MINUTES OF A JOINT SESSION WITH PLANNING COMMISSION, AND A REGULAR CITY COUNCIL MEETING

City Council Chambers
125 South Main Street, Vineyard, UT
September 24, 2025, at 6:07 PM

Council Present	**Absent**
Mayor Julie Fullmer	
Councilmember Sara Cameron	
Councilmember Brett Clawson	
Councilmember Jacob Holdaway	
Councilmember Mardi Sifuentes	

Planning Commission Present	**Absent**
Chair Nathan Steele	Caden Rhoton
Commissioner David Pearce	Christopher Bramwell
Commissioner Natalie Harbin	Steve Anderson
Commissioner Brad Fagg	
Commissioner Caden Rhoton	

Staff Present: City Manager Eric Ellis, Sergeant Jason Bullock with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Human Resource Director Corrie Steeves, Parks and Recreation Director Brian Vawdrey, Finance Director Kristie Bayles, Public Works Director Naseem Ghandour, Utility Billing Clerk Maria Arteaga, Communications Director Jenna Ahern, Senior Planner Cache Hancey, Planner Anthony Fletcher, City Recorder Pamela Spencer, Deputy City Recorder Tony Lara

Others Speaking: Dan Wayne with Mountainland Association of Governments (MAG); Vineyard residents Rachel Crane, Daria Evans, Adam Teuscher, Tyler Haroldsen, and Barbara Porter.

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

- Mayor Fullmer called the meeting to order at 6:07pm. Councilmember Clawson gave an invocation and led the pledge of allegiance.

2. JOINT PUBLIC HEARING

- Mayor Fullmer turned time over to Planning Commissioner Chair Nathan Steele.

2.1. PUBLIC HEARING — Vineyard Station Area Plan

- Planner Anthony Fletcher introduced Dan Wayne with Mountainland Association of Governments (MAG). Mr. Wayne presented on HB462 and State requirements regarding the development of a Station Area Plan.

- Councilmember Clawson asked how zoning differences in the Station Area Plan would be presented so that the council would have a chance to see what had been presented versus what had been approved. He also asked for clarification on the next steps in the process and who was responsible for final certification.

- Mayor Fullmer asked Mr. Wayne to explain more about the process and give a brief history on the development of the statutes that apply to the certification of station area plans.

- Councilmember Holdaway wanted to know when work had first begun on this plan. He wanted to know specifically when Mr. Wayne had started working directly with Vineyard Staff. Councilmember Holdaway alleged that he had only learned about the agenda item 48 hours prior to the meeting. He felt unprepared for the meeting and stated that he didn't know what was going on.

- Councilmember Sifuentes called point of order, to remind Councilmember Holdaway and the rest of the council that Mr. Wayne was limited on time and that questions should be specific to MAG related issues.

- Mayor Fullmer asked for clarification on the requirements in state code and to confirm that the city was meeting all of them.

- Councilmember Holdaway wanted to know how this plan had been put together if the state doesn't mandate the city to have one.

