

MINUTES OF A WORK SESSION AND REGULAR
MEETING OF THE VINEYARD CITY COUNCIL
240 East Gammon Road, Vineyard, Utah
September 27, 2017 at 6:00 PM

Present

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Absent

Staff Present: City Manager/Finance Director Jacob McHargue, Public Works Director/Engineer Don Overson, Building Official George Reid, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, Water/Sewer Operator Sullivan Love, City Attorney David Church, Records Management Assistant Kelly Kloepper

Others Present: Residents Shawn Herring, Teresa Goodman, Crystal Alfaro, Ivy North, David Lauret, and Kyle Stucki; Jeff Gochnour with Cottonwood Partners

6:00 PM WORK SESSION

Mayor Farnworth opened the work session at 6:00 PM. Councilmember Fullmer gave the invocation.

OPEN SESSION – Citizens' Comments

Mayor Farnworth called for public comment. Hearing none, he closed the open session.

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

Mr. Brim reported that the Planning Commission approved the site plan for a 50,000 square foot flex office building just west of 1750 North. He added that the applicant would need to record an easement for the truck turnaround prior to the building permit being issued.

Mr. Brim gave an update on Planning Commission's work on text amendments to the Site Plan Ordinance. He also updated Council on the text amendments for a hearing officer and board of adjustment. He explained the need to add this to the Code, and said that they would present the Code amendment to council in the next month.

MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Mayor Farnworth –Amazon's second headquarters request for proposal – Mayor Farnworth said that Mr. Brim would address this.

STAFF REPORTS

City Manager/Finance Director – Jacob McHargue – Mr. McHargue announced the Boo-a-Palooza to be held on Saturday, October 21 at Franklin Discovery Academy. Several Vineyard businesses would have booths, as well as each city department. There would be candy, donuts, food trucks, a playhouse gym, a coloring contest, and a movie in the gym. With the sponsors, there was a minimal cost to the city. Councilmember Fullmer added that they would find out the next day if there was another sponsor.

Public Works Director/Engineer – Don Overson – Mr. Overson reported that the extension of the parking lot at the city office building was to be done by that Friday or early the following week.

He reported that this year he applied for funding for a GIS (Geographical Information System) and received a grant of \$82,000. With that grant, he would buy a data collection system and licenses for ESRI and GIS mapping. He added that they only had a year to use that money.

Councilmember Fullmer asked him about the safe routes to school, in particular safe routes to the charter schools from the south side of the city. Mr. Overson replied, explaining that charter schools had to apply for the safe routes through UDOT. Councilmember Fullmer asked about the discussions with the City of Orem about the bump-out by Vineyard Elementary. Mr. Overson explained that it still had to go to the Orem Planning Commission. Mr. McHargue mentioned that he had a meeting scheduled with them on October 4.

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

Utah County Sheriff's Department – Sergeant Holden Rockwell – Sergeant Rockwell reported on parking complaints, and in particular those regarding the 48-hour rule on the streets. He said that they would continue to enforce that and inform the public through the City's Facebook page, that vehicles and trailers needed to be moved every 48 hours.

Sergeant Rockwell also announced the County Sheriff's 'Shop with a Cop' fundraising program.

Councilmember Fullmer asked about parking, and the plan that had been previously discussed about painted curbs and signs. She felt that it should be a future agenda item. Mr. Overson wanted to avoid excessive parking signs, and said that he'd rather educate people.

Councilmember Riley asked where the parking complaints were coming from. Sergeant Rockwell replied that they were coming from all over, but many were in the LeCheminant subdivision and on Vineyard Loop Road. The discussion continued.

Councilmember Fullmer asked if there had been a decrease in the parking issues in LeCheminant once they started enforcement. Sergeant Rockwell replied that the issues there weren't so much about illegal parking, but the 48-hour rule.

Community Development Director – Morgan Brim Mr. Brim explained that Amazon had announced that they planned to open a second headquarters in the United States, which would bring in up to 50,000 high-paying administrative, legal, and IT jobs. He said that Vineyard was among sixteen cities in Utah that were submitting proposals to the Economic Development Corporation of Utah (EDCUtah). He reported that Vineyard had submitted two sites: the Town Center site and The Forge site. He said that EDCUtah would take the top three proposals and submit them to Amazon, and that the city would be notified within a few weeks if Vineyard was one of the top three choices.

Mr. Brim also reported that he and staff were working with a consulting firm on updating the General Plan.

Mr. Brim explained that Starbucks was looking to build adjacent to Maverik just west of Mill Road. This store would have a drive-thru and he indicated that he was working with them to make sure that they met Vineyard's drive-thru standards.

Councilmember Riley asked what other restaurants were coming in by the Megaplex. Mr. Brim responded, saying that Blue Lemon and Sub Zero Ice Cream had signed contracts, and that others were pending. He mentioned other businesses that were looking at Vineyard, including America First Credit Union, O'Reilly Auto Parts, and, in the north part of Vineyard, The Furniture Lady.

