



**MINUTES OF THE VINEYARD TOWN
WORK SESSION AND COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
December 10, 2014 7:05 PM**

Present

Mayor Randy Farnworth
Councilmember Nate Riley
Councilmember Sean Fernandez (8:45 pm)
Councilmember Dale Goodman
Councilmember Julie Fullmer

Absent

Staff Present: Public Works Director/Engineer Don Overson, Water Operator Sullivan Love, Attorney David Church, Treasurer Jacob McHargue, Town Clerk/Recorder Pamela Spencer,

Others Attending: Planning Commission Chair and Resident Wayne Holdaway, Barbara Bassett with American Cancer Society, Robyn Roberts with Relay for Life, Reese DeMille with Republic Services, Pete Evans with Flagship Homes, Residents Angie Kohl and Chris Judd.

The Vineyard Town Council held a work session with staff public hearing and regular meeting on December 10, 2014 starting at 7:00 PM in the Vineyard Town Hall. The invocation was offered by Councilmember Fullmer.

6:00 PM WORK SESSION WITH STAFF

Mayor Farnworth called the meeting to order at 6:00 pm. Staff discussed items and reports on the current agenda. Mr. Church mentioned that he is still in negotiation with Union Pacific on the rail spur.

REGULAR SESSION – The meeting was called to order at 7:00 PM

CONSENT ITEMS:

- a) Approval of minutes for May 28, 2014
- b) Approval of minutes for July 9, 2014

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE CONSENT ITEMS AS LISTED. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

Councilmember Riley asked if the Town could contract out to get the minutes caught up. Mayor Farnworth mentioned that Heather White is working on them. Councilmember Riley suggested they contract out to get them caught up and then continue having Ms. White transcribe them. Mr. Overson said that there is software that is connected to the website. Mayor Farnworth asked for this to be discussed at the next administrative staff meeting.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway – Mr. Holdaway said that there were no planning commission meetings held in the past month.

STAFF REPORTS

Planner – Nathan Crane – Mr. Crane was not present at this meeting

Public Works Director /Engineer– Don Overson – Mr. Overson said that he is hoping everyone is enjoying the median being gone on Gammon Road.

Mayor Farnworth thanked the Public Works Department, Councilmember Fullmer and Mr. McHargue for the Holiday lights in the city. Councilmember Riley said that he saw them from the hill in Orem.

Mr. Overson said that the Main Street project went out to bid today.

Attorney – David Church - Mr. Church had no items to report

Utah County Sheriff Department – Collin Gordon - was not present at this meeting

Treasurer – Jacob McHargue – Mr. McHargue said that he had two reports, the first being the purchasing report and the second is the budget report. He mentioned that he created a payable account for expenses on the streetlights.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer mentioned that a new security camera had been installed in the front office and that it faces the front desk and door.

COUNCILMEMBER’S REPORTS

Councilmember Fullmer – Councilmember Fullmer reported that there would be an Ice Skating Event on December 20th. She said she rented the ice rink at Provo Peaks Arena from 3:30 pm to 5:30 pm. She mentioned she met with “Cloudspeaker” (an organized communication software system), and Deputy Gordon is meeting with “Everbridge”; she mentioned that she would be talking to “Civic Ready” as well.

She asked Mr. Overson if he received her email about installing the flashing school crosswalk signs. Mr. Overson said that he is working with Orem to get permission to have it installed on their property. He mentioned that Orem wants a warrant study done in front of the school while it is in session. Councilmember Fullmer said that the signs cost around \$15,000.00 and Orem makes their own signs in house. She suggested Mr. Overson get ahold of Keith Larson from Orem. Mayor Farnworth asked that it be discussed in the administrative staff meeting on Tuesday.

Councilmember Fernandez – Councilmember Fernandez was not in attendance at this time.

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

Councilmember Goodman – Councilmember Goodman reported that the Utah Lake Technical Committee meeting will be held this coming Monday and they will be talking about phosphorus in the lake.

He suggested on the south side of 400 South where there is no sidewalk they could create a path using crushed rock to allow the children to walk on that side of the road instead of crossing the street and then crossing back. Mr. Overson said they contacted the LDS Church when they were doing the 400 South and Holdaway Road project, and they did not want anyone on their property. Mayor Farnworth said that it is the same concern with the Roper Property. Councilmember Riley asked if we could go back to them and explain the public safety issue, and see if they will allow the Town to put in a gravel path. Resident Wayne Holdaway said that the elementary children have learned to walk on the north side of the street. He said the issue is the children who are getting off the bus walking on the south side of the street. Mayor Farnworth suggested they talk to the two entities and see if they are willing to work with the Town.

