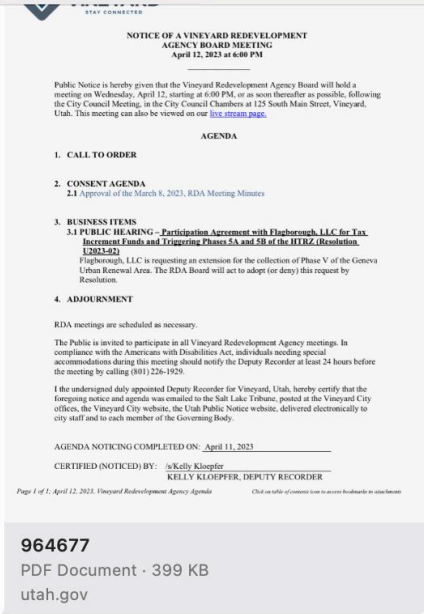
There's a copy of the March minutes here that show the RDA vote:



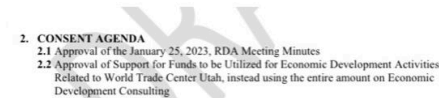
964677

PDF Document · 399 KB
utah.gov

To: Leia Larsen



All 3 of the 50 K payments 168,000 for being an ambassador is on the city ledger. Why would something be on the other RDA ledger in March?



The info Pam sent me shows the first ambassador membership payment was made April 26, 2023

But this is RDA minutes not city council minutes?

They are two separate entities

Yes, RDA minutes

Why would this be approved by the RDA but in the city budget?

So did they shuffle an RDA expense to the city budget?

I'm giving you what's in the city ledger I don't have the RDA ledger

To: Leia Larsen ▾

2. CONSENT AGENDA
2.1 Approval of the January 25, 2023, RDA Meeting Minutes
2.2 Approval of Support for Funds to be Utilized for Economic Development Activities
Related to World Trade Center Utah, instead using the entire amount on Economic
Development Consulting

The info Pam sent me shows the first ambassador membership payment was made April 26, 2023

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Yes, RDA minutes

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So did they shuffle an RDA expense to the city budget?

I'm giving you what's in the city ledger I don't have the RDA ledger

Ok

Can you get the RDA ledger?

Asking now

It's can't be in the RDA ledger the \$50,000 is already in the city ledger.

It would then be in there twice and they would get 100,000

Well, could the city reimburse the RDA? But I think I see what you're saying. For a payment to come out of the city ledger in April, there should've been a budget amendment.

Is that right?

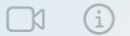
How is one government entity, approving something and it completely different government entity spending it?

The checks from the city didn't go to the RDA. The checks from the city went to World Trade Center.

And why get approval on the city council agenda in June if you already got approval in March?

The city ledger doesn't tell the story of the RDA meeting minutes.

To: Leia Larsen



The city ledger doesn't tell the story of the RDA meeting minutes.

We have \$168,000 in world trade spending already in the city ledger.

150k for the memberships, \$16k for the Europe trip, what was the remaining \$2k spent on?

Apr 17, 2024 at 4:34 PM

Chris steward

Congressman

Ahh. Ok

Apr 17, 2024 at 6:49 PM

Did you find out if the RDA has its own ledger?

No answer, but we reviewed it, and all expenses are on the city ledger so if they do have its own ledger, that would be a bombshell

Apr 18, 2024 at 10:14 PM

To: Leia Larsen ▾

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Apr 19, 2024 at 12:14 AM

The plan is to publish Monday, fyi

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Jun 7, 2024 at 9:19 AM

I think I got another story!!

What's up?

Jun 13, 2024 at 10:23 AM

Nelson Abbott after watching the RDA meeting and problems is going to run a bill to add recall of elected officials in Utah. This is going to be awesome!

Wow

It won't fix the Julie problem but it will fix this for future cities that ever face this

But he opened the bill file and it's going through legislative council

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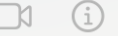
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Tue, Jul 16 at 9:51 PM

Boom Shell

Edited

Need to do a zoom tomorrow

What time?

High level story - with Recorded and written confession from the mayor
Fake Pregnancy with her family and X-husband
Took sonagram images from a hospital and presented them to her Husband and family as being pregnant
Fake Miss Carriage with a fake Made up a Car Accident
Stole Letter Head for a Hospital to create fake invoice showing costs of Miscarriage cremation
Faked that she has Amnesia with her Husband
Signed Hospital Documents of the Doctor creating her fake baby.
Forged Signature on Student Loans of her x husband.
Purchased Burner phone and created a fake alias "Cousin Christina Dell" that helped create the entire story and give her cover.

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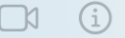
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Wed, Jul 17 at 9:18 AM

Holy shit

To: Leia Larsen



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Wed, Jul 17 at 7:18 AM

Holy shit

Can you talk at 2 pm today?

Yes

Real the confession in one email a listen to the other in the other email before the meeting

Ok

Read*

What's the significance of the diplomas?

She didn't graduate high school she got her ged

What is she confessing being addicted to?

I don't know. Good question

Lying, it looks like

To: Leia Larsen ▾

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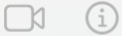
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Wed, Jul 17 at 6:01PM

NYT gave me the green light to proceed with the story.

To: Leia Larsen



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Is Dave available to do a zoom chat tonight or in the next few days?

I'm free now

Thu, Jul 18 at 2:02 PM

We chatted on background over the phone. Thank you for connecting me with him!

