



**NOTICE OF A PUBLIC HEARING HELD DURING A REGULAR
CITY COUNCIL MEETING
June 9, 2026, at 6:00 PM**

Present:

Mayor Zach Stratton
Council Member Jacob Holdaway
Council Member David Lauret
Council Member Parker McCumber
Council Member Ezra Nair
Council Member Jacob Wood

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, Administrative Director David Kyle Herring, Finance Director Evan Smith, Community Enrichment Director Brian Vawdrey, Public Works Director Naseem Ghandour, Media Specialist Brailee Tyler City Manager Brian Voeks, City Planner Anthony Fletcher, Building/Planning Director Cris Johnson, City Recorder Robin Bond, and Deputy City Recorder Tony Lara

Others Attending: Cole Kelley, Pete Evans, Chad Claybaugh, Dava Evans, Jane Pearce, Darlene Price, Kristal Price, Terry Ewing, Kim Cornelius, Barbara Porter, Ryder Claybaugh, Emmeline McCumber, Darius Vaiaoga, Marisa Vaiaoga, Lynda Pitcher, Chris Fox, and others who did not sign in or whose writing was illegible.

1. CALL TO ORDER

Mayor Stratton called the meeting to Order at 6:01 pm. 

2. INVOCATION, INSPIRATIONAL THOUGHT, AND PLEDGE OF ALLEGIANCE

John gave the prayer and led the pledge.

3. PUBLIC HEARING FOR HOLDAWAY FIELDS DEVELOPMENT AGREEMENT AMENDMENT

Motion: Council Member Nair motioned to open the Public Hearing. Council Member Lauret seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

No comments were made.

Motion: Council Member Lauret motioned to close the Public Hearing. Council Member Nair seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

4.  **PRESENTATIONS, RECOGNITIONS, AWARDS, OR PROCLAMATIONS**

Administrative Director David Kyle reported on Vineyard Days. The City staff, especially the Park and Public Works staff, were complimented for their efficient, hard work. It was suggested to have more restroom facilities available next year.

5. **WORK SESSION**

 **Presentation of City Water System Risk & Resilience Assessment (Naseem 5.1. Ghandour)**

Presentation of the City's 2026 Drinking Water Risk and Resilience Assessment and an overview of the City's efforts to protect and enhance the resiliency of its drinking water system.

Mr. Ghandour presented an informational overview of the City's federally required Water System Risk and Resilience Assessment, conducted under the Safe Drinking Water Act of 1974. The presentation highlighted the City's responsibility to provide safe, reliable drinking water 24/7 and summarized system components, including Central Utah Water sources, storage facilities (notably a 6-million-gallon tank), distribution infrastructure, and chlorination processes. Staff reported the City is on track to meet the June 30, 2026 deadline and emphasized that the assessment evaluates system security, infrastructure, operations, financial health, and regulatory compliance.

The assessment concluded that Vineyard's water system is generally resilient but identified opportunities for improvement in three key areas: infrastructure redundancy and capital projects (including a Mill Road connection and alternative water sources), enhanced cybersecurity protections, and strengthened business continuity planning such as emergency response procedures, mutual aid, and succession planning. No council action was requested. Next steps include certification of the assessment by the Public Works Director and development of a water-specific emergency response plan within six months, while continuing ongoing system improvements.

 **Discuss Proposed Municipal Code Changes (Cris Johnson)**
5.2.

Building Official Cris Johnson presented a proposed amendment to the municipal code to modify signature requirements for subdivision plats prior to recording with Utah County. The current code requires signatures from the City Planner, City Engineer, City Manager, and City Attorney. Staff recommended

removing the City Planner requirement, as the City no longer employs that position and benchmarking showed fewer than half of surrounding jurisdictions require that signature. The change is intended to align with common practices and reduce delays in the approval process.

Council discussion supported the amendment, noting that the additional requirement has contributed to a backlog of pending plats awaiting signatures. Staff indicated several plats have been delayed for approximately two months. The Council agreed to move the proposed amendment forward for formal consideration in two weeks and discussed processing existing plats in the interim to reduce the backlog, with ratification of those actions to follow at the upcoming meeting.

 **Discuss Tax Payment for Sunset Beach Park (Evan Smith)**

5.3.

