



**MINUTES OF A
CITY COUNCIL WORK MEETING
May 19, 2026, at 4:04 PM**

Present


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

Absent


Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, Administrative Director David Kyle Herring, Finance Director Evan Smith, Building Director Cris Thomas, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Assistant Public Works Director Patrick James, Maintenance Manager and City Arborist George Schramm, Parks Manager Preston Jenson, Public Works Maintenance Technician Blaine Nielsen, Streets and Stormwater Manager Chris Thomas, City Planner Anthony Fletcher, City Planner Paul Douglass, Public Works Admin Dareli Villegas and Deputy City Recorder Tony Lara

Others Speaking: Aaron Eppley with Holbrook Asphalt, Ryan Bybee with Cadence Homes, and Vineyard Resident David Pearce

1. CALL TO ORDER

 Mayor Stratton called the meeting to order at 4:04pm

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

 Chief Deputy Holden Rockwell offered a prayer and led the pledge of allegiance.

3. CONFLICT OF INTEREST DISCLOSURE


There were no disclosures made during this meeting.


4. PUBLIC COMMENTS (3 MINUTES)


There were no public comments during this meeting.

5. WORK SESSION


5.1. Tree Inventory & Planting Updates (George Schram, Preston Jensen, and Blaine Nielsen)


 Maintenance Manager and City Arborist George Schramm provided an update on Vineyard City's urban forestry and tree management efforts. The presentation included an overview of the City's Tree City USA program, Grove Park tree replacement efforts, causes of historical tree loss, updated planting, and maintenance practices.

 Council asked about the comparative costs of moving and replanting trees versus buying new trees. They also asked about costs associated with the Tree City Program.


 Mr. Schramm updated council on the implementation of the City's comprehensive tree inventory initiative.


5.2. Discuss Resolution 2026-29 City Manager Responsibilities and Duties


 Mayor Stratton led a discussion regarding the proposed resolution outlining the responsibilities and organizational structure for the newly hired full-time City Manager. Discussion focused on dividing operational responsibilities between the City Manager and the Mayor's Office. There was also discussion on the proposed organizational chart, including whether code enforcement should remain under the Mayor's Office, renaming the "Administrative Officer" role to "Deputy Mayor," and determining where various boards and commissions should be housed organizationally. The Council also discussed the renaming of the Parks and Recreation Department to "Community Enrichment" to better reflect expanded responsibilities such as library oversight and community programming.


 David Pearce, living in the Cascade neighborhood, expressed concerns regarding the proposed city management structure and the balance of authority between the Mayor, City Manager, and City Council. He was concerned that the proposed code changes could unintentionally shift day-to-day operational authority away from the Mayor and place it under a City Manager reporting to the full governing body, potentially blurring the separation between executive and legislative functions.

5.3. Pavement Preservation Program Update


 Streets & Stormwater Manager Chris Thomas, presented an update on Vineyard City's Pavement Preservation Program, including a roadway condition overview.


 Council asked about previous work that had been done, specifically issues the city has had with previous work and wanted to confirm that current and future work would be satisfactory. They also expressed support for adding information to the city website regarding current road conditions and construction.


 Aaron Eppley with Holbrook Asphalt updated the council on preservation planning, roadway maintenance funding, and preservation treatment strategies utilizing HA5 rejuvenation applications.


 Council asked about trail maintenance and the benefits of including them in the preservation program.

5.4. Discuss Cadence Homes


 Mayor Stratton updated on the current negotiations with Cadence Homes regarding their development agreement.


 City Planner Anthony Fletcher provided an update on the Holdaway Fields development. This included a breakdown of the development agreement and a proposed amendment request submitted by the developer. Staff explained that the amendment primarily involved changes to the project phasing plan to better align with construction sequencing and market conditions, which would also affect the timing of park construction and other project milestones.

 Ryan Bybee with Cadence Homes explained that the developer and City were generally aligned on all other amendment items and requested that the phasing amendments move forward while the impact fee dispute continued separately through legal discussions.

 Councilmembers raised concerns about the long-term financial impacts of locked-in impact fees, emphasizing the City's growing infrastructure and pavement maintenance obligations. Mr. Bybee maintained that the original development agreement represented a negotiated exchange of concessions between the developer and City, and that shifting additional impact fee burdens onto the project after the agreement was executed would unfairly alter those negotiated terms.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

 Chief Deputy Rockwell gave a brief presentation on his department's proposed budget changes for the next fiscal year.

 The council asked questions regarding the Flock camera systems currently in place around the city as well as details concerning the current contract with the county, specifically regarding vehicles.

7. CLOSED SESSION

There was no closed session held during this meeting.

8. ADJOURNMENT

The meeting adjourned at 6:14pm

MINUTES APPROVED ON: 5/26/2026

CERTIFIED CORRECT BY: 
TONY LARA, DEPUTY CITY RECORDER