Thu, Jul 18 at 6:02 PM

Jacob Mchargue
Vineyard City Manager



Kristal Price



To:

Leia Larsen

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I'm free now

Jacob Mchargue

Vineyard City Manager

JM

Kristal Price

KP

6:15

20

<

Jeremy Smith



Jeremy Smith

7 friends

Just moved to Utah 2 years ago.

Sent you a friend request

Respond

Message

Posts

Photos

Details

Lives in Vineyard, Utah



Jeremy Smith
7 friends
Just moved to Utah 2 years ago.

Sent you a friend request

 Respond

 Message



Posts Photos

Details
 Lives in **Vineyard, Utah**
... See Jeremy's About Info

Friends
7 friends





Fri, Jul 19 at 6:39 AM



World Trade Center Utah (WTC...) Follow
5,922 followers
4mo · Edited · 

This week, we're excited to bring you updates from Utah's inaugural business trip to India. 🇮🇳

Led by a group of Utah leaders in education, government, and business, the delegation has already met with India's joint secretary, ministry of external affairs; the minister of education; and leadership from several of India's large multi-national companies!

More to come as Utah works to boost economic growth across our state's aerospace, defense, and tech sectors. 🙌

#GoGlobalUT #UTIndia2024

Gary Herbert, Jeanette Herbert, Jonathan Freedman, David Carlebach, Guruprasad Sowle[Indus International Research Foundation (IIRF) , An Independent Indian Think Tank], Derek Miller (Salt Lake Chamber), Erin Farr (Economic Development Corporation of Utah (EDCUtah), Aaron Starks (470), Tucker Bateman (Salt Block Inoculum), Julie Fullmer (Vineyard City), Gregory Cash Hill (University of Utah), Vinay Jayachand (HummingbirdEV), Jagath Kaluarachchi (Utah State University), Rakesh K. (HummingbirdEV), Venky Medicharla (Preminent Technologies), Sudhakar Pennam (Kairos Technologies), and Zachariah



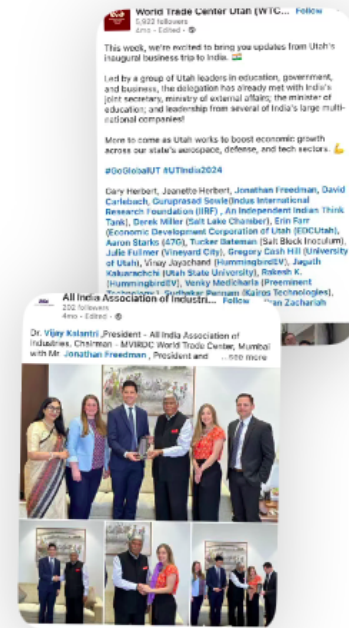
All India Association of Industri... Follow
202 followers
4mo · Edited · 

Dr. Vijay Kalantri ,President - All India Association of Industries, Chairman - MVIRDC World Trade Center, Mumbai with Mr. Jonathan Freedman , President and ...see more

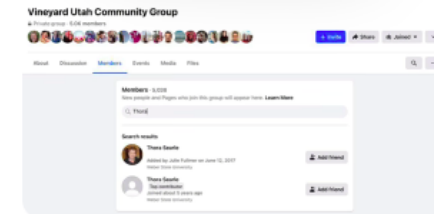


To: Leia Larsen

Fri, Jul 19 at 8:39 AM



Fri, Jul 19 at 10:57 AM



Sun, Jul 28 at 2:40 PM

Did you watch the YouTube about the women organization and the dc trip?

Your interview with Kristal?

I did

Yeah

Search results

 **Thora Searle**
 Added by Julie Fullmer on June 12, 2017
 Weber State University

 **Thora Searle**
 Top contributor
 joined about 5 years ago
 Weber State University

[Add friend](#)

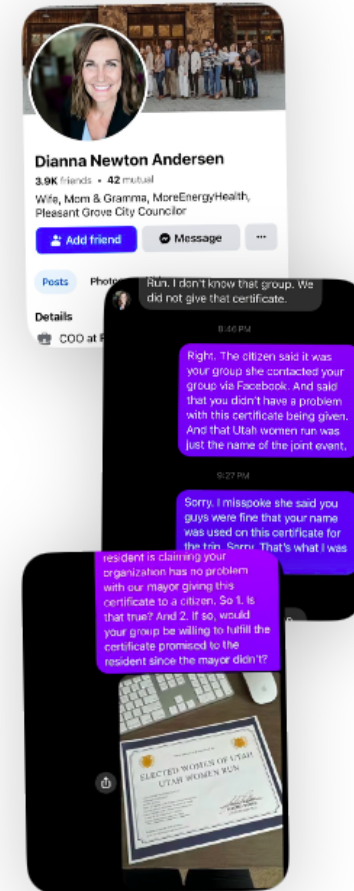
Your interview with Kristal?

I did

resident is claiming your organization has no problem with our mayor giving this certificate to a citizen. So 1. Is that true? And 2. If so, would your group be willing to fulfill the

To: Leia Larsen

Sun, Jul 28 at 5:41 PM



The mayor started a new theory that this organization was the one behind it. We reached out. This two was a lie

Sun, Jul 28 at 11:55 PM

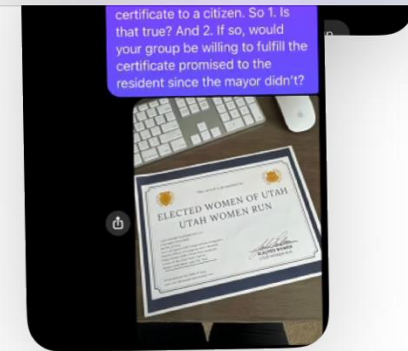
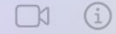
Does this make sense?

