



**NOTICE OF A WORK SESSION AND REGULAR
MEETING OF THE VINEYARD CITY COUNCIL
September 27, 2017 at 6:00 PM**

Public Notice is hereby given that the Vineyard City Council will hold a Work Session, and Regular meeting on Wednesday, September 27, 2017, at 6:00 pm in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

AGENDA

WORK SESSION

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

- 3. OPEN SESSION – Citizens’ Comments** (15 minutes)
“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

4. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL – Planning Commission Chair Chris Judd

5. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS
Mayor Farnworth – Amazon’s second headquarters request for proposal

6. STAFF REPORTS

- City Manager/Finance Director – Jacob McHargue
- Public Works Director/Engineer – Don Overson
- Attorney – David Church
- Utah County Sheriff’s Department – Sergeant Holden Rockwell
- Community Development Director – Morgan Brim
- City Recorder – Pamela Spencer
- Building Official – George Reid
- Water/Sewer Operator Sullivan Love - Timpanogos Special Service District - Board Member

7. DISCUSSION ITEMS

No items were submitted.

8. ITEMS REQUESTED FOR FUTURE AGENDAS

(Requests for future agenda items are to be submitted to the City Clerk/Recorder the Friday before a City Council meeting. If there will be a cost to the city, project and event requests must be submitted with a fiscal impact analysis or report.)

Item	Requested by
No items were submitted.	

REGULAR SESSION

9. MAYOR'S APPOINTMENTS

No appointments were submitted.

10. CONSENT ITEMS

- a) Approval of the September 13, 2017 City Council Meeting Minutes
- b) Approval of Purchases

11. BUSINESS ITEMS

11.1 DISCUSSION AND ACTION – Library Services

(15 minutes)

City Manager/Finance Director Jacob McHargue will present the options for giving residents access to the online library service. The mayor and City Council will take appropriate action

11.2 DISCUSSION AND ACTION – The Lakes at Sleepy Ridge Subdivision UTOPIA Infrastructure Plan

(15 minutes)

Roger Timmerman with UTOPIA will present options for funding the UTOPIA infrastructure in The Lakes at Sleepy Ridge subdivision. The mayor and City Council will take appropriate action.

12. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

13. ADJOURNMENT

This meeting may be held electronically to allow a councilmember to participate by teleconference.

The next regularly scheduled meeting is October 11, 2017.

The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard City Hall, the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: September 26, 2017

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Date: 09/25/2017

Agenda Item: 11.1 Library Services

From: Jacob McHargue

Department: Administration

Subject: Library Service Options

Background/Discussion: The city has offered an \$80.00 reimbursement for each household in Vineyard for a local library or recreation pass. As the city continues to grow the cost of the \$80.00 reimbursement will continue to increase. Many of the residents enjoy the amenities provided by the surrounding libraries, but many of the residents in Vineyard would just like access to the state online system. With our current process, only residents who sign up for a library card through another library have access. The budget that was approved for the fiscal year for library costs was \$18,000

Options:

1. **Contract with the county for bookmobile services**
 - a. Physical stop in the city every other Monday from 4:00 to 5:30.
 - b. Provide residents with access to state online system by obtaining card
 - c. Cost to contract with the county for the year is \$4,212
2. **Café type library operating in the front office of Town hall**
 - a. Open every Wednesday from 6 to 8 during our public meetings
 - b. Access to donated books from a private book drive
 - c. Volunteers and donations to establish and operate library
 - d. Budget request for the year would be around \$1,000
 - e. The budget would be used to pay a part time person to cover the library hours, we would then use volunteers to supplement.
3. **Continue offering \$80.00 reimbursement for local library & recreation passes.**
Last FY we spent just under \$9,550 on reimbursements, this FY we have spent \$3,170 on reimbursements on track to spend just over \$12,000.

Recommendation: The staff would recommend that we continue offering the \$80.00 reimbursement to the residents, and we are comfortable if the council decides to pursue either or both other options as presented. We believe the current budget of \$18,000 is enough to cover all three options.

Attachments:



VINEYARD CITY COUNCIL STAFF REPORT

Date: September 26, 2017

Agenda Item: 11.2

From: Mariah Hill

Department: Administration

Subject: Sleepy Ridge UTOPIA Fiber

Background/Discussion: UTOPIA Fiber approached the City regarding the possibility of placing their fiber network in the Sleepy Ridge neighborhood as they are working nearby, in Orem. They quoted us a cost of \$191,180 for infrastructure and a \$1100 cost per residential connection. At least forty percent of the homes in Sleepy Ridge would need to sign up for the service in order for it to be financially plausible. To determine interest, the City sent out a survey to the residents who live in Sleepy Ridge. We had 67 unique responses, 59 (88%) said they would sign up for the service if it was an option provided to them, 11 (12%) said they would not.

