



**MINUTES OF A SPECIAL SESSION
OF THE CITY COUNCIL
April 3, 2025, at 6:03 PM**

Present

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

Absent

Staff Present: Brad Christopherson with Hayes Godfrey Bell, Sgt. Jason Bullock with the Utah County Sheriff's Office, City Manager Eric Ellis, City Recorder Pamela Spencer, Public Works Director Naseem Ghandour, Parks and Recreation Director Brian Vawdrey, and Deputy City Recorder Tony Lara

Others Speaking: Brad Patterson with Gillmore and Bell, David Robertson with LRB, Vineyard Residents Kim Cornelius, David Lauret, Claudia Lauret, Daria Evans, and Karen Cornelius.

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

Mayor Fullmer began the meeting at 6:03 pm. Councilmember Cameron gave the invocation and led the pledge of allegiance.

2. PUBLIC COMMENTS

Mayor Fullmer called for public comments.

Kim Cornelius, living in The Villas Subdivision, commented on the dedication of the water tank and asked that instead the Center Street overpass be named after Don Overson as it was his opinion that Mr. Overson had played an integral part in the construction of the overpass.

David Lauret, living on Holdaway Road, asked for details on the process of the bond approval, specifically if a vote tonight was the only one to be taken or if there would be additional votes taken at a later date. For purposes of a referendum petition, he wanted to know who could receive the application since both the city's recorder and deputy recorder would not be available next week.

Claudia Lauret, living on Holdaway Road, explained that she had attended a town hall regarding the new city center that had been hosted by Councilmember Cameron. She still had additional questions since attending that event and wanted more details on how the project would be funded. She felt that using sales taxes would take away funding from other projects and city services that utilized that revenue.

Daria Evans, living in The Villas Subdivision, expressed her gratitude to the mayor and

Councilmember Sifuentes as well as Public Works Director Naseem Ghandour for their help in answering sewer related questions she had. She shared concerns with Rank Choice Voting as well as with the Lakefront Development. She also wanted to know when the next set of sewer repairs would start and the extent of the work that was being planned.

Karen Cornelius, living in The Villas Subdivision, asked if the vote that was to be taken on the bond parameters resolution would constitute a legislative action.

Seeing no further comments, Mayor Fullmer closed public comment.

Mayor Fullmer directed both Mr. Lauret and Ms. Cornelius to contact City Recorder Pamela Spencer to help answer their questions. She explained that other questions that had been raised during public comments would be addressed tonight in discussions on the relevant agenda items.

3. BUSINESS ITEMS

3.1. Municipal Alternate Voting Methods Pilot Project (also known as Ranked Choice Voting)

City Recorder Pamela Spencer will present a request to continue the use of the Municipal Alternate Voting Methods Pilot Project (also known as Ranked Choice Voting).

The mayor and City Council will act to adopt (or deny) this request by resolution.

City Recorder Pamela Spencer presented on the Municipal Alternate Voting Methods Pilot Project.

Councilmember Sifuentes shared her concerns and wanted to know if there was going to be a need for a primary. She also shared her thoughts from the previous council meeting presentations about ranked choice voting. She shared concerns about the process of tabulating votes. She wanted to clarify that she was not opposed to alternate voting options, but she did see some flaws with instant runoff. She hoped that there would be new options explored in the next legislative session. A discussion ensued.

Councilmember Holdaway commented on what he felt was the importance of having a primary and why he would not be voting in favor of the resolution. A discussion ensued.

Mayor Fullmer also expressed her gratitude for the presentations and gave her comments on ranked choice voting. A discussion ensued.

Councilmember Clawson stated that he had intended to vote no, as well. His vote was not based on a dislike of ranked choice voting, in fact he preferred it, but he felt the community was very divided on it. He felt that because the pilot program with the state was set to sunset this year that there was no point in continuing to use it for one last year.

Councilmember Cameron expressed her gratitude both for delaying a vote, as well as for the presentations held during the last meeting. She felt they had been very informative.

Mayor Fullmer called for a motion on the item.

Motion: COUNCILMEMBER CLAWSON MOVED TO DENY THE REQUEST.

COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3.2. Bond Parameters Resolution (Resolution 2025-15)

David Robertson with Lewis Robertson and Burningham will present a resolution authorizing the issuance and sale of not more than \$35,000,000 aggregate principal amount of Vineyard City, Utah Sales and Franchise Tax Revenue Bonds, series 2025; and related matters. The mayor and City Council will act to adopt (or deny) this request by resolution and set a public hearing for May 14, 2025.

David Robertson, with Lewis Robertson and Burningham (LRB) presented on the Bond Parameters Resolution.

Councilmember Holdaway asked about the interest rate and sought clarification on fixed versus variable rate. Mr. Robertson explained what the industry referred to as “True Interest Cost.” A discussion ensued.

Mr. Robertson continued his presentation.