Mon, Jul 29 at 10:20 AM

So she first claimed Utah Women Run was behind the D.C. trip, then the Facebook group Elected Women of Utah?

Thu, Aug 1 at 12:30 AM

To: Leia Larsen



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Does this make sense?

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So she first claimed Utah Women Run was behind the D.C. trip, then the Facebook group Elected Women of Utah?

Wed, Jul 31 at 10:39 PM

innuendos, allegations, and accusations. Maybe just maybe that is why you are getting nowhere. You don't have a sacred calling. It is a political position and maybe if you were truly interested in resolving issues you could start out by ending your attempts to make everyone look guilty of wrongdoing and you being the icon to swoop in and change it and make it right, to understanding others opinions and goals and why they have them and where they want to go with them. You have done nothing since being elected except try to portray all existing elected officials as dishonest, self-serving people with criminal intent. I wouldn't cooperate with you either. You need to drop the attempts to make everyone else look bad and start truly seeking ways to make things better through appropriate changes. You have displayed some bullish attitudes and behaviors and rather than accomplishing

They confirmed All of Eric's emails related to the WIFIA loans and the loan application have been deleted. You are welcome to verify with either of them what I have been told. No innuendos. These problems need to be brought to light and resolved. I'm writing for a full accounting of what worse. Perhaps the manner in which matters could be seeking

To: Leia Larsen

Thu, Aug 1 at 12:39 AM

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They contained all of LRP's emails related to the WIRA loans and the loan application have been deleted. You are welcome to verify with either of them what I have been told. No innuendos. These problems need to be brought to light and resolved. I'm waiting for a full accounting of what happened. Both of these individuals were involved and both of them have either denied access or deleted everything that has to do with the two \$400 and \$900 million loan applications from our City RDA. Our taxes are going up due to the failure of our RDA. These are responsible questions. This is tax money that would be spent on our schools. And none of our council members knew about it. Why? And what protections do we have in place from stopping our mayor from acting alone in the future? If you have the time let's get to know each other. I'm happy to listen to your perspective if you are in fact a real person.

worse. Perhaps the manner in which matters could be seeking

Sat, Aug 3 at 10:26 PM

The account never commented or responded again

Thora?

Yeah

Tue, Aug 6 at 11:01 PM

You free for a call?

What's a good time for you tomorrow?

To: Leia Larsen



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Thora?

Yeah

Tue, Aug 6 at 9:01 PM

You free for a call?

What's a good time for you tomorrow?

Thu, Aug 15 at 8:02 AM

Call me when your free

Fri, Aug 16 at 4:02 PM

Call me

Fri, Aug 23 at 10:25 AM

Any update?

Fri, Aug 23 at 12:55 PM

12:55



Like Comment Send Share

People You May Know

To: Leia Larsen ▾

Fri, Aug 16 at 6:02 PM

Fri, Aug 23 at 12:25 PM

Fri, Aug 23 at 2:55 PM

Call me when your free

Call me

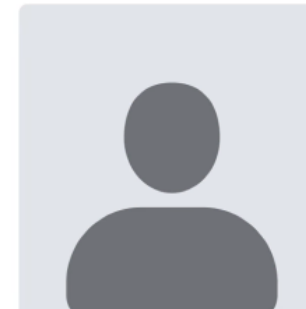
Any update?

12:55



Like Comment Send Share

People You May Know



Thora Searle
1 mutual friend

Add friend

Remove



Nathan S

Add friend

See all

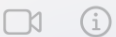
The algorithm is suggesting the fake account be my friend

Edited

Wow, how weird

I'm going to write up a summary for my editors about what's going on with the mayor and they're going to decide from there.

To: Leia Larsen



Add friend

Remove

A

See all

The algorithm is suggesting the fake account be my friend

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Wed, Aug 28 at 7:38 PM

The Hartley came to the city council meeting and presented

To: Leia Larsen ▾

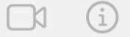
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Asked them about your article

Send me more questions you think need to be asked on the record

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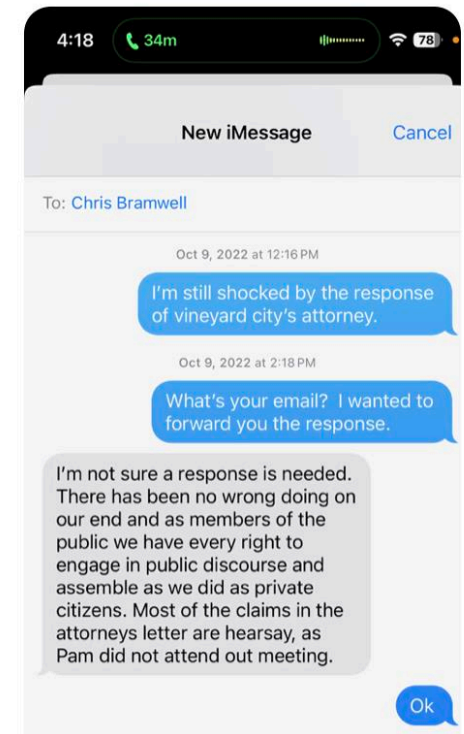
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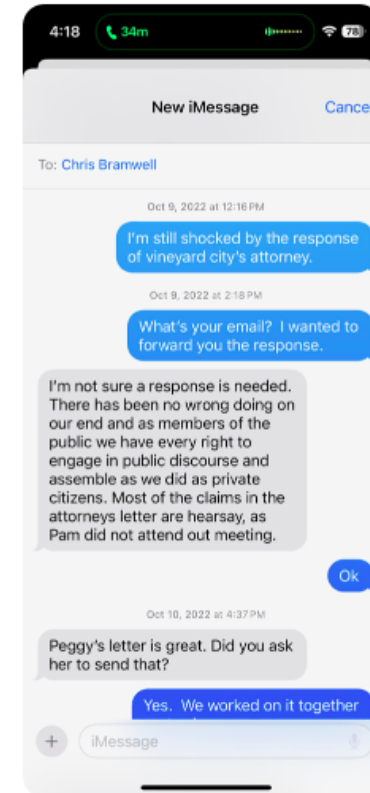
Send me more questions you think need to be asked on the record

Wed, Nov 27 at 4:18 PM



To: Leia Larsen

Wed, Nov 27 at 6:18 PM



This is the text response from Chris Bramwell when I was accused by Jayme of representing a state employee in the meeting I.

