MINUTES OF A REGULAR
CITY COUNCIL MEETING
March 24, 2026, at 6:01 PM

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

Absent

Staff Present: Seargent Jason Bullock with the Utah County Sherrif's Office, Administrative Director David Kyle Herring, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Senior Planner Cache Hancey, City Recorder Robin Bond, and Deputy City Recorder Tony Lara

Others Speaking: Ryan Wallace with Intermountain Health, Jason Head with Six Ridge Partners, Vineyard Residents Tim Blackburn, Emilee Larsen, Dana Blake, John Kidd, Dave Hyte, Aubrey Manheart, Hamlet Gordillo, Taylor Timothy, Ryan Francis, Mark Ostebo, Christine Jeffs, Brandon Peterson, Karen Cornelius, Travis Thompson, and Tyler Haroldsen

1. CALL TO ORDER

Mayor Stratton began the meeting at 6:01pm. Councilmember McCumber offered a prayer and led the pledge of allegiance.

2. PLEDGE OF ALLEGIANCE (BY INVITATION)

3. INVOCATION OR INSPIRATIONAL THOUGHT (BY INVITATION)

4. Mayor Report

Mayor Stratton updated on the Transportation Impact Fee, and the plan to address the issue further in a special session to be held on March 31st, 2026.

5. PRESENTATIONS, RECOGNITIONS, OR AWARDS

5.1. Present the Outstanding Young Professional Award from the Utah Recreation and Parks Association to Zach Baty, Recreation Manager.

URPA Presentation

6. PUBLIC COMMENTS

Tim Blackburn, living in the Sleepy Ridge Neighborhood, expressed his gratitude to the mayor and council as well as the staff for their work, especially in regards to the Heritage Foundation.

Emilee Larsen, living in the Bridgeport Neighborhood, read an email from resident Brittany Hansen expressing support for the parking permit program. Additionally, Ms. Larsen also expressed support for the same.

Dana Blake, living in the Bridgeport Neighborhood, expressed her concerns with the current parking situation. She also stated she had concerns with the overoccupancy in her neighborhood.

John Kidd, living in The Maples Neighborhood, expressed concerns with the current parking situation in his area. He supported the implementation of the parking permit policy in his neighborhood as well.

Mr. Kidd, read an email from a fellow Maples resident named Stephanie who also expressed concerns regarding parking.

Dave Hyte, living in The Maples Neighborhood, supported the parking permit initiative and asked that it be implemented quickly.

Aubrey Manheart, living in the Bridgeport Neighborhood, expressed concerns with overoccupancy in her surrounding area that has made it difficult to park or to have her family and friends to park near her home to visit.

Hamlet Gordillo, living in the Le Cheminant neighborhood, wanted to update the council on the current parking situation in his area.

Taylor Timothy, living in the Le Cheminant neighborhood, expressed concerns with specifically those living in the nearby apartment complex parking near their homes.

Ryan Francis, living in the Garden neighborhood, expressed concerns with overoccupancy and commented on his frustrations with the enforcement of overoccupancy.

Mark Ostebo, living in the Le Cheminant neighborhood, commented on the parking permit program and urged the city to educate the public on the program.

Christine Jeffs, representing the library board as well as the Friends of the Library, asked the council to consider additional

Mr. Haroldsen, commented his thoughts on the parking issue, as it pertained to new development. He also reiterated he concerns over safety issues in the 400 South area and clarified the nature of his petition.

Brandon Peterson, living in The Garden neighborhood, expressed his concerns with parking and overoccupancy.

Karen Cornelius, living in The Villas subdivision, expressed her concern with the impact overoccupancy might have on future property taxes.

Nicole, living in the Le Cheminant neighborhood, expressed her support for the parking programs and also urged there to be more education.

Ms. Norton, living in the Le Cheminant neighborhood, commented her concerns regarding both parking and overoccupancy.

Travis Thompson, living in The Garden neighborhood, expressed support for the proposed parking program.

Jeremy, living in the Bridgeport Neighborhood, expressed his concerns with the overoccupancy and parking situation and relayed a situation in which he had almost stuck a child with his vehicle and urged the council to work on the issue and supported the parking permit program.