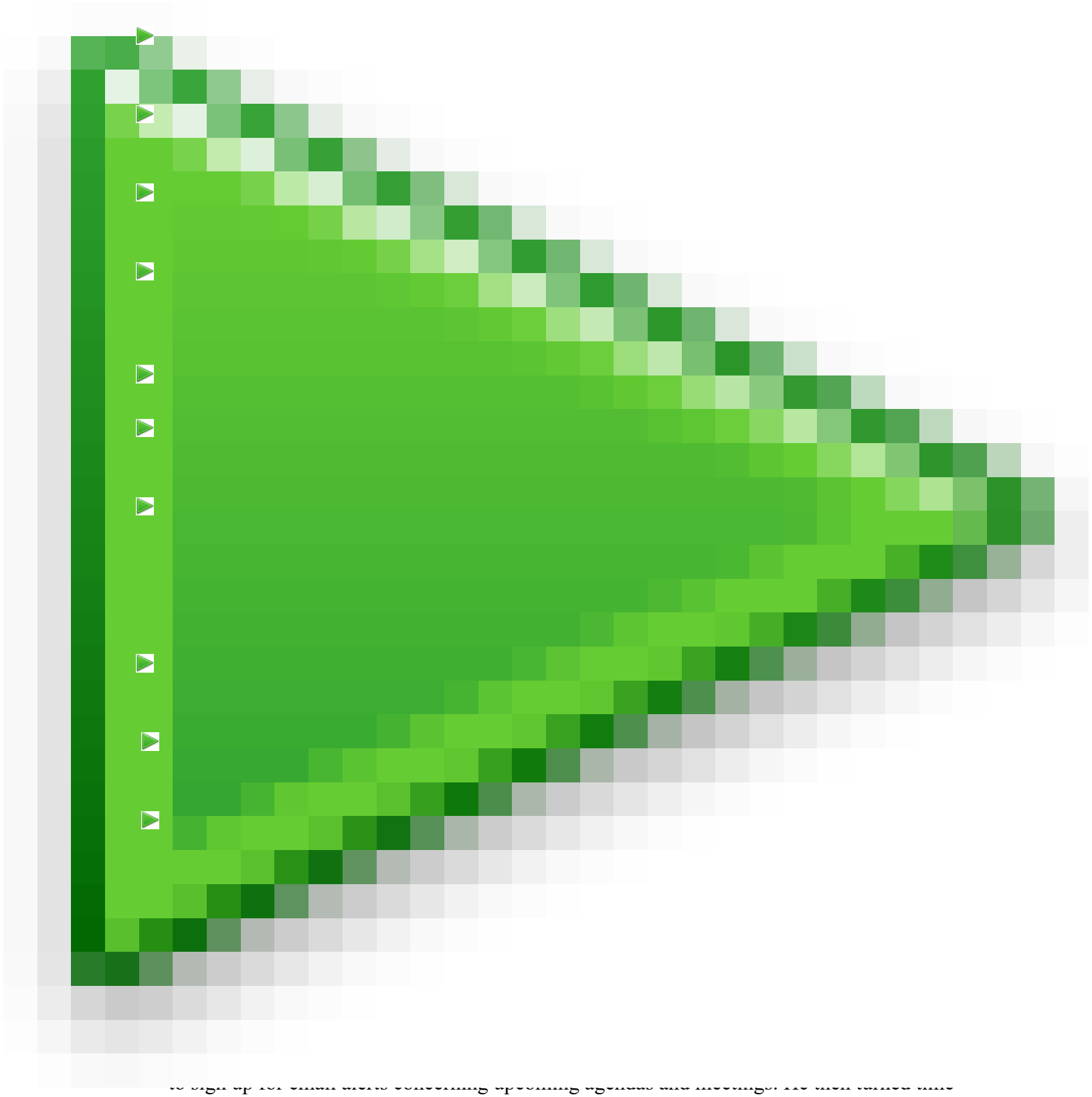
- Councilmember Holdaway wanted to know how much advance notice had been given to other cities in terms of public notices.

- Councilmember Clawson wanted clarification on the exact responsibilities of the city council. A discussion ensued.

- Planning Commissioner Rhoton clarified that the planning commission had previously met on this subject and that the Council had also planned to discuss the issue at the previously cancelled city council meeting.