Chris Bramwell
Chief Data Officer - State of Utah. **CB** >



To: Leia Larsen



Chris Bramwell
Chief Data Officer - State of Utah. CB >



You appeared in 7 searches

LinkedIn ¹² Jacob H.

You appeared in 7 searches this week

You were found by people from these companies

[Unlock the list now](#)

Get the new LinkedIn desktop app



Fri, Dec 6 at 12:00 PM

The post under "recent activity," are you able to view that?

Karen Cornelius KC >

Tim Blackburn TB >

To: [Leia Larsen](#)

Fri, Dec 6 at 2:00 PM

The post under "recent activity," are you able to view that?

Karen Cornelius KC >

Tim Blackburn TB >

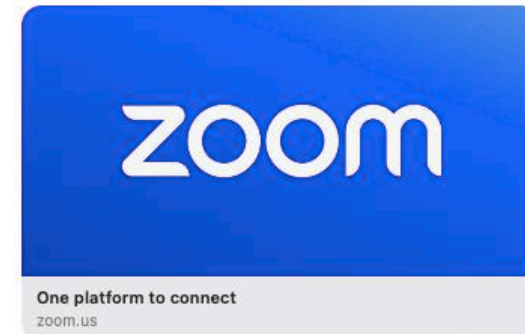
Both senior citizens like Thora. Both had fake alias accounts created in their name and posted negative about me. Both fake accounts are no longer in the vineyard groups

Fri, Dec 6 at 4:08 PM

Free in 5?

Yep!

Do you need me to send you a zoom invite?



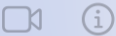
Code

801-836-0868

Share Link

https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrdE_yI.N-m6QJw5KomfDKHOJ (https://us06web.zoom.us/rec/share/vQ_Ay_M_ox0myOf7cEcrvUvBhr8122lhN0veRRHDc9RV8urjZ0fKIX58ibrdE_yI.N-m6QJw5KomfDKHOJ)

To: Leia Larsen



One platform to connect

zoom.us

Code

801-836-0868

Share Link

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Passcode: 8#4uL?fB

Here is the recording

Thank you!

Thu, Dec 12 at 1:22 PM

Hey there, just sending you a courtesy notice that we've decided to move forward with publishing the story after doing some additional reporting.

Oh wow. Thanks for letting me know.

Thu, Dec 12 at 6:50 PM

In the celebration of life

I'll call you after

Ok

To: [Leia Larsen](#)

Thank you!

Thu, Dec 12 at 3:22 PM

Hey there, just sending you a courtesy notice that we've decided to move forward with publishing the story after doing some additional reporting.

Oh wow. Thanks for letting me know.

Thu, Dec 12 at 8:50 PM

In the celebration of life

I'll call you after

Ok

Fri, Dec 13 at 10:12 AM

The article is fair. You did a wonderful job documenting all sides and perspectives. I wanted to say thank you for your time, dedication and work. The country now more than ever needs journalist and good ones like you.

Fri, Dec 13 at 12:40 PM

Thank you!

Fri, Dec 13 at 7:13 PM

Welcome to Vineyard UT
vineyardutah.org



The article is fair. You did a wonderful job documenting all sides and perspectives. I wanted to say thank you for your time, dedication and work. The country now more than ever needs journalist and good ones like you.

Fri, Dec 13 at 10:40 AM

Thank you!

Fri, Dec 13 at 5:13 PM

Welcome to Vineyard UT

vineyardutah.org



Sat, Dec 14 at 11:08 AM

10:54





Aaron Bullen's Politics

[Admin](#) · Aaron Bullen · 12h · 





Greta Hansen-money

Top contributor

SOo normally I take articles like this with a grain of salt but not this one. We know of David through a family member who went to med school with him & friends who witnessed their marriage from beginning to end. David went through hell on earth being married to Julie. He suffered several instances of public humiliation mostly bc he was the last person to figure out she is a pathological liar.

To: [Leia Larsen](#)

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1h · Like · Reply

Sat, Dec 14 at 2:21 PM

Do you know this person?

Sat, Dec 14 at 5:35 PM

I know a friend of a friend

To: Leia Larsen



Bookmark this comment - Julie will be in prison one day. City, county and state officials will go down with her if they don't start paying attention to the scams she is pulling off as Mayor.

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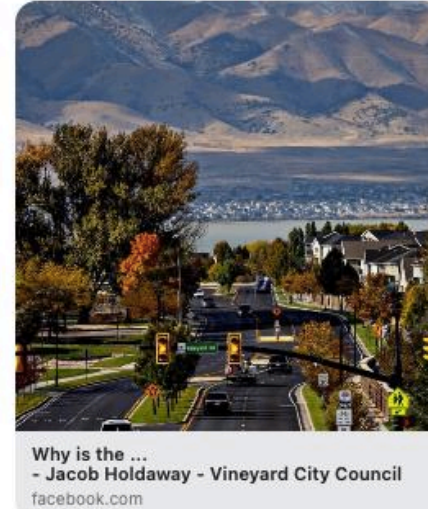
Here are my public comments:



Why is the ...
- Jacob Holdaway - Vineyard City Council

To: Leia Larsen

Here are my public comments:



Sun, Dec 15 at 8:55 PM

The mayor's public response included Cassi's email where Cassi asked not to be named

Oh that's helpful. Thanks

Mon, Dec 16 at 9:43 PM

Did Jaime our city attorney ever sit down for your interview? I knew he had rejected you.