City Recorder – Pamela Spencer – Ms. Spencer was excused.

Building Official – George Reid – Mr. Reid reported that Waters Edge hit 700 issued permits last week, which triggered the item in the City's contract with Flagship about the parks. Flagship now had one year to complete the parks.

Mayor Farnworth asked about the remodeling of the Vineyard Public Safety Building and Mr. Reid replied that it would be starting in about a week and a half, after the parking lot was finished.

Mr. McHargue noted that Flagship held a public meeting at Freedom Preparatory Academy on Monday night. He said that at the meeting, Flagship updated the public on the timelines and the problems they've faced with backordered equipment, etc., and the reasons for the delay in completing the park. Flagship also reassured the public that they would be done well before the September 2018 deadline. The meeting was streamed live on Facebook, and at the time of the City Council meeting, it had over 2,000 views. Mr. McHargue also shared that staff had requested that Pete Evans with Flagship give the city the information given at the meeting so that staff could post it on the city Facebook page.

Councilmember Fullmer asked about the pond in the six-acre park. She said that some residents were expressing concern about how the city was going to protect people from going into the pond, citing the potential for drowning. She asked if any studies had been done on how to best address the safety concerns.

Mr. Church agreed that there was a risk of drownings, noting that Herriman, Springville, and other cities with ponds had people who lost their lives due to drowning. He said that the city could put up No Swimming signs, etc., but once a city made the choice to have a pond, there would always be that risk. He suggested that the city could put a chain link fence around it, as was done with irrigation ponds.

Mr. Overson suggested that a split rail fence could be installed, delineating the park from the reservoir. He felt that it would still be attractive, and would alert parents when their children were getting too close, without creating a barrier. The discussion continued, and Councilmember Fullmer asked when the concept would be finalized. Mr. Overson explained how the city was working with Flagship on including the reservoir, stilling pond, and detention pond in the park design. He mentioned that the split rail fence was not finalized, but that it was a good option to keep someone from walking into the pond at night, as opposed to boulders, which were expensive.

Councilmember Fullmer sought clarification, asking if the split rail fence was just an idea or if the city was going to install it. Mr. Overson replied that it was not in the original design, but that adding a split rail fence would not blow the budget.

Mayor Farnworth asked about the fishing ponds in Herriman, commenting that they did not have any fencing.

Mr. Church explained that those were for Herriman's secondary irrigation system, but that they designed them as a recreation area as well. He mentioned other cities that had done this. He remarked that it was very common for cities to get multiple uses out of the ponds.

Councilmember Riley commented that those who were fishing were not on the water, but would fish from onshore. Mr. Brim asked about the maximum depth of the pond. Mr. Overson replied that the depth would fluctuate between four and seven feet, depending on the time of day. The discussion of recreational use of ponds continued.

Councilmember Fullmer asked about the depth of the pond. Mr. Overson explained the process for constructing the pond. Mayor Farnworth commented that with the water flowing and the water level fluctuating, this prevented stagnant water, which could breed mosquitoes. Mr. Overson further explained that in the future when the city watered park strips every night, it would lower the pond water level, and that the level would continually fluctuate up and down.

Councilmember Fullmer asked Mr. Overson to research the cost of installing a split rail fence.

Councilmember Riley asked about how the city would be maintaining the strip of weeds along the path in the 18-acre park. He commented that since it could not be mowed, they would either need to asphalt that area or constantly be doing weed removal.

Mr. Overson replied that the trail was originally planned to be eight feet wide, but that council instructed him to make the trail ten feet wide. Consequently, the green area that was originally planned to be four feet wide was now two feet wide, which was harder to maintain since it could not be mowed. He said that he and staff had not decided on how they would finish it, but that they might put rock mulch down.

Water/Sewer Operator Sullivan Love - Timpanogos Special Service District - Board Member – Mr. Love had no new items to report.

Mayor Farnworth mentioned that the city was waiting for water samples to be submitted.

DISCUSSION ITEMS

No items were submitted.

ITEMS REQUESTED FOR FUTURE AGENDAS

Item

Requested by

No items were submitted.

6:38 PM REGULAR SESSION

Mayor Farnworth opened the regular session at 6:38 PM.

MAYOR'S APPOINTMENTS

No appointments were submitted.

CONSENT ITEMS

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

Mayor Farnworth asked council if they wanted a motion or a discussion on either of the items.

Mr. McHargue explained the Approval of Purchases item, and how it involved a billing correction due to a clerical error made by Lindon.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE ITEMS A AND B AS NOTED. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, GOODMAN AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

BUSINESS ITEMS

11.1 DISCUSSION AND ACTION – Library Services

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.

Mr. McHargue began his presentation by reviewing the city's current reimbursement policy, which was that the city would reimburse up to \$80 to any Vineyard household that had a library card to a local library, or a fitness pass at a local municipal fitness center. He said that the majority (about 85%) of the residents who had used that reimbursement used it for the Orem Public Library.

