MINUTES OF THE
VINEYARD TOWN COUNCIL MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
February 12, 2014 7:05 PM

Present	**Absent**
Mayor Randy Farnworth	
Councilmember Nate Riley	
Councilmember Sean Fernandez	
Councilmember Dale Goodman	
Councilmember Julie Fullmer	

Staff Present: Building Inspector Doug Bezzant, Planner Nathan Crane, Deputy Collin Gordon, Water Operator Sullivan Love, Treasurer Jacob McHargue, Engineer Don Overson, Town Clerk/Recorder Pamela Spencer,

Others Attending: Mike Olsen representing Vineyard Farms Development Company, Stewart Park with Anderson Geneva, Resident Rhett Bautista, Resident Kelley Godbold

The Vineyard Town Council held a regular meeting on February 12, 2014 starting at 7:05 PM in the Vineyard Town hall. The invocation was offered by Mayor Farnworth.

***REGULAR SESSION* –** The meeting was called to order at 7:05 PM

MINUTES REVIEW AND APPROVAL - The Council reviewed the minutes of the meeting of November 13, 2013.

COUNCILMEMBER RILEY MOVED TO APPROVE THE MINUTES OF THE MEETING OF NOVEMBER 13, 2013 AS WRITTEN. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

STAFF REPORTS –

Planner – Nathan Crane – Mr. Crane said he met with UTOPIA (Utah Telecommunication Open Infrastructure Agency) on Friday. He explained that they had two arms they were approaching services with, 1) a traditional government arm where a city buys into it, and 2) a return on investment where they use town conduit to serve an area with no other upfront costs for fiber. He explained that staff recommended that an RFP (Request for Proposal) be put together to provide fiber optic services to the town. He said a franchise agreement would allow companies to use the town's conduit. The Council agreed to proceed with the RFP.

Councilmember Fernandez arrived at the meeting at 7:08 pm

Mr. Mike Olsen asked if the Homestead Development would need to add another conduit. Mr. Overson understood that there was enough room for more than one fiber line in a single conduit. Councilmember Fernandez said it would probably need to be inspected to ensure there was enough room in the conduit as intended.

Mr. Crane reported that FedEx was expanding. He reported that the Megaplex filed their site plan. Mr. Crane mentioned that he emailed the proposed Sign Ordinance amendment for

Council's review before it was addressed in an upcoming meeting. Councilmember Riley asked how far behind the Megaplex was on their time frame. Mr. Crane explained that he worked with them to develop a timeframe so they could meet their deadline. He said they could start clearing the land and removing concrete off the site now and that they should be able to start work in March.

Don Overson - JUB Engineers – Mr. Overson mentioned that he had a meeting with UDOT (Utah Department of Transportation). He said the Vineyard Connector Project was moving forward and that UDOT planned to put it out to bid at the end of March. He said they were skeptical that they would be able to build the Connector in one year, and that it would most likely take two years. Mr. Overson said UDOT guaranteed that the first segment from Geneva Road to Mill Road would be completed this year. He said next year construction would go over the overpass to Main Street. Mayor Farnworth mentioned that Vineyard budgeted to start working on Main Street. Mr. Overson stated that the RDA would send the Main Street construction out for bid by the end of March.

Sullivan Love – Water/Sewer Operator Technician – Mr. Love had no new business to report. Mayor Farnworth asked for follow up on a water meter leak. Mr. Love said he inspected the meter and found no leaks. He mentioned that he thought the driveway had frost heave and suggested to the home owner to get ahold of the contractor.

David Church Town Attorney – Mr. Church was not present at the meeting.

Collin Gordon - Utah County Sheriff's Department – Deputy Gordon had no new business to report. Mayor Farnworth mentioned that a stop sign had been placed on the corner of Holdaway Road and 400 South.

Jacob McHargue - Treasurer – Mr. McHargue discussed the progress on the Duathlon. He said he and Deputy Gordon would meet with Shaun Christian from T3 Triathlon to decide what support was needed from the County Sheriff's Department. He mentioned that signs for the event had been placed around the community.

Pamela Spencer - Town Clerk/Recorder – Ms. Spencer had no new business to report.