He just never responded

I'm concerned that he wrote the mayors response

There is a pattern of from our city attorney Jayme of not gather facts first, and then making false accusations either to council or in public to back up the mayor with false testimony. I feel this is in key moment to protect the mayor. Equally, this time With the New York Times article, Jayme would respond to be interview with the New York Times. Then Jayme never asked for david side, or my side of the fake 12 accounts or the proof of the mayor creating alias accounts. Then Jayme blasts an email with only the mayor's side of the story. I've already confronted Jayme about this privately.

To: Leia Larsen



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This is when he gave false testimony about me. I found more texts to prove it

Tue, Jan 7 at 8:19 PM



Defrauding refers to the act of deceiving or tricking someone, typically to gain a financial or personal benefit. It involves intentional misrepresentation, concealment, or dishonesty to deprive another person of money, property, or legal rights.

For example, defrauding someone could include lying about the value of a product, forging documents, or using false pretenses to convince someone to give up something of value.

Mon, Jan 13 at 5:17 PM

Call me asap

It's an emergency

I'm on another call, I'll call right after

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portal.civicklerk.com



Read the code of conduct

Mon, Jan 13 at 11:29 PM

Fellow citi...
- Jacob Holdaway - Vineyard City Council
facebook.com



To: [Leia Larsen](#)

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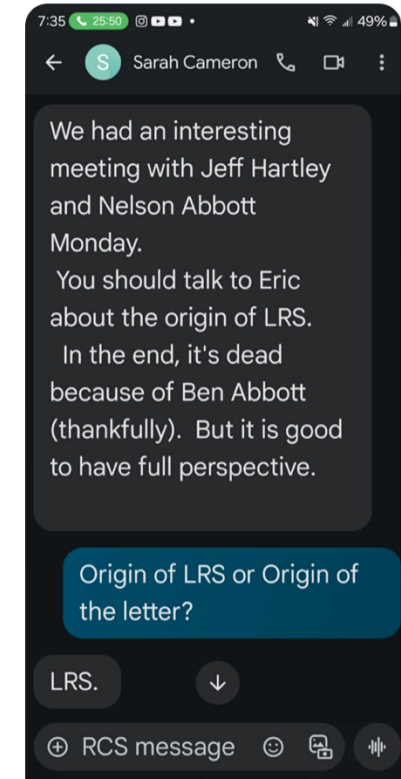
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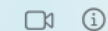
Read the code of conduct

Thu, Feb 13 at 7:45 PM

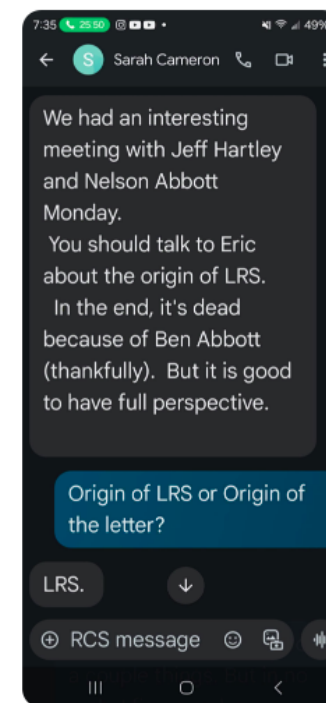
Fellow citi...
- Jacob Holdaway - Vineyard City Council
facebook.com



To: Leia Larsen



Thu, Feb 13 at 9:45 PM



Call me when your free

Tomorrow ok?

Yeah no rush

Mon, Feb 17 at 7:53 PM



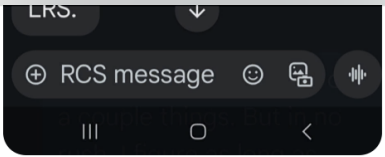
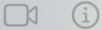
This is insane

My city council is proposing this new code of conduct to not allow my free speech*

Was this just shared with you today?

Yes

To: Leia Larsen



Call me when your free

Tomorrow ok?

Yeah no rush

Mon, Feb 17 at 5:53 PM

2025 Code of Conduct (draft) - Brett
Clawson.docx
vineyardutah-my.sharepoint.com



This is insane

My city council is proposing this new code of conduct to not allow my free speech*

Was this just shared with you today?

Yes

Sat, Feb 22 at 8:50 PM



2025 Code of Conduct Subcommittee (draft)
20250222.pdf
PDF Document · 342 KB

Wed, Feb 26 at 5:55 PM

The code of conduct was dropped from the agenda

Wow

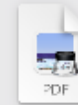
Fri, Mar 14 at 2:21 PM



To: Leia Larsen



Sat, Feb 22 at 10:50 PM



2025 Code of Conduct Subcommittee (draft)
20250222.pdf

PDF Document · 342 KB

Wed, Feb 26 at 7:55 PM

Wow

The code of conduct was dropped from the agenda

Fri, Mar 14 at 4:21 PM



Vineyard City Council adopts first official code of conduct
ksl.com

It's troubling how misguided things are.

Fri, Mar 14 at 9:12 PM

Sorry for the slow response. Why did you end up voting to approve it?