Council discussed the payment of property taxes associated with Sunset Beach Park, with staff and representatives from Flagship providing background and clarification. It was explained that the property was intended to be transferred to the City in 2021; however, due to administrative delays, the transfer was not recorded until 2022, during which time property taxes were assessed. These taxes were not formally protested and were carried with the property upon transfer to the City. Flagship indicated the taxes were likely assessed in error, as the property had long functioned as a public park and should have been classified as tax-exempt open space.

Flagship representatives stated they are willing to reimburse the City for the paid taxes while working collaboratively to request that the County waive them, citing precedent from similar situations where park properties were exempted. Council discussion acknowledged the complexity of the issue and the existence of prior successful appeals, while also noting that procedural improvements have since been implemented, including requiring title reports before accepting property dedications to prevent similar issues in the future. No formal action was taken.

 **Discuss a Membership with the Utah Coalition of Cities and Counties (UC3)**

5.4. (David Lauret)

Council Member Lauret recommended we investigate membership in the UC3 and compare it to the Utah League of City and towns. Council briefly discussed the Utah Coalition of Cities and Counties, noting the organization had recently provided assistance to the City and has offered to present on its services. It was explained that the organization operates as an alternative to the Utah League of Cities and Towns. A recommendation was made for the

newly appointed City Manager to contact the coalition to explore potential benefits and arrange a presentation for Council consideration.

The Council expressed support for this approach, and the City Manager agreed to follow up and report back after evaluating the opportunity. No formal action was taken.


Update for the 2026-2027 Fiscal Year Budget 5.5.

Finance Director Evan Smith updated the few changes in the budget. He noted that only minimal changes have been made since the previous presentation. The primary impact to the overall budget was the removal of anticipated grant revenues associated with capital projects that have since been taken off the Capital Expenditures list, including a sand volleyball court and a bike park. Additional adjustments included reductions in previously budgeted legal fees and the inclusion of funding for RDA advisors in the amount of \$150,000, with most changes balancing out overall.


Staff also reported plans to meet with the Police Chief to further review and refine the police budget. Council emphasized the importance of transparency and requested that the most current version of the budget be posted publicly with each agenda packet. While a redline version of changes will not be provided due to capacity constraints. No formal action was taken.

6. **PUBLIC COMMENTS (3 MINUTES)**


“**Public Comments**” is defined as time set aside for citizens to express their views. *Public comments can be submitted ahead of time to robinr@vineyardutah.gov.*

 During public comment, **Cole Kelly** expressed appreciation for the City’s recent Vineyard Days celebration, noting that the event was well-organized and enjoyable for families, with positive feedback on the parade, entertainment, and fireworks. He acknowledged the efforts of staff and organizers in successfully managing the event despite challenges such as weather conditions.


Mr. Kelly also commended the City’s recent hiring of Brian Volks as City Manager, describing him as an excellent addition and encouraging the Council to support him in his role. Additionally, he expressed support for the appointment of the three RDA advisors, stating confidence in their qualifications and their ability to help guide redevelopment efforts effectively.


 **Chad Clayboi**, a resident from The Meadows inquired about plans to address a nearby undeveloped farm field, expressing concern that its current condition poses a potential fire hazard. The resident requested information on how the area will be managed moving forward.

The resident also commented on the prior discussion regarding property taxes, expressing support for the party's willingness to pay the taxes. The Mayor acknowledged the concerns and invited the resident to follow up directly to discuss the fire hazard issue further.

 **Daria Evans**, Villas, expressed appreciation for recent City highlights, including positive media coverage of the water tank and the successful Vineyard Days celebration, acknowledging the efforts of staff and event organizers. She raised a concern regarding future planning for Vineyard Days, specifically where carnival equipment will be located if the proposed skate park occupies its current space and suggested relocating the skate park to Grove Park to better accommodate existing amenities and event needs.

Ms. Evans also shared concerns of another resident about the duration, volume, and safety of fireworks displays, suggesting they be limited to Independence Day. Additionally, she noted difficulty locating an attachment related to zoning code discussions in the meeting agenda packet and requested improved access to planning-related materials. She expressed interest in understanding pending development items requiring signatures and was directed to follow up with staff for further discussion.

 During public comment, **David Pierce**, a resident of the Cascade neighborhood, expressed strong support for the Vineyard Days fireworks display. Drawing on his prior experience with pyrotechnics, he described the show as exceptionally well-executed, noting that the extended duration and grand finale enhanced the experience for attendees.