BUSINESS ITEMS:

5. 1 DISCUSSION AND ACTION – *Final Plat for Pod 4 Phases 1 and 2 and Pod 6 Phases 1 and 2 of the Homesteads*

Mike Olsen representing Vineyard Farms Development Company, LLC is requesting approval of the final Plat for Pod 4 Phases 1 and 2 of the Homesteads located at the northwest corner of Center Street and Main Street and Pod 6 Phases 1 and 2 of the Homesteads located at Southeast corner of Center Street and 400 West. The Mayor and Town Council will take appropriate action.

Mr. Crane explained that the Council approved preliminary plats in August. He said the request was for two phases within Pod 4 and Pod 6. He said Pod 4 would have 73 lots and Pod 6 would have 67 lots. Mr. Crane said there was a stipulation for a non-vehicle access easement, which would stop people from requesting access to public roads.

Councilmember Riley wondered if the landscaping requirements were changed. Mr. Crane explained that the landscaping plans were not yet formally approved. He said the developer would like to install sod because it was easier to maintain. Councilmember Riley thought that all the landscaping needed to be consistent. Mr. Crane agreed and said whatever was done would be consistent throughout the Homestead Development.

Mr. Olsen representing the Homestead Development mentioned that the original architect included clump grass, which required weeding. He said they reviewed the ongoing maintenance, which would ultimately be Vineyard's responsibility, and eliminated the clump grass. He said all other landscaping remained the same.

Councilmember Riley and Councilmember Fernandez discussed the previous plans which included water wise conservation and zeroscape landscaping to address any water issues. Councilmember Riley asked to see the original landscaping designs.

Mr. Olsen explained that the landscaping was never designed as zeroscape. He said they looked at ongoing maintenance and estimated that it would cost the town about $90,000 per year, mostly related to hand labor. He said he could bring the landscaping plan back to the Council.

The Council discussed differences between clump grass and sod and the desire to have consistency within the landscaping throughout the town. Mayor Farnworth asked for additional questions. Hearing none, he asked for a motion.

COUNCILMEMBER FERNANDEZ MOVED TO APPROVE THE FINAL PLAT FOR POD 4 PHASES 1 AND 2 AND POD 6 PHASES 1 AND 2 OF THE HOMESTEADS WITH THE FOLLOWING STIPULATIONS, AND THAT STIPULATION #3, THE FINAL LANDSCAPING PLAN, BE REVIEWED BY THE TOWN COUNCIL FOR FINAL APPROVAL:

1. THE RECORDED PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATED STAMPED FEBRUARY 7, 2014 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. PRIOR TO RECORDATION, THE STREET NAMES AND ADDRESSING SHALL BE APPROVED BY THE TOWN ENGINEER AND TOWN PLANNER.
3. A FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS. THE FINAL LANDSCAPE PLANS SHALL INCLUDE A WALL PLAN AND ALL ENTRY MONUMENTS.
4. PRIOR TO RECORDATION, THE FINAL PLAT SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.
5. A 1’ NON-VEHICULAR ACCESS EASEMENT IS REQUIRED ALONG THE REAR LOTS ALONG CENTER STREET AND MAIN STREET.
6. THE SETBACKS FOR THE SUBDIVISION SHALL BE AS FOLLOWS: FRONT: MINIMUM OF 18’ TO THE GARAGE, 15’ TO THE HOME, AND NO MORE THAN TWO HOMES IN A ROW AT THE SAME SETBACK, SIDE: 5” AND REAR 15’.
7. PRIOR TO FINAL PLAT RECORDATION, THE DESIGN OF THE DETENTION BASINS SHALL BE APPROVED BY THE TOWN PLANNER.

COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Mayor Farnworth mentioned that there were resident concerns about property lines and asked Mr. Olsen to call property owners bordering Pod 8. Mr. Olsen explained that his surveyor previously called the property owners, but that he would also contact them.

5.2 DISCUSSION AND ACTION – *__Marketing/Branding__*

The Mayor and Town Council will discuss the options for the marketing and rebranding of the Town. The Mayor and Town Council will take appropriate action.