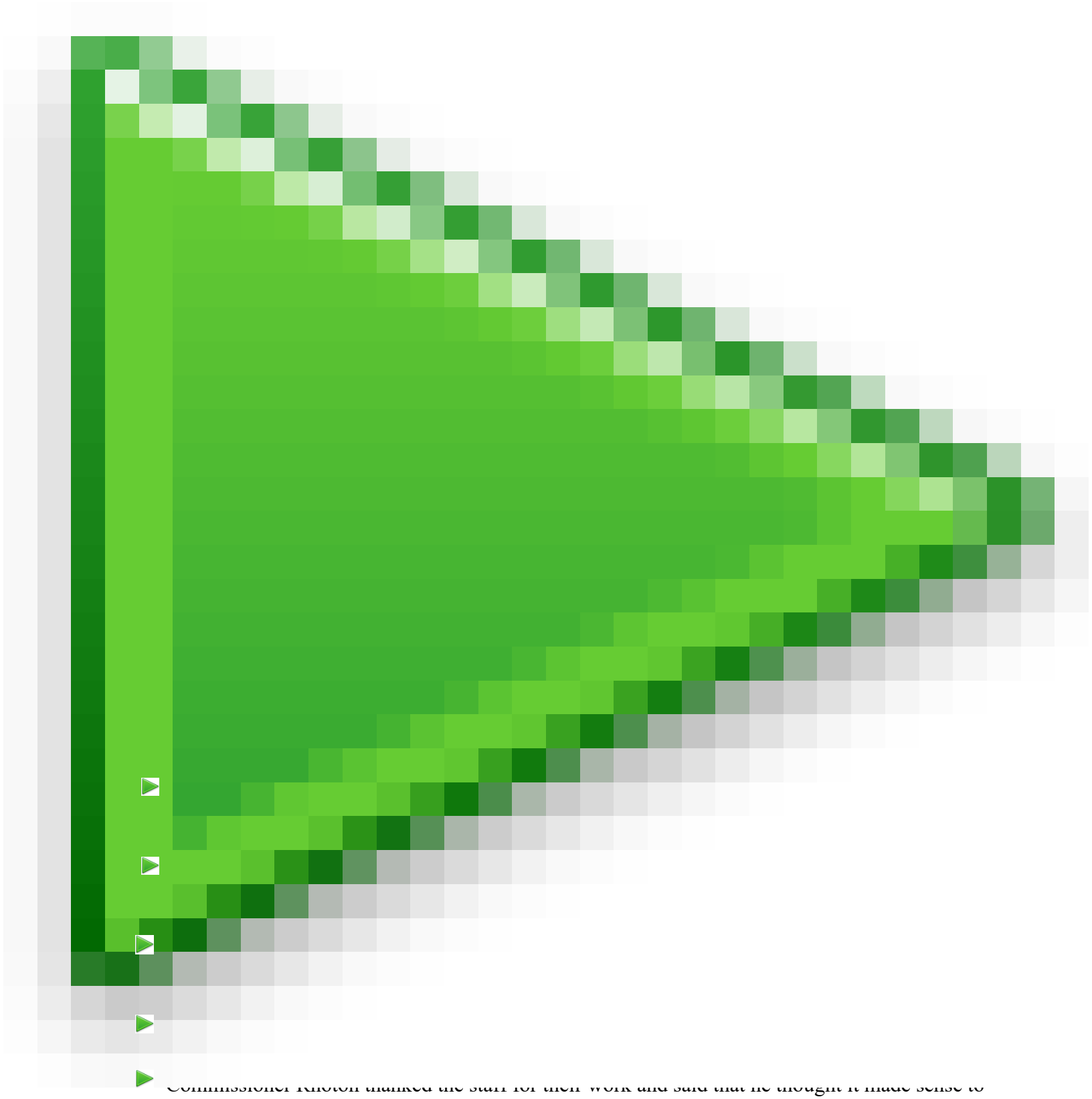
- Councilmember Holdaway wanted to know if the Planning Commission had done any sort of social media advertising specifically to how many people would be projected to live in the proposed area. Commission Chair Steele reminded the Councilmember that questions at this time were limited in scope to MAG because Mr. Wayne would have to leave soon and that questions concerning the planning commission could wait until later in the meeting.

- Councilmember Cameron wanted to know what the level of commitment any vote would convey on future decisions regarding the station area plan.