Fiscal Impact: The infrastructure will cost \$191,180 and each residential connection will cost \$1100. There are currently 158 existing homes in Sleepy Ridge. If all homes signed up for the service, the cost would be \$364,980. The intent is to pay for UTOPIA Fiber from Fund Balance and have the residents pay the city back in monthly installments.

Recommendation: The administration is recommending that a Special Assessment Area (SAA) be established that includes all homes in the Sleepy Ridge subdivision to pay for the initial UTOPIA infrastructure. Individual homeowners who then want to connect to the infrastructure could finance the \$1100 through the City.

Establishing a Special Assessment Area will allow the cost of the UTOPIA fiber initial infrastructure to be charged to all homes in the Sleepy Ridge neighborhood. The cost per home will be \$1210. This cost can be assessed to the residents annually like property taxes or monthly on their utility bills. This cost will stay with the property, regardless of who owns the home until it is paid off. The length of time for this cost can be determined by the council. Below is a table of payback periods and the yearly and monthly cost breakdown per home.

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Payback Periods	Cost Per Year	Cost Per Month
3 Years	\$ 403.33	\$ 33.61
4 Years	\$ 302.50	\$ 25.21
5 Years	\$ 242.00	\$ 20.17
6 Years	\$ 201.67	\$ 16.81
7 Years	\$ 172.86	\$ 14.40
8 Years	\$ 151.25	\$ 12.60
9 Years	\$ 134.44	\$ 11.20
10 Years	\$ 121.00	\$ 10.08

Beyond the cost of the initial infrastructure, there is a cost per individual connection of \$1100. This fee would only be assessed for those residents who elect to be connected to the infrastructure. They could pay the fee in full or finance it through the city by having a monthly fee assessed on their utility accounts. The city financing option would only be available to those who elect to connect to the infrastructure when it is initially placed. This cost will stay with the property, regardless of who owns the home until it is paid off. The length of the payback time can be determined by the council. Below is a table of payback periods and the monthly cost breakdown per home.

Payback Periods	Per Month
1 Year	\$ 91.67
2 Years	\$ 45.83
3 Years	\$ 30.56
4 Years	\$ 22.92
5 Years	\$ 18.33
6 Years	\$ 15.28
7 Years	\$ 13.10
8 Years	\$ 11.46
9 Years	\$ 10.19
10 Years	\$ 9.17

The staff would also recommend a repayment period of 40 months (3 years and 4 months) for those who do not sign up for the service. This would result in a payment of \$30.25 per month. For those who sign up for the service, we recommend a repayment period of 77 months (6 years and 5 months). This would result in a payment of \$30.00 per month. Although, as mentioned above, the council can decide on the payback periods.



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Alternatives:

1. Special Assessment Area for backbone infrastructure and City-financing for those who sign up for service.
 - a. This option is exactly like the recommended option, except the city will finance the connection fee regardless of when the residents sign up for the service.
2. A Voluntary Special Assessment Area is created and the infrastructure cost and connection fees are paid only by those who sign up.
 - a. The cost per household in this option would be dependent on the number of households that sign up for the service. The project will not move forward if less than 40% of the households sign up. The cost can be assessed to the residents annually like property taxes or monthly on their utility bills. The length of time for this cost can be determined by council. Below are tables that show the payback schedules for a 5-year and 10-year payback rate as well as the amounts owed at different take rates.

5-Year Payback Schedule				
Number of Homes	Percentage of Neighborhood	Total Cost	Yearly Cost per Household	Monthly Cost per Household
158	100%	\$364,980.00	\$462.00	\$38.50
142	90%	\$347,380.00	\$489.27	\$40.77
126	80%	\$329,780.00	\$523.46	\$43.62
111	70%	\$313,280.00	\$564.47	\$47.04
95	60%	\$295,680.00	\$622.48	\$51.87
79	50%	\$278,080.00	\$704.00	\$58.67
63	40%	\$260,480.00	\$826.92	\$68.91

10-Year Payback Schedule				
Number of Homes	Percentage of Neighborhood	Total Cost	Yearly Cost per Household	Monthly Cost per Household
158	100%	\$364,980.00	\$231.00	\$19.25
142	90%	\$347,380.00	\$244.63	\$20.39
126	80%	\$329,780.00	\$261.73	\$21.81
111	70%	\$313,280.00	\$282.23	\$23.52
95	60%	\$295,680.00	\$311.24	\$25.94



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79	50%	\$278,080.00	\$352.00	\$29.33
63	40%	\$260,480.00	\$413.46	\$34.46

One issue with this option is how to handle residents who want to sign up for the service later on. For this situation, the resident could be required to pay the full amount due per household even though they would be on a different payback schedule than the residents who originally signed up.

3. The City could move forward with any of the above options without establishing a Special Assessment Area and just charging all residents via an addition to their utility bill. However, this option does not give the city much power if a resident does not pay their bill.
4. The City can opt to not move forward with the UTOPIA infrastructure at all.

Attachments: N/A