MAYOR’S REPORT

Mayor Farnworth mentioned that at the North Pointe Solid Waste Special Service District meeting they finalized the budget for this year and had a party. He mentioned that the rest of the boards had parties in place of meetings. He said that for the COG meeting (Council of Governments) they went to Oakley. He mentioned that

the City Hall is in an old LDS church and they have a big rodeo there. He said that they brought in the North Summit High School choir to perform and they did a nice job.

Mayor Farnworth said that North Pointe is changing the direction for dumping at the landfill.

OPEN SESSION: *Citizen's Comments*

Resident Wayne Holdaway suggested that they open the fence to the trail at the west end of the Park. Mr. Overson said that there would be a gate in that location once the trail is installed. Mayor Farnworth mentioned that the plan is to tie the trail into the Lakeside Park on the north side of Earl Holdaway's property.

Mr. Pete Evans with Flagship Homes gave an update on the WatersEdge project. He said that they have been working with Mr. Overson to get the sewer, water and other items that tie into the Main Street elevations and profiles completed. He mentioned that they have been working with JUB on a legal description to do a dedication for the right of ways and the park. He said that he is working with Mr. Crane on the neighborhood design guidelines. He stated that they anticipate having the 400 North alignment engineering plan done in about two and a half weeks, so it can go out to bid.

Mr. Overson said that the Main Street Project went out to bid today. Mayor Farnworth mentioned the progress on the Vineyard Connector.

Councilmember Fullmer asked what the policy is for burning since the houses are butted up against the field. Mr. Overson said that they are required to get a burn permit from the County. He said that the burn Councilmember Fullmer was referring to did have a burn permit. Councilmember Fullmer asked where the burn permit came from. Mr. Overson said that Deputy Gordon found the permit through the County. He mentioned that he went with Deputy Gordon and talked with the person doing the burn and the first day he was burning the ditch against the houses and the next day he went out farther in the field. He mentioned that the man understood that he was burning pretty close to those houses. Mr. Overson said that there is no policy that says they can't burn in an agricultural field. He added that if they have a ditch they need to burn, they need to burn it. He said that he met the requirements for the permit and had all of the safety equipment on hand to put out a fire if it went too close to the fences. Mr. Overson mentioned that he saw a lot of black smoke and thought a house was on fire, so he went and checked on it. Councilmember Fullmer said she was driving on 575 South and it was so foggy people could not see. She wanted to know if there was a way to confirm how close to residents you are allowed to burn. Mayor Farnworth said that with agricultural burns if they see a need they could get a permit from the County and burn. Councilmember Fullmer asked if it was an old permit. Mayor Farnworth said they need to get a permit each time they burn. Resident Angela Kohl said that they could only burn if it is a green burn day. Mayor Farnworth said that agricultural can burn when they need to. Mr. Overson said that they were burning material that was wet and that they do not normally burn this late in the season. He said they need to call the authorities if there is a need to burn a ditch. Councilmember Riley asked if they could issue the permit if the air quality was too bad. Councilmember Fullmer said she called the County and if it were not in alignment, they would not issue the permit. Mr. Overson said that Deputy Gordon checked on the permit and they had permission to burn for two days. He said that Deputy Gordon did talk to the permit holder and explained the concern, and he was willing to burn farther out in the field the next day.

Resident Angela Kohl asked who is responsible for the parking at the apartments and town homes. Mayor Farnworth said that if it is the HOA then they are responsible. Councilmember Goodman said that if she meant parking enforcement as to where people are allowed to park, they need to contact the HOA. Ms. Kohl asked whose responsibility it is to make sure the HOA is being enforced. Mayor Farnworth asked if it was the distance she was concerned about. Ms. Kohl said the problem is where they are parking along the alleys behind the garages. Mr. Church said that the roads are private streets and we do not have the authority. He said that we will call the HOA and make sure they met the conditions.