Mayor Farnworth asked for discussion from the Council. Councilmember Riley said he thought the town should follow staff recommendations and produce an RFP which clearly identified what the town was looking for. He suggested reviewing RFP's from other cities. Councilmember Fernandez agreed and thought that staff could talk to a few cities.

Mayor Farnworth wondered if the Council was at the point of being able to identify exactly what services they wanted. He said he had already talked to the Provo City Mayor.

Councilmember Riley thought the town needed to thoughtfully consider what services the town needed. He thought the companies that presented their services could assist the town, but said it was important that the town compare bids equally.

Councilmember Goodman thought the Council knew the qualifications of the companies, but needed to know what direction they want to go. He thought it might require a committee to decide.

Councilmember Fernandez mentioned that he had been involved with several RFP processes with the State. He said one thing that helped them was to talk to other clients about their experience. He thought it might be helpful to talk to other clients and use that as a starting point. He said he liked the idea of assembling a committee that could work with staff.

Councilmember Fullmer suggested having staff and other residents point out weak points. She suggested having residents submit logo design ideas.

Mr. Park mentioned that they went through a similar process a couple years ago. He thought the RFP was a good idea and said that the branding process was a lot more involved than just a logo. He said Anderson Development would be interested in participating and helping out. He said they would be happy to share all the data that was collected.

Councilmember Riley suggested starting with reviewing the information that Anderson Development collected because the Geneva property was a huge part of the town.

Mayor Farnworth explained that Councilmember Fullmer was asked to be in charge of the branding process.

5.3 DISCUSSION AND ACTION – *North Pointe Interlocal Agreement*

The Mayor and Town Council will discuss the North Pointe Interlocal Agreement. The Mayor and Town Council will take appropriate action.

Mayor Farnworth reviewed the background of the interlocal agreement. He mentioned that the town attorney reviewed the agreement and felt comfortable with it.

The Council discussed the benefits and drawbacks of signing the agreement. They thought it might be worth talking to their carrier about the over charge. They discussed the possibility of recycling. They determined that signing the agreement ensured that they were included within the boundary of the district once new by-laws were adopted.

COUNCILMEMBER FERNANDEZ MOVED TO GIVE THE MAYOR THE RIGHT TO SIGN THE NORTH POINTE INTERLOCAL AGREEMENT. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.4 DISCUSSION AND ACTION - *Public Safety Building Bids and Design*

The Mayor and Town Council will discuss the design for the new public safety building. The Mayor and Town Council will take appropriate action.

Mayor Farnworth mentioned that staff had not been able to find the original renderings for the proposed public safety building. He asked for additional discussion from the Council. Councilmember Riley wondered what the elevation of the proposed building looked like.

Mr. Overson said he would try to contact ASWN to try to get the original renderings and bring it back to the Council. The Council agreed.

5.5 DISCUSSION **AND ACTION -** ***Contract Agreement with Black and McDonald***
The Mayor and Town Council will clarify the approval of the contract with Black and McDonald and if necessary they will consider the approval of a contract for the installation of new street lights. The Mayor and Town Council will take appropriate action.

Mayor Farnworth explained that he needed clarification regarding the contract with Black and McDonald. He wondered if the Council approved Black and McDonald to do the maintenance and installation.

COUNCILMEMBER RILEY MOVED TO USE BMCD FOR BOTH THE NEW CONSTRUCTION AND THE MAINTENANCE OF THE LIGHT POLES THROUGHOUT THE TOWN OF VINEYARD. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Mr. Overson explained that contracts were signed before the town addressed the lighting contract. He mentioned that the Homestead Development, and possibly other developments, contracted with WesTech to do the pole installation and that the town needed to ensure that WesTech fulfilled their contract. He said the town supplied the lights, but should not pay for the installation from WesTech.

5.6 DISCUSSION **AND ACTION –** ***Budget Adjustment***
Jacob McHargue, Town Treasurer will present necessary adjustments to the budget. The Mayor and Town Council will take appropriate action.

Mr. McHargue explained that a public hearing for the budget amendment was not necessary because revenues were higher than projected. He reviewed the adjustments and said he would send electronic copies to the Council.