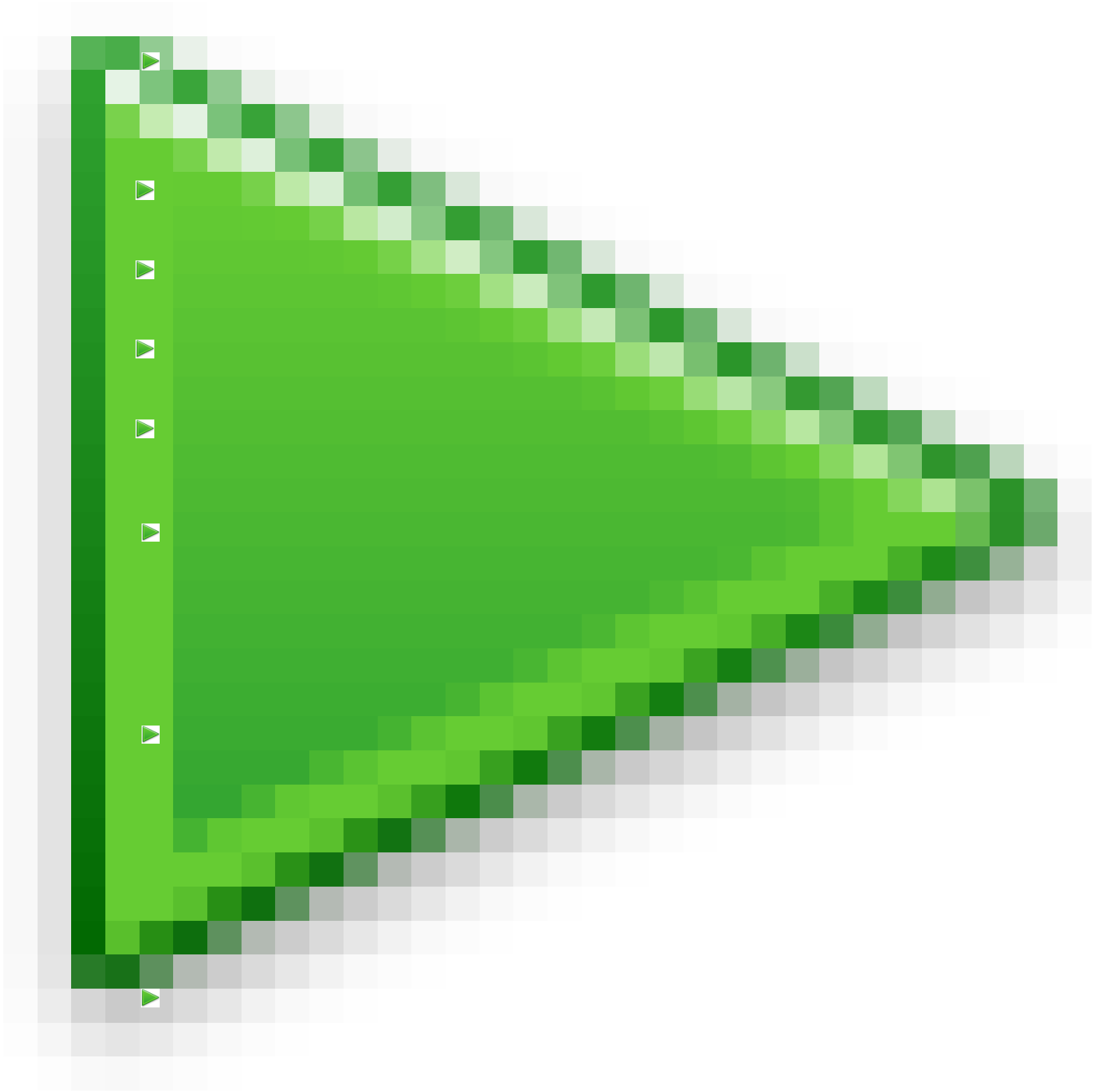
over to staff for them to answer questions.

- Community Development Coordinator Morgan Brim and Mr. Fletcher answered questions raised during the public hearing. They explained that the half mile was what was required from



- Commissioner Rhoton thanked the staff for their work and said that he thought it made sense to plan for more and be better prepared

- Commissioner Harbin also thanked staff for their time and hard work on the draft she was comfortable with the size and scope but said that she felt the residential portions should be



HARBIN, PEARCE AND FAGG VOTED YES. THE MOTION PASSED UNANIMOUSLY.