They changed everything in it. And I was given assurances that the state auditor wouldn't allow for it to be applied incorrectly

To: Leia Larsen



They changed everything in it. And I was given assurances that the state auditor wouldn't allow for it to be applied incorrectly

They can't block me from documents

Edited

And I can saying anything I want after a closed door meeting

The city still refuses to give me 8 years of ledger and the ability to have a CPA

Any idea why they're pushing this so hard if the mayor is not running again?

Push for the code of conduct?

Yeah

My guess is So I don't talk about all the problems. But the COc fell on its face. And everything was removed from the original

Sun, Apr 20 at 10:35 PM

Eric has refused to give me the ledger this year again. State Auditor got involved last month. The city now refuses to turn over the documents. It's been a month since the first letter in a week since they demanded it be turned over to them.

The state auditor sent a letter?

He sent one a month ago. But they ignored it

To: Leia Larsen



He sent one a month ago. But they ignored it

Tue, Apr 22 at 4:15 PM

I'm need to tell what's happening! It's exciting

I'm about to fly to Rome, haha. What's up?

Tue, Apr 22 at 7:24 PM

I got super busy

Too late?

Wed, Apr 23 at 10:16 AM

I have service again!

Want me to call?

I can't do calls, sorry

Roughly Six weeks ago the State Auditor sent Eric and the city an email saying they need to turn over the ledger

They refused so we scheduled a joint meeting three weeks ago, where they heard it directly from the State Auditor that they must turn over the ledger to me

Two weeks ago they sent them another letter telling them they were being investigated by the state

The city is not responding and had not responded to his email as of yesterday

Wow

To: Leia Larsen



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Wow

The State Auditor is auditing the RDA and the city going back nine years

So all of Fullmer's time in office?

Err, as mayor

Yes her entire time

Remember that Everything about LRS was done in the RDA. Not the city

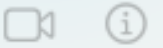
The letter, paid the lobbyist

Ah, good point

I would guess the travel for LRS stuff

I was told this is the first time the deputy State Auditor had ever experienced a city ignoring them.

To: Leia Larsen



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Wed, Apr 23 at 11:55 AM

What recourse do they have?

The State Auditor holds subpoena power they don't have to go to a judge

The city will have to turn this over. They're just pissing off the actual judge.

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Wed, Apr 23 at 9:55 AM

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The city will have to turn this over. They're just pissing off the actual judge.

Fri, Apr 25 at 11:14 AM

A few years ago I interviewed brain from the tribune after he did an article. I wanted to interview you Joe Rogan style. Just talking.

Sat, Apr 26 at 10:42 PM

10:25 5G 34

<  The Salt Lake Tribune · Follow
Dec 14, 2024 ·

Residents say Julie Fullmer was the type of mayor who would give out her cellphone number, responding to complaints at all hours. Now, residents have signed two petitions in recent years calling for the 39-year-old to resign.



Fri, Apr 25 at 1:14 PM

A few years ago I interviewed brain from the tribune after he did an article. I wanted to interview you Joe Rogan style. Just talking.

Sun, Apr 27 at 12:42 AM



Thu, May 1 at 7:43 PM

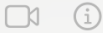
The State Auditor's referred the Vineyard RDA over to the AG's office

Fri, May 2 at 7:34 AM

Wow. And they still won't cooperate?

Fri, May 2 at 9:13 AM

The city finally turned over the 9 years of the ledger last Friday and the contracts they requested. From that information multiple things were referred



Most relevant ▾



Sara Cameron for Vineyard City Council
Only a few activists who have revenge as their goal. These two petitions were based on lies and misinformation. Speculation, can make every story into whatever you want it to be. The facts tell a very different and not so nefarious story.

3w Like Reply

Thu, May 1 at 5:43 PM

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Tue, Jun 3 at 2:29 PM

Do you have time for a call this afternoon?

Yeah

Free now?

4:30?

Yep, I’ll call then

Tue, Jun 3 at 3:54 PM

I’m now free

7:19



To: Leia Larsen



Tue, Jun 3 at 4:29 PM

Do you have time for a call this afternoon?

Yeah

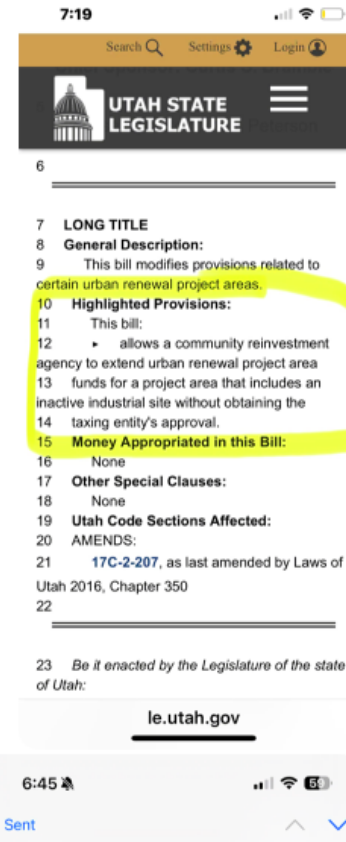
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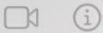
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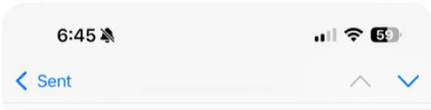