5.7 DISCUSSION **AND ACTION –** ***Appointment of Planning Commissioners***
The Mayor and Town Council will discuss the appointment of new planning commissioners to fill vacancies. The Mayor and Town Council will take appropriate action.

Mayor Farnworth reviewed the requirements, terms, and conditions for appointing planning commission members and explained there were two potential commissioners who worked for Vineyard on a part-time basis. He said there would be three vacancies on the planning commission that needed to be filled in the near future. He talked about having representation from different areas within Vineyard. He said he had held interviews and suggested appointing the following individuals for the planning commission: Wayne Holdaway representing Holdaway Road, Angela Kohl and Kelly Wixom representing the Sleepy Ridge area, Daniel Pace and Garrett Smit from The Shores, with Don Cosney, Tim Blackburn, and Chris Judd as alternates. The Council was in favor of the suggested planning commission appointments.

Mayor Farnworth explained that he hoped that the ordinance could be amended so that planning commissioners could be employed part-time by the town. He said he also hoped alternates could be paid for attending meetings even if they were not participating in the meeting.

Discussion ensued regarding payment and involvement of alternate planning commission members.

COUNCILMEMBER FERNANDEZ MOVED TO COMPENSATE PLANNING COMMISSIONERS SITTING AT THE TABLE $30 PER MEETING AND ALTERNATES IN THE AUDIENCE $15 PER MEETING. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Mayor Farnworth said he would appoint new commissioners as discussed. He said he would talk with Wayne Holdaway and Don Cosney about the current ordinance and the proposed amendment. The Council agreed that the ordinance could be changed to include part-time employees. Mr. Crane said he would start the process for the ordinance amendment.

5.8 DISCUSSION **AND ACTION –** ***Vineyard Connector Corridor Preservation Cooperative Agreement***
Don Overson, Town Engineer will present the Vineyard Connector Cooperative Agreement. The Mayor and Town Council will take appropriate action.

Mr. Overson explained that UDOT recently expressed concerns that Vineyard had not signed an agreement as to the connection points along the Vineyard Connector Corridor. He explained that access points had been designated. He said he added a paragraph to the agreement regarding the trail that UDOT was responsible to build as part of the Vineyard Connector construction.

Councilmember Fernandez wondered if Anderson Development had a chance to review it. Mr. Park said they had not seen it. He wondered if signing the cooperative agreement prohibited any other right in/right out intersections or other access points. He said he was concerned that as the connector moved north they might want to look at other right in/right out options. Mr. Overson explained that signing the agreement only meant that they would need to go through the process with UDOT. He reviewed the plans for the underpass and the elevated pedestrian trail.

The Council reviewed the connection points and the Vineyard Connector route and discussed its impact on roads within the town.

COUNCILMEMBER GOODMAN MOVED TO AUTHORIZE THE MAYOR TO SIGN THE VINEYARD CONNECTOR CORRIDOR PRESERVATION COOPERATIVE AGREEMENT. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.9 DISCUSSION **AND ACTION –** ***Esthetic Options for Vineyard Connector Overpass***
Don Overson, Town Engineer will present two options for esthetics on the Vineyard Connector Overpass. The Mayor and Town Council will take appropriate action.

Mr. Overson explained that because of the budget for the over pass, UDOT wanted to make sure that Vineyard approved the design and look for the over pass. He showed two options presented by UDOT and said that anything more would be an expense for the town. He said he told UDOT that town lights, or similar lights, would need to be used.

Discussion ensued. The majority of the Council said they preferred Option 1. Mr. Overson said he would ask UDOT about the possibility of adding a logo after the overpass was finished.

5.10 DISCUSSION **AND ACTION –** ***Summer Celebration***
June 27, 2014 has been secured for the Lindon City Pool from 6:30 pm to 8:30 pm. The Mayor and Town Council will discuss any further events they would like to see take place and a possible committee for the Vineyard Summer Celebration. The Mayor and Town Council will take appropriate action.

Mayor Farnworth mentioned that the date for the Summer Celebration had been set and that additional input from the Council was needed. Councilmember Riley suggested that a permanent name for the town celebration be established. Councilmember Fernandez said he liked the idea of having a logo competition.