Ms. Kohl said that the other concern she had is with the street names and whose responsibility is it to turn them into dispatch for public safety with the coordinates. Mr. Overson mentioned that the coordinates are on the street signs. Ms. Kohl mentioned that if there is a choking baby and the homeowners do not know what coordinates they are on. She mentioned that in Orem, dispatch could type in the street name and the coordinates come up. She said that the Fire Department was called about two weeks ago and it took 20 minutes to find the address. Mr. Overson said that they turn it into the County Dispatch and he doesn't know how it is coordinated between Orem and the County. He stated that when we submit a plat it has all of the roads with the names and coordinates. Ms. Kohl said that there is a step being missed in the communication. Mr. Church said that it is not the Town; we are submitting them as required. He stated that when you dial 911 it rings at the County Dispatch,

which has all of the maps and coordinates and they do the ring down to Orem. He said that we would follow through with the Orem Fire department and make sure they are getting them.

Chris Judd wanted to know if there was any feedback on the new speed limit signs in the Sleepy Ridge subdivision and if the Sheriff has been enforcing them. Mr. Overson said that they were going to put up the new signs, do a speed table for a certain amount of time, and after that the sheriff will give warnings and then tickets. He said that he would follow up with Deputy Gordon.

Mayor Farnworth asked for further comments. Hearing none, he closed the session.

BUSINESS ITEMS:

8.1 PRESENTATION – American Cancer Society – Relay for Life

Barbara Bassett with American Cancer Society and Robyn Roberts with Relay for Life will give a presentation on their Relay for Life fundraising event.

Mayor Farnworth turned the time over to Barbara Bassett and Robyn Roberts.

Ms. Bassett thanked the Council for letting them come to the meeting and mentioned that they are visiting with all of the Mayors and City Councils, trying to get the communities involved. She said that Relay for Life is the signature event for the American Cancer Society. She stated that they have funded 47 researchers, which have gone on to win Nobel Prizes. She mentioned the different types of programs that they run. She explained the Relay for Life program and stated that they are now trying find those in the community who are willing to participate in and/or volunteer for the event that is scheduled for August 1, 2015. Ms. Bassett gave the Council a handout that included information on the work they are doing and the details about the Relay for Life event. She talked about a friend she met that had cancer; she was diagnosed 41 years ago and has now taken her daughter to the same clinic and showed her how things have changed. Ms. Bassett mentioned that there is now an 80 percent survival rate for the type of cancer her friend had, which was only a 20 percent chance when she was diagnosed at the age of 13. She said that if every person who participated last year raised 50 more dollars they would have had \$9 million more. She explained the order for the event that includes the relay, a dinner for survivors, a luminary ceremony to remember those who did not survive and recognize those who did survive. She said that they recently broke ground for the Hope Lodge, which will be a place for people to live without cost while they are receiving treatment. She mentioned that they need to live more than 50 miles from the lodge. She said that they need the communities' support to keep the program going. She said that they have set a high goal of \$100,000.00 for Utah County to raise. She mentioned that the Vernal area raises over \$200,000.00 every year, so Utah County should be able to meet that goal. She asked for the Council/Town's support.

8.2 DISCUSSION AND ACTION – Library/Rec Center Reimbursement Policy

The Mayor and Town Council will discuss the Library/Rec Center reimbursement policy. The Mayor and Town Council will take appropriate action.

Mayor Farnworth mentioned a concern that with the growth in the town, in the future the town will not be able to maintain these services unless they amend the policy now in place. He mentioned that the Town currently gives an \$80 reimbursement to residents for either a library card or a rec center pass. He said that they did that because the Town could not afford to have a library or rec center. He stated that they need to either put it in a moratorium until it can be worked out, or come up with a solution. Mayor Farnworth asked the Council if they had any comment.

Councilmember Fullmer said that because the numbers are not changing right now they should keep it the same and then come up with another solution later. She suggested they try to contract with another city so they can still provide services like a library. She suggested they try to contract with a retainer rather than constantly reimbursing the residents when that time comes. Mayor Farnworth said that he sees that a library and rec center are very important and they need to come up with a solution.

Councilmember Riley said that we have currently budgeted an amount that is good until the end of June. He suggested that for this budget year, the amount is capped and if we exceed that amount then we do not provide any more reimbursement for the year. He said when we approach the new budget year, we can see if we

can contract it out, based on usage, leave it the same, or lower it to \$50 and spread it out, but continue the discussion and see what we can do. Mayor Farnworth said that it could be a bullet point at the retreat.