7. PUBLIC HEARING

Motion: COUNCILMEMBER NAIR MOVED TO ENTER A PUBLIC HEARING AT 6:10PM. COUNCILMEMBER HOLDAWAY SECONDED. COUNCILMEMBERS NAIR, LAURET, HOLDAWAY, WOOD, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

Senior Planner Cache Hancey presented on Intermountain Health and The Forge's proposed amendments to their respective development agreements.

The council had questions regarding changes in the development agreement for the Forge, specifically regarding the regionally significant anchor. The council heard from Jason Head, with Six Ridge Partners, regarding their current attempts at bringing in an anchor business. A discussion with the council ensued.

Mr. Hancey continued his presentation.

The council had questions for staff regarding impact fees and clarifications on sales tax collection. The council heard from Ryan Wallace with Intermountain Health. The council asked staff for clarification on the agreement and the timeline for development of the property.

Kim Cornelius, living in The Villas subdivision, asked for a summary of what the parking requirements would be. There was a discussion on the issue with council, Mr. Head, and staff.

Tyler Haroldsen, expressed concern over proposed development near 800 North and asked that future driveways not exit out into that road.

Motion: COUNCILMEMBER HOLDAWAY MOVED TO CLOSE THE PUBLIC HEARING AT 6:32PM. COUNCILMEMBER MCCUMBER SECONDED. COUNCILMEMBERS NAIR, LAURET, HOLDAWAY, WOOD, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

Motion: COUNCILMEMBER HOLDAWAY MOVED TO APPROVE THE AMENDMENTS TO THE INTERMOUNTAIN HEALTH DEVELOPMENT AGREEMENT AS PRESENTED. COUNCILMEMBER MCCUMBER SECONDED. COUNCILMEMBERS NAIR, LAURET, HOLDAWAY, WOOD, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

Motion: COUNCILMEMBER MCCUMBER MOVED TO APROVE THE AMENDMENTS TO THE FORGE DEVELOPMENT AGREEMENT AS PRESENTED. COUNCILMEMBER NAIR SECONDED. COUNCILMEMBERS NAIR, WOOD, AND MCCUMBER VOTED IN FAVOR. COUNCILMEBERS LAURET AND HOLDAWAY VOTED AGAINS. THE MOTION PASSED WITH A VOTE OF THREE (3) TO TWO (2)

7.1. Public Hearing: The Forge Development Agreement Amendment

7.2. Public Hearing: Intermountain Health Development Agreement

8. CONSENT ITEMS

8.1. Approval of the February 12th 2026, City Council Special Session Meeting Minutes

8.2. Approval of the March 3rd, 2026 City Council Work Session Meeting Minutes

8.3. Adopting the Municipal Waste Water Planning Program (MAWPP) Survey (Resolution 2026-14)

8.4. Amending the Redevelopment Agency (RDA) Audit Agreement with CPA Insight Solutions (Resolution 2026-15)

8.5. Public Safety Impact Fee (Resolution 2026-17)

A resolution granting the Mayor or their designee to enter into a contract with Zion Public Finance to conduct an Public Safety Impact Fee Study and Analysis

8.6. Public Parking

Motion: COUNCILMEMBER LAURET MOVED TO APPROVE CONSENT ITEMS 8.1 THROUGH 8.5 AS PRESENTED. COUNCILMEMBER MCCUMBER SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBER NAIR, WOOD, LAURET, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

The council commented on the current parking situation. They expressed their own frustrations and concerns regarding it.

Ms. Manheart expressed her disappointment with the idea of increased enforcement, stating that ticketing would not be effective enough to make an improvement.

Mr. Gordillo commented on the neighborhoods lack of attendance on a proposed meeting with council.

Mr. Francis also commented on the proposed meeting with councilmembers and what

Ms. Reid spoke on the meeting with Bridgeport and asked for further details on how a meeting had been scheduled and who was in charge of communicating that with residents.

Councilmember Holdaway asked to reschedule the meetings with the various neighborhoods and discussed it with residents from those areas. .

Councilmember Nair, commented on his support for Operation Neighborhood Shield as well as for the proposed parking permit program. A discussion ensued.

A resident from the Bridgeport neighborhood offered to represent the neighborhood in discussions regarding parking issues.

Ms. Norton asked the council to decide on a specific platform so that information came from one source.

