

**MINUTES OF THE
VINEYARD TOWN COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
August 27, 2014, 7:00 PM**

Present:

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

Absent

Staff Present: Attorney David Church, Planner Nathan Crane, Deputy Collin Gordon, Planning Commission Chair Wayne Holdaway, Water Operator Sullivan Love, Town Clerk/Recorder Pamela Spencer

Others Attending: Scout Master Doug Finch and members of Boy Scout Troup #936, Resident Cumorah Holdaway, Orem Resident Bill Olderog, Orem Resident Jim Norman, Resident Tamsin North, Bart Brockbank with R2 Ventures, Kevin Scholz with Scholz Architect, Brian Hansen with the Megaplex

The Vineyard Town Council held a regular meeting on August 27, 2014 starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Councilmember Fullmer.

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

CONSENT ITEMS:

- a. Approve minutes from April 23, 2014

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FULLMER MOVED TO APPROVE THE CONSENT ITEM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Planning Commission Chair Wayne Holdaway reported that the Planning Commission discussed plans for the new park and gave ideas to staff. He requested that the Council have input from the public. Mr. Crane explained that staff first wanted to introduce the topic to the Council along with some of the constraints that the town had. Then it would be advertised to the public.

Mayor Farnworth mentioned that the WatersEdge development had been approved, but they were required to deed all the property for the parks and trails to the town before they were permitted to start developing.

STAFF REPORT:

Planner – Nathan Crane – Mr. Crane had no new items to report.

Public Works Director /Engineer– Don Overson - Mr. Overson was not present at the meeting.

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

Utah County Sheriff Department – Collin Gordon – Deputy Gordon had no new items to report.

Treasurer – Jacob McHargue – Mr. McHargue was not present at the meeting.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer asked the Council to think about Council photos. She mentioned that they received an updated budget and asked them to review it. Councilmember Fullmer said she would be meeting with someone who could take Council Photos.

COUNCILMEMBER'S REPORTS:

Councilmember Dale Goodman – Councilmember Goodman reported that he recently had a Utah Lake Technical Committee Meeting. He said the average depth of the lake was now four feet. Resident Cumorah Holdaway wondered how much water was flowing into Jordan River. Councilmember Goodman explained that the lake had almost reached the depth where it would no longer flow to the river. He mentioned that the American Fork River was no longer running to the Jordan River because it was so dry. Councilmember Goodman reported that Utah County would be treating the phragmites on the east side of the lake. He mentioned that there was a fire on the south end of the lake that caused the phragmites to grow; Utah County would work on getting the phragmites under control in that area. Councilmember Goodman reported that since the beginning of the Carp Removal Project from Utah Lake in 2009, about 15 million pounds of carp had been removed. He said the total amount removed for this year was 3.2 million pounds, with a projected total of 4 or 5 million pounds for the year. He mentioned that a few more years were needed for removal until the carp were not multiplying so rapidly. He said more funds were needed from the legislature. Councilmember Goodman mentioned that there were requests out of Saratoga Springs to have privately owned docks. He explained that private property needed to be adjacent to the lake. He said Vineyard would have no rights to have private docks because there was no private property that touched the lake. He said the code might be amended and that the Utah Lake Commission was leaning towards permitting community docks.

Councilmember Goodman mentioned that the parking strips and medians were planted and looked good. He was not sure when the median would be cut by the town hall.

Mayor Farnworth mentioned that they were still collecting bids for the parking lot and that the mower was fixed. Mayor Farnworth mentioned that the park restroom was sinking due to the footings not being wide enough. He said staff was comparing the use of pilings under the existing structure or the use of a prefabricated concrete restroom. He said the pilings would cost about \$15,000. Mayor Farnworth mentioned that staff was looking into diverting the water from the well behind the house on the park property to the larger well in the park.

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

Councilmember Fernandez arrived at the meeting at 7:18 PM.

Councilmember Fernandez – Councilmember Fernandez reported that rates for TSSD (Timpanogos Special Service District) would drop slightly.

Councilmember Riley – Councilmember Riley wondered if the lease for the Megaplex was in jeopardy since it was now scheduled to open in early Spring instead of November. Mayor Farnworth said he was told that it was not.

MAYOR'S REPORT:

Mayor Farnworth reported that TSSD was no longer taking green waste. He said he was talking to North Pointe about what could be done. Mayor Farnworth reported upcoming meetings for Mountainland Association of Governments and the Utah Lake Commission. He mentioned that Stewart Park sent information about property that might work for a future fire station.