Councilmember Goodman mentioned that in Pleasant Grove they are over 150 years old and got their first rec center a couple of years ago. He said that we are barley big enough to be called a city and to think we need to have a rec center is not realistic. He said that we do need to cap it where it is and see what we can do. Mayor Farnworth likes the suggestion to leave it like it is and maybe make a stipulation to drop it down to \$50 or \$25 until we see where we are at. He said that would give them time for the Council to meet with Orem and Provo and see if we can buy into that program. He said that it is an ongoing discussion with the County to make all of the libraries work under the County system.

Councilmember Goodman said that maybe we could trade with Orem, knowing they want to expand their parking at the Lakeside park, they could give us some benefits for our residents to use their facilities.

Mayor Farnworth mentioned that Orem has one of the top-notch libraries in the county. He said that it will take a long time to come up with a quality library like Orem has. He mentioned that when they negotiated with the fire department, it was at 13% of their budget and maybe we could see what the Library budget is and come up with a workable contract that way. Mayor Farnworth said that they should leave it for now and revisit it in the spring. He asked how many apartments there are on the Geneva property. Mr. Church said there will 2009 at build out. Mayor Farnworth said that the discussion in the staff meeting was with the transient population in the apartments, where can we draw the line and not be discriminatory. He mentioned that we want to stay within the law and still protect the budget.

8.3 DISCUSSION AND ACTION – Training/School Reimbursement Cost

Jacob McHargue will present information pertaining to the cost of the reimbursement for training/school. This is a continuation for the November 12, 2014 Meeting. The Mayor and Town Council will take appropriate action.

Mayor Farnworth said that this item was discussed in the November meeting and he instructed the Council to come back with a suggestion for what percentage the reimbursement cost should be. He said that as he had talked with people the mix should be an 80/20 split, with the Town reimbursing 80 percent and have a contract that they must stay a certain number of years or pay back the reimbursement.

Councilmember Riley said that he looked at what was provided and there is a blend of things, such as an 80/20, maximum number of semesters, pay back if they leave, if they drop out while enrolled 100 percent payback, they need to stay for three years or pay back 75 percent if they leave after one year, 50 percent at two years, 25 percent before the three years. He suggested that the policy have some or all of it.

Councilmember Fullmer said that she like that the current policy is on a case-by-case basis. She thinks that in the contract for this specific case that they need the recourse for dropout, years committed to the city and if the town is hiring for this particular Masters of Public Administration. She said she would like to leave it as case by case.

Mayor Farnworth asked if everyone agrees that an 80/20 is a good number for reimbursement.

Councilmember Fullmer asked Mr. McHargue if he is going to school for a Master of Public Administration degree, if this is something that will benefit the town, and are we moving in that direction for hire. She mentioned that she respects Mr. McHargue and thinks he does a good job with the work he has been given now. She stated that if he were being trained for something we are going to hire him for in the future then 80/20 would be a good reimbursement. She said that we want to promote education but maybe 80/20 is not something the Town can afford since we are building on who we are going to be hiring.

Councilmember Goodman said that in the case of an advanced degree in public administration, he knows that the Police Chief and the City Administrator in American Fork both have an MPA, and Councilmember Goodman has an MBA, but only one of them is the City Administrator, but the education is beneficial in these other positions. He said that although we do not have a City Administrator at this time, the education is valuable to the city. He said that we need to not look at a specific position, but how does the education benefit the city.

Mayor Farnworth said that we are growing a town so all of these positions will be discussed at some point. He stated that his feeling is that education is important and we would be interested in filling this position and keeping somebody here.

Mr. McHargue mentioned that the first reimbursement starts after the first semester and then goes until the program is completed. He said that according to the current policy it is three years from the last reimbursement paid.

Councilmember Goodman asked if the policy says anything about grades. Mr. McHargue said that it mentions a 2.0, but he has to maintain a B to stay in the program and you can stipulate that in the contract.

Mayor Farnworth called for a motion.

Councilmember Fullmer confirmed with Council that they feel comfortable with the 80/20, that he has to stay three years or pay it back, maintain a B average and that it only covers tuition.

Councilmember Goodman said that when we do this contract we are setting a precedent. Mayor Farnworth said that he likes the contract by contract. Councilmember Fullmer said that she spoke with other cities and they made changes as their cities grew and that she likes the case by case.