Mayor Fullmer moved to consent item 11.10 and called for a motion.

Motion: COUNCILMEMBER SIFUENTES MOVED TO ENDORSE THE DRAFT OF THE STATION AREA PLAN AND FORWARD IT FOR CERTIFICATION BY MAG AND THE SAP REVIEW COMMITTEE WITH THE STIPULATION THAT IT WILL NOT INCLUDE ANY RESIDENTIAL AREAS WITHIN THE EAST GENEVA AREA.

Mayor Fullmer asked to make a friendly amendment, Councilmember Sifuentes agreed to entertain the motion. Mayor Fullmer asked that the motion included a stipulation that the council would like the area reduced to the original but to keep the plan as it is the draft so that the review committee can understand that the council is still working on some of the details of the plan. There was a brief discussion concerning the specifics of the amendment.

Motion: COUNCILMEMBER SIFUENTES MOVED TO SUPPORT THE DRAFT OF THE STATION AREA PLAN AND FORWARD IT FOR CERTIFICATION BY MAG AND THE SAP REVIEW COMMITTEE WITH THE STIPULATIONS THAT THE COUNCIL WILL ONLY BE SUBITTING APPROVAL OF THE HALF MILE RADIUS AND THAT IT WILL NOT INCLUDE ANY RESIDENTIAL AREAS WITHIN THE EAST GENEVA AREA AND THAT THE UVU PORTION WILL BE INCLUDED IN THE SUBMITTED DOCUMENT. NO SECOND, THE MOTION FAILED.

Councilmember Sifuentes commented that she also supported continuing the item as she agreed with Councilmember Holdaway that she felt that she needed more time to study the draft before voting.

Motion: COUNCILMEMBER SIFUENTES MOVED TO CONTINUE THE ITEM UNTIL THE OCTOBER 8TH MEETING. COUNCILMEMBER CLAWSON SECONDED. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

4. ADJOURN PLANNING COMMISSION SPECIAL SESSION

The Planning Commission adjourned at 8:26pm.

5. CITY COUNCIL REGULAR SESSION

Mayor Fullmer called the city council regular session to order at 8:30 pm.

6. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

Mayor Fullmer presented proclamations and urged residents to read them in full later.

6.1. Proclamation Declaring September as Constitution Month - Proclamation 2025-07

6.2. Stormwater Awareness Week - Proclamation 2025-08

6.3. Source Water Protection Week - Proclamation 2025-09

6.4. Focus Group Update - City Hall

Senior Planner Cache Hancey will present the findings of a recent Focus Group regarding Facilities and Growth

- Senior Planner Cache Hancey presented some of the findings of a recent focus group he had held regarding facilities and growth.

- Councilmember Holdaway asked that future meetings include sponsors from a previous referendum petition concerning bonding for the proposed city center. Mr. Hancey agreed to reach out to the group.

7. WORK SESSION

Agenda Management

- City Recorder Pam Spencer presented on agenda management as well as a proposed policy update.

- Councilmember Clawson said that he liked the proposed changes and asked that public comment be moved to the beginning of the meetings. A brief discussion ensued.

- Councilmember Clawson also asked about obstacles that were preventing planning commission items from coming to the council closer to when they've passed the commission. A discussion ensued.

8. PUBLIC COMMENTS

- Daria Evans, living in The Villas subdivision, expressed her appreciation for the Vineyard Cleanup Day. She also stated that she had also spoken with Councilmember Clawson about agenda management and supported the idea of moving public comments to the beginning of the meeting, but also assigning questions asked to staff or council to answer in the minutes for the next meeting.

- Karen Cornelius, living in The Villas subdivision, didn't feel that Vineyard days was an appropriate amount of public engagement when it came to the station area plan. She felt that plans like that should be mentioned in council meetings more often. She also had questions regarding semi-trucks that were parked on Vineyard connector road. She was also concerned that several consent items did not have the fiscal impact as part of the title.

- Tyler Haroldsen, living in the Edgewater subdivision, commented on fatal pedestrian accidents along 400 S. He expressed concern about what he viewed as a lack of action on the road to improve safety conditions. He made recommendations to the council of ways to temporarily increase the safety along that road.

9. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

- Councilmember Clawson gave a progress report regarding the third-party audit.

- Councilmember Cameron thought what the auditor had found so far was interesting. She stated that Chris Harding, who is conducting the audit, told her that if he had found anything remotely close to fraud that he would let them know. She also wanted to commend Finance Director Kristie Bayless for her outstanding work.

- Councilmember Holdaway thanked Councilmember Clawson for meeting with him and working with him.

- Mayor Fullmer responded to questions raised during public comment.

10. STAFF, COMMISSION, AND COMMITTEE REPORTS

10.1. City Manager Report

- City Manager Eric Ellis was asked by Mayor Fullmer to attach his report to the agenda in lieu of giving a report to the council. He agreed but did want to mention the upcoming Boo-a-Palooza and Walk of Hope events.

11. CONSENT ITEMS

11.1. Approval of the August 26, 2025, City Council Special Session Meeting Minutes

11.2. Caterpillar Backhoe Lease Agreement (Resolution 2025-48)

11.3. Special Event Fee Waiver Request

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

11.5. Bid Award of Contract for Beneficial Bacteria Products and Services (RFP No. 2025-52-101) (Resolution No. 2025-49)

11.6. Bid Award of Contract for General Concrete Services (RFP No. 2025-54-104) (Resolution No. 2025-50)

11.7. Purchase of Streets Utility Truck & Environmental Utilities Crane Truck (Resolution 2025-51)

11.8. Personnel Policy Revision: Disciplinary Appeals (Resolution 2025-52)

11.9. Vacation of a Portion of 1600 North Road (Resolution 2025-53)

11.10. Vineyard Station Area Plan

The City Council will act to endorse the draft working Vineyard Station Area Plan for certification by the SAP Policy Committee and MAG.

11.11. Vineyard Municipal Code Amendment to Title 2 Administration; adding Chapter 2.10 Employee Discipline Hearing Officer (Ordinance 2025-13)

- Mayor Fullmer offered to review each consent item to help address any questions or concerns from council.

- Councilmember Holdaway had a question on item 11.5. He wanted to know if the city had already purchased these items in the past. Public Works Director Naseem Ghandour explained that the city had purchased it in the past and that this was to set up a re-occurring purchase with the provider.

- Human Resources Director Corrie Steves presented items 11.8 and 11.11. A discussion ensued. Councilmember Holdaway believed the items were taking away power from elected officials by placing the responsibility on a third-party hearing officer.

- **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE ALL CONSENT ITEMS, EXCEPT FOR ITEMS 11.8 AND 11.11 AS PRESENTED AND STRIKING 11.10 AS THAT HAD ALREADY BEEN VOTED ON EARLIER IN THE MEETING. COUNCILMEMBER CAMERON SECONDED. THE ROLL CALL VOTE WAS AS FOLLOWS: MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

- **Motion:** COUNCILMEMBER CLAWSON MOVED TO CONTINUE CONSENT ITEMS 11.8 AND 11.11 TO A FUTURE MEETING. COUNCILMEMBER HOLDAWAY SECONDED. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

12. APPOINTMENTS/REMOVALS

12.1. With the advice and consent of the council, Mayor Fullmer may appoint members to boards and commissions.

There were no appointments made during this meeting.

13. BUSINESS ITEMS

13.1. PUBLIC HEARING: Transportation Master Plan + Impact Fee (Ordinance 2025-13)

This was postponed from the June 25, August 13, and September 10, 2025, City Council Meetings. (This item is being struck from the agenda and the public hearing will be rescheduled and re-noticed for a future date.)