OPEN SESSION: Citizen's Comments

Mayor Farnworth acknowledged the attendance of Boy Scout Troup #936 from American Fork. Scout Master Doug Finch mentioned that Troup #936 consisted of 11 boys. Each member introduced themselves. Mayor Farnworth thanked them for attending.

Mayor Farnworth asked for public comment. Resident Cumorah Holdaway wondered what was done with the carp after being removed from the lake. Mayor Farnworth understood that some of it was sold to religious communities, but most was taken to landfills. He explained that a study done to determine the cost effectiveness of building a fish mill facility near Utah Lake determined that it was not cost effective.

Ms. Holdaway wondered if anyone was talking to UDOT (Utah Department of Transportation) about making a double left turn lane from 400 South onto Geneva Road. Mayor Farnworth explained that a study was currently being done. He said Orem City was responsible for the intersection. Mayor Farnworth talked about plans for the Vineyard Connector and the Center Street overpass which could also relieve some of the traffic on 400 South. He talked about the possibility of reconfiguring the lights to allow more cars to go through at a time.

Planning Commission Chair Wayne Holdaway mentioned that a development sign on the property west of Vineyard Elementary blocked the line of sight. Mr. Holdaway mentioned that he called the developer twice telling them to take it down. Mayor Farnworth said the town attorney gave permission to remove the sign and bring it to the town hall.

Orem Resident Bill Olderog explained that his fence divided Vineyard and Orem. He wanted the Council to be mindful of a potentially problematic situation from the Ashley Acres subdivision. Orem Resident Jim Norman, who owned the house south of Mr. Olderog, was also in attendance. Mr. Olderog mentioned that his neighbor to the north, Professional Landscaper Raul Alvidrez, was also concerned, but was not in attendance. Mr. Olderog explained that he and his neighbors were concerned about the grading and slope and the construction near them. He explained that his fence was six or seven feet high and a manhole cover on a nearby street was above his fence. He said his fence was not made to bear any weight. Because of the steep slope, they were worried about large amounts of rain or snow. He wondered what the developer's

solution for drainage was and if the property owners who backed the property were going to be held harmless if flooding occurred. He wondered what the degree of the grade was and asked if the slope was gradual enough to offset some of the damage that could be caused by insufficient drainage. He said he was also concerned about damage to the wall. Mayor Farnworth explained to the Council that he encouraged Mr. Olderog to voice his concerns at this meeting. He said Mr. Overson had a meeting tomorrow with the developer and the subcontractor. Mayor Farnworth said Mr. Overson thought they were raising the manhole because of sewer drainage. He explained that all the sewer in the area was going to the east. He said the town asked the developer to stop working until they had some answers. He said the information from the meeting would be passed along to Mr. Olderog. Mayor Farnworth asked the Council if they had any additional questions or comments. Councilmember Riley thought Mr. Olderog brought up valid concerns. He hoped the development immediately stopped and would not continue until the concerns were resolved. He thought there might be other neighbors who might not be aware of some of the concerns. Councilmember Goodman thought a curtain drain might be possible for the property. Mayor Farnworth talked about the water table and other drainage systems in the area. Mr. Olderog wondered if the development company could be held responsible for any damage. Vineyard Attorney, Mr. Church, explained that any landowner that caused more than the natural water to run onto another's lot, could be held responsible. He said if a landowner artificially changed the natural slope of property or did anything that increased the amount of runoff to other property, he was responsible for it and had to create a safe way to get rid of it. He said they would also have to retain their soil on their own property. Mr. Church talked about the approval process for the subdivision and approval for each house. He said the town would ensure that the subdivision and lots were built as designed with functional drainage systems. He explained that many times issues arise years later when a homeowner changed landscaping that blocked drainage.

Resident Tamsin North asked to start recycling services in Vineyard and wondered how many residents needed to sign up in order to have the service. Mayor Farnworth explained that recycling was being readdressed. He asked the Council if they had any input. Councilmember Goodman mentioned that he met with Republic representatives a couple weeks ago. He was told that there needed to be enough interest in order for it to be worth the effort. Councilmember Goodman said the recycling service could be implemented by opting out or opting in. Councilmember Riley explained that all the garbage taken to the dump was separated. He said he did not feel bad about not participating because the fee paid to pick up the garbage also paid for them to separate out recycling items. He said he questioned the economics of recycling. Ms. North mentioned that she lived on the corner of 400 South and Lake View Drive. She said there was a speeding issue and wondered what action the Council was taking. Mayor Farnworth said the Council was waiting for the results of a recent traffic study. Councilmember Fullmer mentioned that traffic issues would be discussed during a September meeting. She said the results of the traffic study would be included. She encouraged Ms. North to attend the upcoming meeting.