Motion: COUNCILMEMBER FULLMER MOVED TO APPROVE REIMBURSEMENT OF TUITION FOR THE MASTER OF PUBLIC ADMINISTRATION PROGRAM. THAT THE TOWN WILL PAY 80 PERCENT AND MR. MCHARGUE WILL PAY 20 PERCENT. THAT HE HAS TO STAY FOR THREE YEARS AFTER THE COMPLETION OF THE DEGREE OR PAY IT ALL BACK, AND MAINTAIN A B AVERAGE. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

8.4 DISCUSSION AND ACTION - Public Safety Building Costs

Public Works Director Don Overson will discuss with the Town Council the costs for the new Public Safety Building. The Mayor and Town Council will take appropriate action.

Mr. Overson said he found an architect that could help design the office space. He mentioned that the architect suggested that we put together a report that outlines what we were looking for, which he sent out for review and would like direction from the Council tonight. He said that the training room would have to have capacity of 50 people, 3 offices, and a break room close to the training room, a large storage area for the round tables, mechanical and electrical equipment, a circulation space for phone calls and private conversations, and two handicap type restrooms. He said that the architect came up with around 29,000 sq. ft. for the building. Mr. Overson showed examples of three different sizes and types of buildings. The first example he showed he said was a class A building which is a larger two-story building that cost about \$150.00 a sq. ft., which would be about \$420,000. He showed the second example, a Class B, medium size one story building, which had more inside and outside amenities that made it more than just a normal building. The cost would be about \$120.00 a sq. ft., which would be about \$336,000. He showed the final example of a Class C, smaller office space complex, where there are several office spaces and you would rent one of the spaces, and at \$105.00 a sq. ft. it is about \$294,000 for the building itself. He mentioned that they looked at parking, and for this size of building, you would need one parking spot for every 200 sq. ft. He said that they would need about 14,500 sq. ft. of improvements with asphalt, landscaping etc., which would cost around \$4.00 to \$5.00 a sq. ft.

Councilmember Riley asked about the meeting room holding around 50 people and only 15 parking spaces were required. Mr. Overson said that the number of spaces needed is based on our zoning requirements of one parking space for every 200 sq. ft. of building. He said that we would put in as much asphalt as required, especially for Handicap parking and the rest in gravel and not put all of the money into parking. He said that would give them enough parking to meeting the Town's zoning requirements. He mentioned that they do not want to spend \$250,000 in asphalt, just to tear it out. He pointed out that the maximum cost would be around \$492,000 and the minimal cost would be around \$352,000. He asked the Council for direction.

Councilmember Goodman said that if they chose to go with a single story building, is it hard to build up if we need more space. He said that it makes more sense to go vertical so it can be added on to when we need more space. Mr. Overson said that his original plan was to have a two-story building, but the architect said that the cost goes up when you build up, because you need to have an elevator for handicap access.

Mayor Farnworth said that he would hate to build something like that when they are planning the city center. Mr. Overson said that the building would always be used, especially if you have a good-sized room for training meetings. He said that the Public Works Department would eventually need space for more offices. He stated that it might start out as one thing and go to something else such as a Fire department. He said he needs some direction to get plans put together.

Mayor Farnworth mentioned that he does not want to go vertical because maintaining an elevator is costly. He said that this is just a Public Safety building with a training area and offices to get us to a bigger building in the City Center. He said that he would like to stay at the lower cost building. Mr. Overson mentioned that there is not a whole lot of cost difference between the lower cost building and the one just above it. He said

that Councilmember Riley mentioned that he would like it to be more than just plain plaster on the outside. Mayor Farnworth said that he would like to make it look like it is part of the community.

Mr. McHargue said that there are the collected impact fees of \$98,000, and the additional money would come from the capital fund.

Councilmember Goodman said he would like to see something nicer than plaster as well. Mr. Overson said that he gave the architect the Fire Station photos and he said he could fit some of it into the budget range. He said that is why he is leaning toward the upper option and bringing more of the original theme in to it.

Councilmember Riley mentioned that there are some substantial costs coming up and wanted to know where they are on the budget for these other things and where are they going to get the money. Mayor Farnworth said they wanted to disseminate the information tonight, give him some direction, and then discuss the other budget items at the retreat.

Mr. McHargue said that the money for this project would go away eventually if they do not do something with it soon. Mr. Overson said that the architect would take a percentage of the cost of the building.

Mayor Farnworth called for a motion. Councilmember Goodman asked if they have a consensus on the level of building. Mayor Farnworth said he feels they have a consensus that they want something more than plaster. Mr. Overson said that he just needed direction so he can sign a contract with the architect to design the building.