OPEN SESSION: *Citizen's Comments (Please see note below)*

Resident Rhett Bautista questioned the accuracy of the recent speed limit study. He said people drove very fast on 400 South. He talked about a car racing around his truck while he was driving on 400 South that could have hit a small girl crossing the road. He said he had a child with mild/high functioning autism and was concerned for his son, as well as other kids in the area.

Mayor Farnworth explained that the study was done because the Council was concerned about the speeding. He said that lowering the speed limit or installing speed bumps were options. He suggested that residents petition for speed bumps, three-way stops, or other options. Mr. Bautista said there was some construction workers driving way too fast, but the vast majority of speeding cars were people he knew. He said he did not like speed bumps, but would be in favor of them if it slowed traffic.

Resident Kelley Godbold said she was not in favor of speed bumps before, but she was now. She said there was no down side to installing two extra stop signs in the area. She thought speed bumps were more costly and controversial. Mayor Farnworth explained that enforcing a stop sign was more difficult. Ms. Godbold thought a stop sign would create awareness. She thought it was a matter of time before a child was hurt.

Councilmember Riley thought the town was two months away from having a serious issue on 400 South. He said that when soccer started cars would be parked on both sides of the road. He said as much as people hate speed bumps, they worked. He said the speed bumps on Carterville Road worked.

Councilmember Fernandez said 400 South and Lake View Drive were continual issues and thought something needed to be done immediately.

Mayor Farnworth said the Council's first responsibility was public safety and agreed that something needed to be done.

Deputy Collin Gordon said he understood the concerns. He said he agreed with the comments regarding speed bumps and stop signs. He thought the survey was fairly accurate. He said speed limit signs with flashing lights and a built-in radar might be another option. He said citizens could write down license plate numbers and call the sheriff's office. He said citations probably would not be issued, but deputies could visit with speeding drivers.

Mr. Bezzant suggested that Ms. Godbold also get permission for a special needs sign for the area.

Councilmember Fullmer said a Dead End sign was petitioned to be installed on 660 South. She will send the petition to the town clerk.

COUNCILMEMBER'S REPORTS:

Councilmember Fernandez – Councilmember Fernandez had no new items to report.

Councilmember Riley – Councilmember Riley had no new items to report.

Councilmember Goodman – Councilmember Goodman reported that he was approached by the Little Sports League. He said they anticipated having about 300 participants and were looking for support from Vineyard. Councilmember Goodman talked about the proposed schedule for the league. He also talked about the town contributing $700 to the league. Mayor Farnworth asked Jake to check into what had been done in the past. Councilmember Riley voiced concern with conflicts on Wednesdays. Councilmember Goodman said he would check with the league to see about changing the proposed schedule.

Councilmember Goodman said he had a chance to speak with the person in charge of property acquisitions for Ancestory.com. He said they might be looking for something in 2015.

Councilmember Fullmer – Councilmember Fullmer reported that she received many applications, from adult volunteers as well as youth, who were interested in being involved in the Youth Council.

MAYOR'S REPORT:

Mayor Farnworth reported that air quality was a concern for the Council of Governments various ideas were being considered to help improve the air quality. He said Vineyard could assist with the efforts by making the town as walkable and bikeable as possible.

Mayor Farnworth reported that he met with Jamie Davidson at Orem City and found out that the parks department was not using the 400 South Park as intended by Mayor Washburn and Jim Reams. Mr. Davidson was going to see if they could limit the number of games each day in the park to help minimize traffic issues. He said they were still in negotiations with Mr. Roper and his property. Mr. Davidson was wondering if they could take a portion of the Vineyard property and turn it into parking. Mayor Farnworth said that Orem was interested in getting together to discuss issues once each month. He said long term water storage needed to be discussed and that there was a concern with the commitment with CUWP.

ADJOURNMENT –

The meeting adjourned at 10:00 PM. The next regular meeting will be held February 26, 2014.

MINUTES APPROVED ON: MAY 14, 2014

CERTIFIED CORRECT BY: /s/ P.SPENCER, TOWN CLERK/RECORDER