7 **LONG TITLE**
8 **General Description:**
9 This bill modifies provisions related to
certain urban renewal project areas.
10 **Highlighted Provisions:**
11 This bill:
12 ► allows a community reinvestment
agency to extend urban renewal project area
13 funds for a project area that includes an
inactive industrial site without obtaining the
14 taxing entity's approval.
15 **Money Appropriated in this Bill:**
16 None
17 **Other Special Clauses:**
18 None
19 **Utah Code Sections Affected:**
20 AMENDS:
21 **17C-2-207**, as last amended by Laws of
Utah 2016, Chapter 350
22

23 *Be it enacted by the Legislature of the state
of Utah:*

le.utah.gov



JH Jacob Holdaway 3:06 PM
To: Nora Cc: Chris >

**Vineyard City - Your words continue
to be twisted in the public**

Nora,

I am sorry to bother you. However, your words in your emails to Vineyard City continue to be twisted. Someone in City Staff have released parts to some of your emails/communication and not to your corrected email, back to the city. I know you are working towards getting an official email out to all of us in the City. Could you also send me a copy of the emails that you send to kristie bayles and Eric Ellis? If you need to wait for your letter to do that I completely



6:45



< Sent



Jacob Holdaway

3:06 PM

To: Nora Cc: Chris >

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I woke this morning to a city-wide attack on my character on all the major Facebook groups and your words are completely being twisted.



Jacob Holdaway
City Council | Vineyard City
p: 801-636-0668
a: 125 South Main Street
w: vineyard.utah.gov

5 Photos

On Wed, Feb 26, 2025 at 4:21PM Kristie Bayles <kristieb@vineyardutah.gov> wrote:

Hi Nora,

Below is the email chain that was created after I visited with you and Seth. I understand that you feel my email to the Mayor and Council left room for interpretation. This was not my intent. My hope is to educate all of us and to place us on the same page in regard to policy and privacy. I would love to have you review and make changes to the email below. I would be happy to pass it on to the Mayor and Council after your edits.

Thank you so much for helping to clarify privacy issues for us,



Kristie Bayles,
CPFO
Finance Director
p: 385.338.5214

Councilmember Holdaway: I am grateful for the state laws of grammar [GRAMA] and the ability to comply with that. I recently have been GRAMAd, grammered, how do you say that? By a citizen that I usually don't agree with, but I've spent a lot of time compiling all of the text messages that I have had between the New York Times and the Salt Lake Tribune. And the contents of those are directed towards the three individuals that are responsible for doing the GRAMA. Namely our City Manager, City Attorney and Clerk. Under state law and statute, they are responsible to oversee that process and I believe that that is a conflict of interest.

I don't know how to oversee that process. But on June, over a month ago when it was supposed to be fulfilled it has not. I reached out to the state ombudsman and I know we're going through disagreements on if they can be shared in pdf version or um compiled or not compiled regardless they're all there and I spoke with Monica again after uh the email exchange about an hour ago. Um but I would like the council to take steps to helping get that published so that I'm in compliance with getting those documents placed. So I don't know how to overcome that, but I think that the council should be aware of and disclosed of that effort. So I don't know how to overcome that cause it doesn't.

In speaking with the state there is no statute on conflicts of interest.

Councilmember Sifuentes: So I'm not sure 100% what you're asking, what you want us to do.

Councilmember Holdaway: I don't know either. I'm, these should have, I've compiled all of the text messages and PowerPoints. There's two or three PowerPoints and text messages between me and Leia Larsen of the Salt Lake Tribune. They were intermingled um you know chronologically if you could imagine, over a years time, there's a text message it was everything. So I just took screenshots. It's really hard actually, I wish Apple would make it so much easier. You just download and send it. You have to take screenshots and hundreds, it's over a hundred pages. So um you grab one and you're like did I send this one or not so you're like kay I have this one and then you have the next and you. I did it, I um, mistakenly didn't add the line, like the line showing the next line. So I had to go back and add, like duplicate it so that this one says it's ending here and adding there so you can see it's in its entirety so I submitted that over.

But it was organized in a way that we had these text messages oh. And then we did the PowerPoints, I had the PowerPoint and then chronologically. Okay and then we had these text messages and then the PowerPoint. And we are debating on can this be sent over in one file or can it be um uh can the headers of the PowerPoint be included on it or not. And I'm like I can't change the PowerPoints that I shared via zoom, I can just give you what the PowerPoint is. And so I spoke with the state and they're like you can't alter it's state law you can't alter the PowerPoints, it's you know the documents if that's what you provided. Um and so today I uh separated the PowerPoints so these are the PowerPoints and these are the um text messages so I

think we've resolved everything now, but I just want to make, I just we are one month over the timeframe and I got on the phone after I got Tony's email and I said oh and I they said well we, yeah it's very customary to get sent over in one file and I've broken it down and not compiled it as they've requested but I just think that uh because of the focus the three people that are conducting the GRAMA are the ones um putting the rules. So it's like do we get an outside city? Do we contact Orem? Like when there's a firing of a you know police officer they don't conduct the investigation themselves, they contact an outside government entity to do that. So do we reach out to Lindon and say hey we have a crazy situation here. So yeah cause the context are not great on all three officers in my opinion.

Jayme Blakesley: May provide a little bit of context and then I can answer Councilmember Holdaway's question directly and then I think there's probably something for the council to intervene or to um act on on this. Not during the meeting today because it's not on the agenda but at a future meeting. The GRAMA request is from a citizen, a resident of the city. It requests the, the individual requested records of communication between Councilmember Holdaway and a reporter from the Salt Lake Tribune and from the New York Times. There were some records provided by Councilmember Holdaway that appeared to have editorialized comments. He's clarified that that was the PowerPoint presentation or something similar that he shared with the reporter and so if you've separated that out and provided it great.