Motion: COUNCILMEMBER GOODMAN MOVED TO AUTHORIZE THE CITY ENGINEER/PUBLIC WORKS DIRECTOR TO NEGOTIATE A CONTRACT WITH EPIC ENGINEERING FOR DESIGN WORK FOR A CLASS B PUBLIC SAFETY BUILDING.

Mayor Farnworth asked if they wanted to add a ceiling on the cost in the design. Mr. Overson said that he needs to bring the contract back for approval.

COUNCILMEMBER RILEY SECONDED THE MOTION.

Councilmember Fullmer asked for clarification that they are only approving the design of the building.

ALL IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

8.5 DISCUSSION AND ACTION – Gammon Park Restroom Costs

Public Works Director Don Overson will discuss with the Town Council the costs for the new Gammon Park Restrooms. The Mayor and Town Council will take appropriate action.

Mr. Overson said they originally liked the precast concrete restrooms that are provided all over the state. He mentioned that he looked at the one in Draper, and called CXT Precast Products and talked to them about the cost of the building. He said that the town would be required to prepare a gravel pad for the building to sit on, and structurally be able to hold the building. He said they would pre-construct the building, set it on the pad and then we would be responsible to put in the wet and dry utilities. He mentioned that they are going to charge \$100,000 to set the building and we were looking at spending \$60,000 to do the whole thing. He said it would cost \$10,000 to demolish the existing restroom, \$8,000 to form up and pour the footing and foundation, \$100,000 for the building, \$20,000 to bring in the wet and dry utilities and finish the outside, because they do not put concern around the outside, sidewalks, shade, or other things to make it nice. He said that total cost would be around \$138,000 for the restroom replacement, which is twice the cost he expected. He feels that they could get someone else to build a concrete restroom and epoxy coat it inside and out for less than \$100,000. He said that he needed direction from the Council because it is a 60 to 90 day window to get it completed by April.

Councilmember Fullmer asked Mr. Overson how quickly he could get bids for the restrooms. Mr. Overson said he could use the same architect to draw up plans. He added that he has four contractors that are willing to bid on it and he should have firm numbers for the Council by the end of the month. Mayor Farnworth asked if the Council wants to see the cost estimate for the plans first.

Councilmember Riley asked if there are other precast places. Mr. Overson said that they had other models that were cheaper. He mentioned one that they tried to sell him for \$60,000, but it was a long skinny building with entrances on the ends and was unattractive.

Councilmember Goodman said that they make these building for plumbing and for vaults and they are the ones they sell to the forest service. He asked if the Draper restroom was on a foundation. Mr. Overson said

that it was on a foundation with hot and cold water, stays open year round and is heated. Councilmember Goodman mentioned that they installed one in Rialto, which is one of the worst cities he has been in for graffiti and vandalism, and they are bullet proof. He said that they are made of 6,000-psi concrete, except the doors and stalls; the fixtures are stainless steel and very durable. He said they are a little pricey but you are getting a very good product for the money. He explained how they hook them up and that the next day they were ready for use.

Mayor Farnworth said one of the problems is that the house is in the way. Mr. Overson said that the demolition person he talked to said that the house was going to be a concern when they bring the in crane to set the building, it will be hard to do it without breaking up concrete. He said they would be better off to knock the house down and have plenty of room to get in there.

Councilmember Goodman said they would like to see what we can get built and what the price is. Mr. Overson said he could take the drawing that was given to him from CXT and take it to the contractor and have they tell them us what it would cost to build. Councilmember Goodman asked if it would be concrete block. Mr. Overson said it was concrete block with an epoxy coating. Councilmember Goodman asked Mr. Overson to get some quotes and see how far apart they are.

8.6 DISCUSSION – Orem's Lakeside Park Expansion

The Mayor and Town Council will discuss a request from Orem to help with funding of the Eastlake Park expansion.

Mayor Farnworth said that Jaime Davidson, the City Manager with Orem, called him and then sent him information on the park expansion. He mentioned that they are purchasing the Fisher property and will then turn the property by the Vineyard sign into parking. He said they would use the property behind the home for soccer fields and sell the existing home. He said they would come up with another 155 parking spaces. He asked the Council if there was any interest in pursuing it. He said there was never a firm commitment with Orem about the park expansion but there was a discussion about Vineyard helping with the cost. He mentioned that they are willing to meet with us.

Councilmember Fernandez entered the meeting at 8:34 pm.