Motion: COUNCILMEMBER HOLDAWAY MOVED TO HAVE THE COUNCIL MEET WITH MEMBERS OF SEVERAL NEIGHBORHOODS TO COORDINATE A LARGER MEETING TO BE HELD LATER IN THE WEEK IN WHICH THE COUNCIL WOULD FACILITATE A BROADER CONVERSATION REGARDING OVER OCCUPANCY AND PARKING ISSUES.

Mayor Stratton recessed the meeting at 8:16pm.

Meeting came back into session at 8:23pm

Motion: COUNCILMEMBER LAURET MOVED TO CONTINUE ITEM 8.6 TO THE NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING. COUNCILMEMBER MCCUMBER SECONDED. COUNCILMEMBERS NAIR, LAURET, MCCUMBER AND WOOD VOTED IN FAVOR. COUNCILMEMBER HOLDAWAY WAS NOT IN

ATTENDANCE DURING THE VOTE. THE MOTION PASSED UNANIMOUSLY.

9. APPOINTMENTS/REMOVALS

9.1. Planning Commission Appointments

Mayor Stratton presented his recommendation of Vineyard resident Daria Evans to serve on the planning commission.

Motion: COUNCILMEMBER NAIR MOVED TO APPROVE THE APPOINTMENT OF DARIA EVANS TO THE PLANNING COMMISSION. COUNCILMEMBER LAURET SECONDED. COUNCILMEMBERS NAIR, LAURET, MCCUMBER AND WOOD VOTED IN FAVOR. COUNCILMEMBER HOLDAWAY WAS NOT IN ATTENDANCE DURING THE VOTE. THE MOTION PASSED UNANIMOUSLY.

Deputy Recorder Tony Lara administered the oath of office to Daria Evans and the council welcomed her to the planning commission.

10. BUSINESS ITEMS

10.1. Amending The Travel Policy

Motion: COUNCILMEMBER MCCUMBER MOVED TO ADOPT RESOLUTION 2026-18 ADOPTING A TRAVEL AND REIMBURSEMENT POLICY WITH THE PREVIOUS EDITS AND CLARIFICATIONS THAT WERE MADE DURING THE PREVIOUS CITY COUNCIL MEETING. COUNCILMEMBER NAIR SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS NAIR, LAURET, MCCUMBER AND WOOD VOTED IN FAVOR. COUNCILMEMBER HOLDAWAY WAS NOT IN ATTENDANCE DURING THE VOTE. THE MOTION PASSED UNANIMOUSLY.

10.2. ARCH Commission RAP Tax Grant Awards (Resolution 2026-06)

Parks and Recreation Director Brian Vawdrey presented the updated recommendations from ARCH Commission. The council discussed the amended suggestions.

Motion: COUNCILMEMBER NAIR MOVED TO ADOPT RESOLUTION 2026-06 WITH THE RECOMMENDED ADJUSTMENTS AND MOVING $130.00 FROM THE FRIENDS OF VINEYARD LIBRARY TO THE UTAH VALLEY SYMPHONY. COUNCILMEMBER MCCUMBER SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS NAIR, LAURET, MCCUMBER AND WOOD VOTED IN FAVOR. COUNCILMEMBER HOLDAWAY WAS NOT IN ATTENDANCE DURING THE VOTE. THE MOTION PASSED UNANIMOUSLY.

10.3. Creation of an Event Committee and Authorization For The Committee To Establish A Nonprofit Organization.

Administrative Director David Kyle presented the proposed committee and corresponding non-profit. He answered questions from council regarding the make-up and funding of the committee.

Motion: COUNCILMEMBER NAIR MOVED TO CONTINUE THE ITEM TO THE SPECIAL SESSION COUNCIL MEETING TO BE HELD ON MARCH 31. COUNCILMEMBER MCCUMBER SECONDED. COUNCILMEMBERS NAIR, LAURET, MCCUMBER AND WOOD VOTED IN FAVOR. COUNCILMEMBER HOLDAWAY WAS NOT IN ATTENDANCE DURING THE VOTE. THE MOTION PASSED UNANIMOUSLY.

11. ADJOURNMENT

The meeting adjourned at 8:45pm

VINEYARD SEAL UTAH

MINUTES APPROVED ON: 4/28/2026

CERTIFIED CORRECT BY: ______________________

TONY LARA, DEPUTY CITY RECORDER