Councilmember Holdaway asked if any other cities in Utah County had utilized the proposed bond to finance a city hall. He stated that he had looked but could not find any.

Brad Patterson, with Gillmore and Bell, answered questions on projects that had been financed in the county using sales tax revenue bonds. He stated that it was not uncommon to see city halls or other buildings financed that way.

Mr. Robertson continued his presentation.

Councilmember Holdaway asked to enter a correction based on a text that he had just received from someone in Orem, he stated that Orem’s total budget was \$152 Million. He stated that Vineyard’s was \$12 Million and that both cities would be spending around \$30 Million on their city halls. Also, that their bond passed in 2018 had been submitted to voters. Councilmember Cameron clarified that it had been her understanding that those funds were for the rec center and not city hall. Mr. Patterson, who had been a part of that process, informed the council that it had been placed before the public because it was a General Obligation bond and not a Sales Tax Revenue Bond as was being discussed for Vineyard.

Councilmember Holdaway felt that it was important to see the comparison between the two cities’ total budgets with both building a similarly priced building. Mr. Robertson asked for clarification on what was being compared as budget was not a factor but rather tax revenue and he wanted there to be a clear “apples to apples” comparison. Councilmember Sifuentes added that she did not feel it was unusual for a growing city to build a city hall. She also wanted to stress that she felt it was important for all parties to be talking about the same numbers.

Councilmember Clawson asked if a market analysis would be part of the more detailed analysis being completed later in the process. Mr. Robertson explained that it would not be necessary because there was so much development that was coming in that investors would feel comfortable without one.

Councilmember Holdaway asked for clarification on FY2024 Sales Tax and Franchise Revenue. He said it was his understanding that it had already all been spent. Mr. Robertson explained that not all of it had been spent and that initial discussions between his firm and the city's finance director indicated that there was still enough fluidity in the revenue to be able to afford the bond the payment. Councilmember Holdaway said that he did not like that answer and felt it would make it harder for the city in the future to "buy big things." Mr. Robertson stated that on the surface the city had the cashflow to support the project. Councilmember Holdaway expressed concern that it would require dedicating money to that project and would take away from money that had been previously dedicated to other projects.

Based on the discussion, Mr. Robertson gave a brief overview of the bond process.

Councilmember Holdaway asked about the nature of the vote taking place that night, and if there would be subsequent votes taken. Mr. Robertson indicated that any vote would be to delegate the authority to price and sell the bonds.

Councilmember Holdaway asked acting City Attorney Brad Christopherson if a vote taken on the bond parameters constituted a legislative action, for the purposes of a referendum petition. Mr. Christopherson clarified that statute required the city attorney to make that determination only after an application for a referendum is filed. To do so before any vote was taken could create a conflict of interest between himself and the city council. He insisted that it was premature for either himself or Jayme Blakesley to make that determination before any vote had been taken.

Councilmember Holdaway wanted to know why a public hearing would be scheduled for after the vote on the Bond Parameters Resolution if the process is finalized after that. Mr. Patterson explained that it was a requirement in state statute that a public hearing be held before the finalization of the bond sale. A discussion ensued. The council discussed the overall process as well as how frequently they would check in with the council. They also asked if there would be times during the process that, if they felt inclined, the council would still be able to withdraw the authority delegated as part of the bond parameters resolution.

Councilmember Clawson wanted to know if the resolution could be amended to include a market study. A discussion ensued.

Councilmember Holdaway asked for clarification on contestability timelines. Mr. Patterson explained that in addition to a referendum, there were timelines for lawsuits as well. A discussion ensued.

Mayor Fullmer expressed her support for the resolution and said that she thought it was a good opportunity to move forward and get the research done to ensure the council felt good about the decision they would make.

Motion: COUNCILMEMBER HOLDAWAY MOVED TO TABLE THE RESOLUTION. THERE WAS NO SECOND. THE MOTION FAILED.

Motion: COUNCILMEMBER CLAWSON MOVED TO APPROVE RESOLUTION 2025-15 AS PRESENTED. SETTING A PUBLIC HEARING TO OCCUR ON MAY 14, 2025, AND WITH THE ADDED STIPULATION THAT IT BE BROUGHT BACK BEFORE THE

COUNCIL AT THAT TIME FOR ADDITIONAL DISCUSSION AND ACTION. COUNCILMEMBER SIFUENTES AMENDED THE MOTION TO INCLUDE ADDING COUNCILMEMBER CLAWSON AS A DESIGNATED OFFICER. COUNCILMEMBER CAMERON SECONDED. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

4. CLOSED SESSION

There was no closed session during this meeting.

5. ADJOURNMENT

Mayor Fullmer adjourned the meeting at 7:50

MINUTES APPROVED ON: April 30, 2025

CERTIFIED CORRECT BY: 
TONY LARA, DEPUTY CITY RECORDER