 Darlene Price expressed appreciation for the City Council and staff, noting a positive and welcoming atmosphere at the meeting. She praised the Vineyard Days celebration, highlighting the variety of food vendors, carnival rides, parade, and fireworks as well-organized and enjoyable for families. She also shared personal enjoyment of the event, including interactions with participants and the overall festival experience.

Ms. Price additionally raised a concern regarding traffic safety, noting that a designated bike lane is being improperly used by vehicles as a driving lane, creating confusion and potential hazards. She encouraged the City to consider measures to better delineate the bike lane and improve driver awareness.

7. **CONSENT ITEMS**

7.1. Approve the May 26, 2026, meeting minutes.

7.2. Accept Vineyard City's Floodplain Regulation Update (National Flood Insurance Program Compliance)

Vineyard City is proposing updates to its floodplain management regulations by ordinance to maintain compliance with the National Flood Insurance Program (NFIP) following updated flood hazard determinations issued by the Federal Emergency Management Agency (FEMA).

Motion: Council Member Holdaway motioned to approve consent items as presented 7.1 and 7.2. Council Member Wood seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

8. MAYOR AND COUNCILMEMBERS' REPORTS, DISCLOSURES, OR RECUSALS

None.

APPOINTMENTS AND REMOVALS

9.

9.1. Appoint Brian Voeks to the Timpanogos Special Service District Board (TSSD) (Mayor Stratton)

Motion: Council Member Nair motioned to appoint Brian Voeks to the TSD Board. Council Member Holdaway seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

9.2. Appoint Brian Voeks to the North Utah Valley Animal Services Special Service District Board (NUVASSSD) (Mayor Stratton)

Motion: Council Member Lauret motioned to appoint Brian Voeks to the TSD Board. Council Member Holdaway seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

10. BUSINESS ITEMS

Approve ARCH Grant Extension Request (Brian Vawdrey)

10.1.

The Council considered a request related to arts grants approved in the prior fiscal year. Mr. Vawdrey explained that certain projects requested deadline extensions to allow for completion. The Arts Commission recommended granting a one-year extension to the Heritage Foundation project due to consistent communication and progress, establishing a new completion deadline of June 1, 2027. The bike park project was removed from the budget and not considered.

No public or Council questions were raised.

Motion: Council Member Wood motioned to approve the arts grant extension for the Heritage Foundation. Council Member Holdaway seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

 **Approve Holdaway Fields Development Agreement Amendment (Anthony 10.2. Fletcher and David Herring)**

The Council considered a proposed amendment to the Holloway Fields Development Agreement. Anthony Fletcher, Planner, presented updates reflecting prior Council discussions, including revised language addressing:

- Impact fees to be calculated at the time of building permit issuance
- A one-year period for the City to determine which existing park structures to retain or demolish
- Adjustments to project phasing and sequencing to align with the developer's construction plan and current market conditions

Staff indicated general support for the amendment contingent upon the impact fee provision, noting this approach maintains consistency with City policy. The developer expressed support for most elements of the amendment but did not agree with the revised impact fee requirement.

Council discussion focused on the impact fee issue and whether the amendment could proceed without mutual agreement. Staff clarified that the amendment must be considered as a whole (“all or nothing”).

An initial motion to deny the amendment failed. Following additional discussion and clarification, a motion was made to deny the proposed amendment.

Motion: Council Member Holdaway motioned not to approve the Holdaway Fields Development agreement as amended. Council Member Lauret seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

 **CLOSED SESSION**

11.

11.1. The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of personnel, real property, or litigation.

Motion: Council Member McCumber motioned to enter a closed session for litigation. Council Member Lauret seconded the motion. **Yes:** Council Member Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

Present:

Mayor Zach Stratton
Council Member Jacob Holdaway
Council Member David Lauret
Council Member Parker McCumber
Council Member Ezra Nair
Council Member Jacob Wood

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sherrif's Office, Administrative Director David Kyle Herring, City Manager Brian Voeks, City Recorder Robin Bond, and City Attorney Jesse Riddle.

Meeting began at 7:09 pm and ended at 7:25: pm. Held in the Police Department Room at 125 S. Main, Vineyard.

Motion: Council Member Holdaway motioned to close the closed session. Council Member McCumber seconded the motion. **Yes:** Council Member Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

12. ADJOURNMENT

The Meeting Adjourned at 7: 31 pm.

MINUTES APPROVED ON: June 23, 2026

CERTIFIED CORRECT BY: _____
ROBIN BOND, CITY RECORDER