Councilmember Riley said that he likes the idea that it is on the same side of the park, that they came up with another 155 parking stalls, and that it takes everyone off the street. He mentioned that the town could then paint the curb red so they are not parking on the street. He said that he is struggling with the percentage they are asking the Town to pay. He mentioned that Orem will recoup their cost because of the revenue from the fields and the town does not have any of the revenue coming in to recoup their cost. He said that given the proposal, it is a solution, but he is not comfortable with how they calculated the cost. He stated that he is not sure where Orem is coming from and if it were the other way around he did not think Orem would do it.

Mayor Farnworth said that this is just a starting discussion and Mr. Davidson is willing to meet with them and discuss it further. He stated that it is up to the Council to come up with reasons the number is not right. He said that Councilmember Riley was right; there is no way to recoup the costs. He said is if they were able to use the park a few days a week and get the revenue then it might be viable. He mentioned that what Mr. Davidson did was pull pure numbers by the percentage of what we own of the park.

Mr. Overson said according to the site plan they did not utilize the property very well. He mentioned that there is an area next to the house that is a gravel road and that there is a big building on the back portion of the lot. Mayor Farnworth said that the building is supposed to be removed. Mr. Overson said that they could use the gravel entrance into the parking lot instead to the other entrance. Councilmember Riley said the gravel area did not look like an entrance and they should have another entrance onto 400 South. Mr. Overson said that he looked at the whole space next to the road, and if it is going to be open space then they should put in grass. He said they are not showing how they are going to utilize that piece of property. Mayor Farnworth said that right now they are transferring some of the soccer fields behind the house and adding more parking. He said they can take this back to Mr. Davidson or have him meet with them. He mentioned that Orem would like to have it done by spring.

Councilmember Riley said that he likes the idea, and get the engineers together, but it comes back to what is that ideal cost. He mentioned that they have other expenses right now, and asked how

do we decide what needs to be done first. He said he did not know where the funds were coming from. Mr. McHargue said that it would come out of the capital projects funds.

Councilmember Riley said that we need to list all of the capital projects and see if they are still in a safety zone. Mr. Overson said that the costs are one-time costs and that we need to make sure we do not owe someone something every year.

Councilmember Riley said that if we are limited on our funds, could we do it in a two-year plan. Councilmember Fullmer suggested that they have Mr. McHargue look at the budget and then have Mr. Davidson meet with them.

Councilmember Riley said that they do not want what happened with the Roper property where we have residents that are pitted against the town. He said he thought that Orem was going to purchase the property, then the Fishers would be out of the picture, and then Orem would work out the details with the town. He mentioned that with the Roper property, when the contract came out it was contingent upon certain things from the town. He said that it puts our residents in precarious spot with the town.

Mayor Farnworth said the Fishers have called Orem several times wanting to know where they are in the process. Councilmember Riley said that we do not know what Orem's representation is to the Fishers. Mayor Farnworth said that Mr. Davidson is trying to move it along but they need to work with Vineyard. He said he would talk to Mr. Davidson and ask Orem to purchase the property and then meet with them. He said he would let Orem know that they do not feel comfortable with the \$197,000 because we do not get any revenue, we do not know if the property is being utilized properly, and third can you just buy the property and then work with us. He mentioned that he thought Orem was wanting to use CARE money and if they can only use it if an interlocal agreement is signed.

Councilmember Riley said that he wanted it clear that there will be no discussion about changing boundary lines. Mayor Farnworth mentioned that Mr. Davidson is aware that there will be no annexation of the park property.

Mayor Farnworth said they have the money to purchase the property and finish the park but they want Vineyard to participate. He asked if the Council wants to participate in some way. Mr. Overson said would they feel comfortable if they came up with a way for the park to pay Vineyard back over a 20-year period. Councilmember Riley said that they have used that argument before and Orem says that Vineyard does not pay any of the maintenance costs.

Councilmember Riley said that he agrees that there is enough value created in what it solves with parking. He said that it is worth an amount, but we need to agree with the figure.

Mr. Love said that we have resolved some of their storm water issues on the park when they added the sewer and rebuilt Holdaway Road.

Mayor Farnworth said that it would be cleaner if Orem purchases the property, and then sits down with them to work out the details.

Motion: COUNCILMEMBER RILEY MOVED TO MOVE 8.8 UP. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION.