- **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO STRIKE ITEM 13.1 FROM THE AGENDA TO BE RE ADDED AND THE PUBLIC HEARING TO BE RE-NOTICED AT A FUTURE DATE. COUNCILMEMBER CLAWSON SECONDED. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

13.2. PUBLIC HEARING - Consolidated Fee Schedule Amendment (Resolution 2025-46)

Neighborhood Services Coordinator Maria Arteaga will present a proposed amendment to the Consolidated Fee Schedule. The mayor and City Council will act to adopt (or deny) this request by resolution. (*This item is being continued to the September 24, 2025, City Council Meeting.*)

- **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ENTER INTO A PUBLIC HEARING AT 9:57PM. COUNCILMEMBER CLAWSON SECONDED. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

- Utility Billing Clerk Maria Arteaga presented the proposed changes to the Consolidated Fee Schedule.

- **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 9:58PM. COUNCILMEMBER HOLDAWAY SECONDED. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

- **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO APPROVE RESOLUTION 2025-46 AMENDING THE CONSOLIDATED FEE SCHEDULE. COUNCILMEMBER CAMERON SECONDED. THE ROLL CALL WAS AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

13.3. DISCUSSION AND ACTION — Vineyard Loop Rd (600 North) and 300 West Parking & Striping Plan

Senior Planner Cache Hancey will present a striping plan for Vineyard Loop Road (600 North) and 300 West to add parking. City Council will take appropriate action.

- Senior Planner Cache Hancey presented the proposed striping plan.

- Councilmember Sifuentes asked for clarification on the angled parking in relation to vehicle size. A discussion ensued about both that as well as overall parking and the challenges presented by adding parking or removing a left turn lane.

- Ms. Cornelius commented that her husband was on one of the consulted HOA's and that they didn't recall being contacted by city regarding the proposal. She also expressed concern regarding the potential loss of the left turn lane stating that she felt it was important to maintain that entrance into the neighborhood. A discussion with council and staff ensued.
- **Motion:** COUNCILMEMBER CAMERON MOVED TO APPROVE ITEM 13.3 AS PRESENTED. THE WAS NO SECOND, THE MOTION FAILED TO MOVE FORWARD.

- There was discussion about the merits of doing further analysis and potentially adding fewer parking spaces and the expense of maintaining the left turn lane. Additionally, staff discussed timing and urgency due to the cost of striping during winter. The result was the establishment of a sub-committee to work with staff and evaluate the project further, with the understanding that they would report back to the council on the next regular meeting with a decision.

- **Motion:** COUNCILMEMBER CLAWSON MOVED TO CONTINUE ITEM 13.3 AND ESTABLISH A SUB-COMMITTEE THAT WOULD WORK WITH STAFF AND HOAS TO EVALUATE THE PROPOSALS RAISED DURING DISCUSSION AND TO MAKE A DECISION ON KEEPING OR REMOVING THE LEFT TURN LANE. COUNCILMEMBER CAMERON SECONDED. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

13.4. PUBLIC HEARING - Adoption of the Fiscal Year 2025-2026 Working Budget After Amendment #2 (Resolution 2025-47) ***(This item is being moved to the October 8, 2025, City Council Meeting.)***

FY26 Budget Amendment #2

- **Motion:** COUNCILMEMBER CLAWSON MOVED TO CONTINUE THE ITEM TO THE NEXT REGULAR CITY COUNCIL MEETING ON OCTOBER 8. COUNCILMEMBER SIFUENTES SECONDED. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

13.5. DISCUSSION AND ACTION — Government Records Requests and Vineyard Municipal Code Title 3 Municipal Procedures

The mayor and city council will discuss Government Records Requests and Vineyard Municipal Code Title 3 Municipal Procedures and take appropriate action.

- Mayor Fullmer struck this item from the agenda.

14. CLOSED SESSION

a discussion of the character, professional competence, or physical or mental health of an individual

Motion: COUNCILMEMBER SIFUENTES MOVED TO ENTER A CLOSED SESSION AT 10:54PM FOR A DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER CAMERON SECONDED. THE ROLL CALL WAS AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION PASSED FOUR (4) TO ONE (1).

15. ADJOURNMENT

The meeting adjourned at 11:22 PM.

MINUTES APPROVED ON: October 22, 2025

CERTIFIED CORRECT BY: _____

TONY LARA, DEPUTY CITY RECORDER