Mayor Farnworth mentioned that Vineyard was a small town and that there were many things being worked on. He thanked residents for attending the meeting. He closed the open session.

BUSINESS ITEMS:

8.1 Discussion and Action – Wage increase for Mayor and Town Council – Ordinance 2014-04

The Mayor and Town Council will hear comments from the residents of Vineyard on the proposed wage increase for the Mayor and Town Council. This is a continuation from the Public Hearing held on July 9, 2014. The Mayor and Town Council will take appropriate action.

Mayor Farnworth explained that a public hearing was held and no public opinion was voiced opposing the change. Mayor Farnworth asked for additional comment from the Council.

Councilmember Riley said his position had not changed and felt that the proposed increase was too much. He proposed that the Council consider giving the treasurer more responsibilities with attending meetings and be more involved.

Mayor Farnworth wondered if Councilmember Riley was opposed to any increase. Councilmember Riley thought the responsibilities of the Council had changed with everything that was taking place. He said he might feel comfortable with something else, but thought what was proposed was too much.

Mayor Farnworth explained that he spoke to Mr. McHargue. Mr. McHargue said he was not ready for additional responsibilities due to his current schooling schedule. Mayor Farnworth said he did not think Vineyard was ready to hire a city manager. Councilmember Riley clarified saying that he understood that Mr. McHargue could take on an increase in responsibilities if someone was hired at a lower rate to assist him.

Councilmember Fullmer thought that even if someone was hired, they could not fulfill a lot of the responsibilities given to the Councilmembers. She said she would like to hire two people, but thought Vineyard did not have the money to do so. She thought that if Councilmembers were spending time equal to their day job, it might be beneficial to raise the compensation. She said she knew that Mayor Farnworth spent a lot of time with town responsibilities. She said she called other municipalities to compare how much time other Councilmembers spent on their municipal responsibilities. She said Vineyard was spending more time than other cities. She was in favor of the increase and thought the proposed wage was not too high.

Mayor Farnworth mentioned that the recommended rate was from Mr. McHargue. He did not think the proposed rates were out of line. He said if hours in meetings ever decreased, the rates could also be decreased. He said other mayors did not spend as much time in meetings.

Councilmember Fernandez agreed and thought the Mayor spent more time in meetings compared to other mayors due to what was currently happening in Vineyard. He thought the proposed rates were fair. He thought the Council should consider hiring a city manager in the future, but did not think the town currently had the funds to do so.

Councilmember Goodman also agreed. He said the councilmembers in the city he worked for did not spend as much time in meetings as those in Vineyard. He said the growth rate in Vineyard was off the charts. He thought it would be a couple more years before Vineyard was ready to hire a city manager or city administrator and said it was up to the councilmembers to fulfill those responsibilities in the interim. He was also in favor of reducing the rate once a city manager was hired and the councilmembers did not have as much responsibilities. He thought the proposed rates looked appropriate.

Motion: COUNCILMEMBER GOODMAN MOVED TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN ORDINANCE 2014-04 WITH THE ANNUAL SALARY FOR MAYOR SET AT \$18,400 AND THE ANNUAL SALARY FOR COUNCILMEMBERS SET AT \$8,800. COUNCILMEMBER FULLMER SECONDED THE MOTION. MAYOR FARNWORTH, COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER, AND COUNCILMEMBER GOODMAN WERE IN FAVOR. COUNCILMEMBER RILEY WAS OPPOSED. THE MOTION CARRIED WITH ONE OPPOSED.

8.2 Discussion and Action – Lake Shore Trail

The Mayor and Town Council will discuss the options for the Lake Shore Trail. The Mayor and Town Council will take appropriate action.

Mayor Farnworth said he wanted to get an idea of what the council thought about the Lake Shore Trail. Councilmember Goodman thought that it was important for the Lake Shore Trail to go through Vineyard. Councilmember Riley agreed. The Council discussed the three options and Vineyard's involvement. It was determined that Mayor Farnworth and Councilmember Goodman would stay informed through their respected committees. It was also determined that Vineyard's current position was to wait until more detailed designs for the trail were presented and could be reviewed.

8.3 Discussion and Action – Town Council Meeting Schedule

The Mayor and Town Council will discuss their meeting schedule and any necessary changes. The Mayor and Town Council will take appropriate action.

The Council reviewed their current schedules. Councilmember Fernandez and Councilmember Riley explained that they had conflicting meetings on Wednesdays. The Council discussed options including starting at a later time. Mayor Farnworth thought the length of the Council meeting agendas would not change. Discussion ensued regarding holding regular work sessions.

