



**NOTI OF A REGULAR
CITY COUNCIL MEETING
March 3, 2026, at 10:00 AM**

Present

Mayor Zack Stratton
Councilmember Parker McCumber
Councilmember Jacob Wood
Councilmember Jacob Holdaway
Councilmember David Lauret
Councilmember Ezra Nair

Absent

Staff Present: Sgt. Jason Bullock with the Utah County Sheriff's Office, Administrative Director David Kyle Herring, Public Works Director Naseem Ghandour, Senior Planner Cache Hancey, Finance Director Evan Smith, Chris Thomas, Building Director Cris Johnson, Planner Anthony Fletcher, Public Works Deputy Director Patrick James, RDA Director Josh Daniels, and Deputy Recorder Tony Lara

Others Speaking: Cody Deeter with EFG, Josh Gibbons with Hales Engineering, Curtis Blair with the Utah Valley Chamber of Commerce, Ryan Bybee with Cadence Homes, and Vineyard residents Nafe Vanisi, Emery Vanisi, and Kim Cornelius

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

► Mayor Stratton started the meeting at 10:00am, Vineyard residents Nafe Vanisi and Emery Vanisi offered a prayer and led the pledge of allegiance.

2. WORK SESSION

2.1. Transportation Utility Fee Discussion

► Cody Deeter with EFG and Josh Gibbons with Hales Engineering, presented on the Transportation Utility Fee

► Mayor Stratton and the council had questions on the data that was included in the presentation as well as a discussion on prioritization of certain capital projects. Additionally, there was discussion with staff regarding pavement preservation.

► Discussion moved to revenue and impact fees. The council had questions regarding the analysis that had been done and the economic impact of proposed fees.

- ▶ The council discussed various capital projects and asked staff for input on what if any projects could be delayed and for how long.
- ▶ Curtis Blair with the Utah Valley Chamber of Commerce, applauded the city for looking at innovative ways to solve issues while still being pro-business.
- ▶ Councilmember Nair asked for clarification on the use of flat rate fees and what differences there would be from the current model being used. A discussion ensued.

Councilmember Nair was excused at 11:18

3. RECESS (11:30AM)

The Council recessed at 11:19am

The Council reconvened at 12:01pm

4. WORK SESSION

4.1. The Bluffs Project Alignment

Staff is requesting alignment from the Council regarding the Bluffs Project.

- ▶ Senior Planner Cache Hancey gave an update on the project.
- ▶ The council asked for additional details on what natural plants would be added to the area. Councilmember Holdaway suggested that staff should consult with Forestry Fires and State Lands (FFSL) to make use of their seeding program. There was additional discussion regarding other potential amenities.

4.2. Holdaway Fields Development Agreement

- ▶ Long Range Planner Anthony Fletcher presented on current development and the proposed amendments to the development agreement.
- ▶ There was a discussion between the council and staff regarding impact fees.
- ▶ Ryan Bybee with Cadence Homes commented on his understanding of what the difference would be if he were to pay according to updated impact fees. Mr. Bybee indicated it would be approximately \$6,000 a house. He also expressed support for whichever direction the council wanted to go regarding phasing, saying that there was no financial impact on him either way.

4.3. 400 South Roadway Design

- ▶ Mr. Hancey presented an update on the proposed designs for 400 South Road. There were

several clarifying questions asked by council during the course of the presentation along with a brief discussion.

Councilmember Holdaway was excused at 1:00pm

4.4. The Forge and IHC Development Agreements

▶ Mr. Hancey gave an update on development agreements and discussion with staff and council.

4.5. RDA Administration

▶ Councilmember Lauret gave a presentation on the previous audit performed on the Redevelopment Agency.

▶ Redevelopment Agency Director Josh Daniels presented an overview of the agency's agreements as well as revenues and expenses.

Councilmember Holdaway returned at 1:21pm

Councilmember Holdaway was excused at 1:52pm

▶ The mayor and council had questions regarding several payments and line items. There was a discussion around those as well as further clarification as to the findings from the previous audit. Mr. Daniels outlined the payment process, including the "multipliers" paid by the board and addressed concerns that had been raised regarding those.

▶ Kim Cornelius, living in The Villas subdivision, had a question regarding tax payments to the newly formed Timpanogos School District and how those would be different from the ones already being sent to the existing Alpine School District.

5. PUBLIC COMMENTS

There were no comments from the public

6. ADJOURNMENT

The meeting was adjourned at 2:44pm

MINUTES APPROVED ON: 3/24/2026

CERTIFIED CORRECT BY: 
TONY LARA, DEPUTY CITY RECORDER