8.8 PUBLIC HEARING – Recycling Fee Resolution 2014-07

The Mayor and Town Council will hear comments from the residents of Vineyard on the proposed recycling fees. This meeting was postponed from the November 12, 2014 meeting. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Reese DeMille with Republic Services

Reese DeMille stated that the volume of garbage is going up every month with the amount of homes going in, so they proposed to start a recycling program and extend the contract out a few more years. He said that Mr. Church asked them to come up with some tiered pricing. He mentioned that there are approximately 238 homes, so they came up with a 350, 500 and 750 home number for garbage, and recycling would be 60 percent of that. He said as the number of homes goes up the pricing goes down provided there is an extension to the contract. He mentioned that they pay for disposal which is \$4.00 per can and is included in the town's cost.

He said that if the town wants to do a recycling program they will provide it any way they want, but by extending out the contract to 2022 they are able to keep the cost down. He said if you get to a1000 homes before the contract is up then we would revisit the price.

Councilmember Goodman asked if on the 350 homes and 210 recycling cans, if both of those targets have to be met. Mr. DeMille said that it is actually based off the first can. He said that if you have 350 homes and only 75 are recycling then they might have to revisit the recycling price. He stated that if the town does not want to revisit the recycling price then they would have to revisit the can price.

Mayor Farnworth asked if they would be under contract until 2022. Mr. DeMille said that the current contract does not end until 2017 but if you sign up now then the rates will go down as soon as you reach the 350 homes.

Councilmember Goodman asked if this included the apartment complexes. Mr. DeMille said that it is only for single-family dwellings and maybe duplexes if they are billed separately.

Mayor Farnworth asked if there is verbiage in the renewal contract for renewal times. Mr. DeMille said that they put in the contract a statement that if they both agree the contact can be extended. Mr. Church said that if approved they will put together a formal contract which will be an addendum to the original contract.

Mr. DeMille said that Alyssa Dailey would be working with the city to provide the educational materials for the residents and that they will pay for the mailers and training for the city.

Mayor Farnworth called for a motion. Mr. DeMille said they could possibly drop the rate from \$11.01 to the \$10.66 and start the recycling at \$6.00. He explained that this would start as soon as the recycling program starts and stay there until the town reaches 350 homes.

Mr. Church said they needed a motion to accept their proposal as written and have Mr. Church bring back the addendum to the contract for signatures.

Motion: COUNCILMEMBER FULLMER MOVED TO ACCEPT THEIR PROPOSAL AS WRITTEN AND HAVE MR. CHURCH BRING BACK THE ADDENDUM TO THE CONTRACT FOR SIGNATURES. COUNCILMEMBER GOODMAN SECONDED.

Mayor Farnworth called for a roll call vote.

COUNCILMEMBERS RILEY, FERNANDEZ, FULLMER, GOODMAN, AND MAYOR FARNWORTH VOTED IN THE AFFIRMATIVE. THE MOTION CARRIED UNANIMOUSLY.

8.7 DISCUSSION AND ACTION - Town Council Retreat

The Mayor and Town Council will choose a date in January 2015 for a Town Council retreat. The Mayor and Town Council will take appropriate action.

Mayor Farnworth said he would like to hold the retreat after as soon as possible the first of the year. He asked Council and staff to mention what day they are available. The Council and staff discussed the available dates and they agreed to hold the retreat on January 26, 2015, from 9:00 am to 3:00 pm., Mr. McHargue will secure the venue.

Motion: COUNCILMEMBER RILEY MOVED TO GO IN TO A CLOSED SESSION FOR THE ACQUISITION OF PROPERTY. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION.

Mayor Farnworth called for a roll call vote.

Motion: COUNCILMEMBERS RILEY, FERNANDEZ, FULLMER, GOODMAN, AND MAYOR FARNWORTH VOTED IN THE AFFIRMATIVE. THE MOTION CARRIED UNANIMOUSLY.

Those in attendance for the closed session: Mayor Farnworth, Councilmembers Riley, Fernandez, Fullmer, Goodman, Attorney David Church, and Treasurer Jacob McHargue.

ADJOURNMENT -

**COUNCILMEMBER FERNANDEZ MOVED TO CLOSE THE REGULAR MEETING.
COUNCILMEMBER RILEY SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED
UNANIMOUSLY.**

Meeting adjourned at 9:12 PM. The next regularly scheduled meeting is January 14, 2015

MINUTES APPROVED ON: February 25, 2015

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