It was determined that the town clerk would request a list of available meeting times from each Councilmember and staff. Additional discussion would occur once the information was received.

9. WORK SESSION

Bart Brockbank of R2 Ventures is requesting input from the Town Council regarding a proposed master plan in the RMU Mixed Use District.

Mayor Farnworth started the work session at 8:50 PM. He asked Mr. Crane to lead the discussion. Mr. Crane explained that staff wanted to introduce R2 Ventures because they owned a lot of property within the RMU (Regional Mixed Use) Zone. He said they had preliminary plans and wanted input from the Council.

Mayor Farnworth asked Brian Hansen about the Megaplex building schedule. Mr. Hansen explained that they were still planning on a completion date in November. He said Megaplex would accept the building at any time so there would be no breach of contract pertaining to the timing of completion. He said they were still planning to get it finished in November.

Mr. Bart Brockbank with R2 Ventures said they were currently working on 75 acres in the RMU District. He wanted to discuss the commercial and retail components, which consisted of about 55 acres. He said besides the Megaplex, they were in conceptual design phase for 11 acres. He said they were trying to come up with the best-mixed use so retailers would want to come and stay. He talked about three restaurant sites and said they were in negotiations. He talked about areas for smaller restaurants. He said it might seem restaurant-heavy in the area, but that it was needed to drive the retailers to come in. He talked about a 23-acre area and said they were looking for an anchor like a national grocer. He talked about a 13.5-acre area and said they were in deep negotiations with a national mid-box retailer. He talked about plans for hotels, banks, and possibly fast food restaurants. Mr. Brockbank mentioned that there were about 150 town homes already built. He talked about their entrance location. He said they were very invested in Vineyard.

Mayor Farnworth asked about the possible approval of future housing units and Vineyard's residential cap. Mr. Crane explained that the total housing units was 2,008, not including an assisted living facility. He said that staff needed options of how to address it. He talked about the residential cap.

Councilmember Riley talked about past discussions about making Vineyard unique and different. He wondered if the businesses attracted to Vineyard were the same as in other cities. He talked about Utah Valley University. He pointed out that there could be 20,000 students going to school in Vineyard and wondered how to make the environment have a unique look and feel. Mr. Crane thought there were two criteria with being unique and different: look and feel, and user. He said the developer was doing several things: putting buildings close to the road which increases walkability and created a very different streetscape, adding a water feature, and having unique boulevard treatments. Mr. Crane said other things could add to the unique atmosphere such as including more plaza environments or other amenities with the assisted living facility. Mayor Farnworth thought that the railroad hub was a big amenity for Vineyard. He thought that having a light rail stop on 400 North in Orem would also bring more people to Vineyard. Councilmember Riley said he wanted Vineyard to look and feel different with unique elements once it was built out. He talked about the unique opportunity for the lake front.

The Council talked about the location of the Megaplex. They talked about the entrance into the area and the need for something to draw people in.

Councilmember Fernandez wanted to see something happen on the Geneva site before more residential. He mentioned that there were incentives that were tied to the Megaplex property and wondered what property was included in the incentive. Mr. Crane explained that it included the Megaplex property plus 11 acres.

Mr. Kevin Scholz with Scholz Architect talked about the theme of the development and how they planned to increase foot traffic. He said they thought of playing off the idea of it being a mill town because of the steel mill. He said the buildings would have somewhat of a rustic character with historic elements that someone might expect to find in a mill town. He talked about an overhead entry sign and an overhead flame. Mr. Scholz talked about the common area concept and location. He talked about the possibility of creating a Geneva Steel Mill museum. Mr. Scholz said they talked about turning a ladle from the mill into a water feature. He said he was very excited about the project. Mr. Scholz said the housing portion was a fundamental part of the plan.

Councilmember Goodman wondered if there was a reason why they would not expand the commercial component over to the existing Edgewater rather than expanding Edgewater to the commercial. Mr. Brockbank explained that more housetops would support and increase interest for commercial use. He made predictions about potential foot traffic. He talked about potential builders and commercial uses and the house tops that each required. Mr. Brockbank

was optimistic of the direction of the town. He said national groups loved Vineyard's forward thinking. He said they were very excited about the concept of town.

ADJOURNMENT –

COUNCILMEMBER RILEY MOVED TO ADJOURN THE MEETING AT 9:37 PM.
COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR.
THE MOTION CARRIED.

Next scheduled meeting is September 24, 2014

MINUTES APPROVED ON: October 22, 2014

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