Councilmember Holdaway: Yeah

Jayme: There were initially provided some text messages but it wasn't clear whether it was the entire conversation and so Tony had asked Councilmember Holdaway to put, usually when we gather text messages what we'll do is take a screenshot and then you include on the next screenshot the message from the one prior so that you can see the string carry through and know it's a complete record. I think they may still be waiting on email communication between you and the reporter so Tony will follow up with you on that. The, when we, when you indicated you could call the state records ombudswoman, we phoned her to ask about that conversation and I'll simply say now for this meeting that what you represented the meeting to be or your communication with her and what she told us, it was were different. And so, there's a question mark there but I don't know if that limits the GRAMA response. To your question about whether the. I advise Pam and Tony. Pam and Tony are the records officers for the city, it's their responsibility to respond to GRAMA requests and my understanding is that they have responded to the resident with what they had at the time. And then indicated that they had reached out to you to ask for the additional information that was missing. Now there's a piece of this that you didn't mention that is a concern to me and it's that, when we normally get GRAMA requests for records, the practice of Pam and Tony is to sit down with the person from whom the records are requested and then gather the records with them. That way if they end up being before the state record, formerly the state records committee, now it's a hearing officer. But if they're before a hearing officer and asked "How did you conduct the search for the records?" Then you have some redundancy in that search. We don't have that redundancy in this search, you conducted it

yourself, so we have your word that you conducted a full and complete search and nothing more. From my vantage have simply been trying to work with you to get the complete record and it's been difficult to get that.

Councilmember Holdaway: So in every GRAMA that I've ever done with this city, and I verified this with the employees like, Jake McHargue or Chris Judd or um or George, Pam never sat down with them ever to get the record when they did the hearing with Shawn Herring and that's on the record in the state hearings. So that has never happened before as a precedent.

Number 2, all of the problems you were describing on the text messages were solved um back in the time frame that we should have. Now I'm not disparaging any elected official and I'm not um saying that the three individuals are um delaying purposely, what I'm saying is that if over the last 6 weeks it was disclosed that the three individuals that the purpose is, are over this and we're going back and forth and it's not an independent person, that the case doesn't go it would be needed to disclose so that's why I was bringing it to the body here.

Um on the additional record there was a claim that I record my interviews with the Salt Lake Tribune or the New York times, which I've never recorded any Zoom meetings with them. I do record my meetings with city staff and with work, um I think I've disclosed the reasons why. With the reporter I haven't and don't know why that accusation was made or just so.

Jayme: I think you're confusing a question about the existence of records with an accusation. Tony was asking did you record those meetings and if so then we would have an obligation to provide those records...

Councilmember Holdaway: Right but I'm just saying it like but again it's...

Jayme: You hadn't until right now this moment confirmed to him that there were no recordings and so...

Councilmember Holdaway: Yeah, I emailed him back that there isn't but like if he had that question 6 weeks ago to fulfill at the time they should have asked that question, if I had a recording right? So, but they didn't, it was an hour ago and it, what I'm saying is it just keeps delaying and it gets to a point where it's like I know this isn't great information to get out there but if someone is requesting of the citizens then yeah I know it doesn't and I've been pushing like guys this has to get out so.

Jayme: I don't think that's an accurate characterization, I'll just note that but I don't know if that benefits anybody to talk about that. Pam and Tony's communication to you has been in writing and so there's an email record of that exchange, and people can make out of that what they wish. They did respond to the request...

Councilmember Holdaway: I would just...

Jayme: The information that was available at that time. I did see an email come through from you just minutes before this meeting, with the text messages that Tony has been asking you for. I don't believe he had them in that format until that time. So..

Councilmember Holdaway: Yeah I split them up. I mean...

Jayme: Pardon me, I'm not finished. He asked me before this meeting what he should do with the additional information you provided. And my instructions to him were to go through it like you would any records request. See if there's private or protected or controlled information in the record. I don't, he'll need to do that over the next day or two and then he can supplement the response with what you provided today.

Councilmember Holdaway: I would just say that if there's a disagreement that I would like the um the body here to say who is the independent arbiter since the state ombudsman Monica offered and we've have disagreements of what's happened in that conversation and not. Because I called Monica right after and I said this is what we talked about she confirmed again yeah that's that's it there's um, we don't need to. There's no state code that we need to break them up into two files you just have to provide everything. And so I actually went above and beyond and provided them in chronological order, which I don't really have to but anyway I just think that if there is a disagreement we schedule a meeting with and I don't mind if Brett or anyone else, someone, an independent and the state ombudsman could help facilitate so we get these records out to the citizens that want.

Jayme: And again, Tony and Pam have communicated with you in writing on this it hasn't been phone calls. The reason they didn't do it in phone calls was so that nobody could twist words. They can put together that communication, provide it to the council. I think it would be good for the council to see. And in our conversation with the state records ombudswoman, she was unequivocal that it is the records officer that has the obligation to gather records and to establish protocols for how they gather records and that falls on Pam's shoulders and she and Tony were very clear, from my vantage in their communication to you of what they were asking for and looking for and it wasn't in the form of an accusation at all it was do you have this type of record, if so provide it in that format period. And that was it. And it was difficult to get that information from you. And I the council is welcome to look at that.

As for whether Monica should intervene for Pam and her duty. Monic was really clear with us that that wasn't her role that it was Pam's role as records officer and that she's in her position when there are appeals and then mediations that relate to appeals and then she has a guidance function and a policy function. But her function is not to substitute her judgement for that of the records officer and that was her communication to us.

Mayor Fullmer: So I think what we should do here then is we'll receive the records that you mentioned for the council then we'll review your request Jake and then we can have this discussion further and decide if there something that the body can intervene on.