Mr. McHargue pointed out that the costs for reimbursement were increasing. In introducing the three options for council's consideration, he stated that staff was comfortable with all three. He added that at some point the city may need to decide if they would keep it at \$80 or lower it, like Lindon did, from \$80 to \$50.

Mr. McHargue reviewed the three 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 full access to state online library system by obtaining a library card through the bookmobile. Residents could request an item and it would be there at the bookmobile the next time they come.
 - c. Cost to contract with the county for the year is \$4,212. This cost would not increase as the city grows; it would increase as we added more stops and/or more hours.
2. Café type library operating in the front office of Town Hall
 - a. Open every Wednesday from 6 to 8 PM 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, supplemented with volunteers.
3. Continue offering \$80.00 reimbursement for local library & recreation passes. In the last fiscal year, the city spent just under \$9,550 on reimbursements. This fiscal year the city had spent \$3,170 on reimbursements, on track to spend just over \$12,000.

Mr. McHargue recommended Option 3 and either or both of the first two options.

Councilmember Riley asked how the city could evaluate usage of the bookmobile. Mr. McHargue replied that the bookmobile could provide that data.

Mayor Farnworth commented that 13% of the populace used municipal libraries.

Mr. McHargue explained that Saratoga Springs went through this process a few years ago. Their first step was a book mobile, and then they started a public library, and it was about a ten-year process to get a certified library.

In discussing the upfront costs, Councilmember Riley asked about computer equipment. Councilmember Fullmer listed the computer equipment and other items and services that were being donated. She clarified that her request was to locate the library just in the front office portion of the building. The other parts of the building could be used for recreational programs, etc., which would pay for the building's estimated annual maintenance cost of \$7500.

The discussion continued about the available space and the number of books. Mr. McHargue clarified that the books had been donated, but the other items had only been offered, and not yet donated. That depended on council's decision.

Councilmember Fullmer stated that the Town Hall library provided an online card access, a physical library, and it would get another use out of the building that the city was already paying \$7500 per year to maintain.

Councilmember Flake sought clarification, asking if the Town Hall library would provide state online access. Councilmember Fullmer replied yes, adding that the only difference with the book mobile was that the items it carried would be different, rotating items, as opposed to the Town Hall library's set selection.

Mr. McHargue indicated that the state librarian wanted cities which start libraries to be moving down the road to certification. The discussion about certification continued.

Councilmember Fullmer felt that since they were unsure what they were going to do with the Town Hall building, she thought that the city could do the library for a year and then decide if they wanted to continue using it, or discontinue and donate the books, or buy land for a new library.

Councilmember Riley stated that he was not opposed to going down the path and trying it. He expressed concern about the volunteers and if they would get burned out. Then everyone would look to the city and it would become the city's responsibility. He wanted a way to pull the plug if it was not going to work.

Councilmember Fullmer agreed that they might need to pull the plug. She emphasized that having the Town Hall library would take away the need to reimburse residents who were only using the online access.

Mr. Brim liked the Wednesday night access, but pointed out that they would need to figure out the logistics with the schedule, building keys and security, etc. They continued the discussion.

Councilmember Riley reiterated the need to collect data on the usage so they could track that and have a way of analyzing it to make future decisions. He felt that if the use were to grow, the city could invest in it and decrease the reimbursement amount.

Councilmember Flake stated that 40% of all library checkouts were youth books, and that the bookmobile was made up of 40% children's books. He cited the National Library Association's data which indicated that the use of libraries had declined 30% in last ten years.

Councilmember Fullmer replied, saying that that was why they wanted to provide online access to as many residents as possible at the lowest cost. She referred to the library survey that she did.

Mayor Farnworth pointed out that city council did not sanction the survey, and questioned if the data was representative of the city's residents.

Councilmember Fullmer said that if council needed a survey to make the decision, then they could redo the survey.

Councilmember Flake suggested that council adopt Options 1,2, and 3, and then measure after six months, then twelve months, and then revisit this based upon the data collected. Mayor Farnworth stressed that they would need a year of data. Councilmember Fullmer added that the bookmobile could start immediately. The other items would take time so council would not have as much data on those. She emphasized that the Town Hall library would have no startup costs, and that most cities this size had libraries. Mayor Farnworth sought clarification on the Town Hall library's initial cost to the city. Mr. McHargue said that the staff would provide some oversight.

Councilmember Flake concluded that these questions would be answered after they ran all three options and compiled the data. Mr. McHargue added that in one year, the city could sanction a survey asking residents how they liked the services. The discussion about surveys continued.

Councilmember Flake observed that doing all three options and compiling the data would serve as a way to survey residents and get that data.

Motion: COUNCILMEMBER FLAKE MOVED THAT COUNCIL ADOPT ALL THREE OPTIONS, AND MEASURE THOSE OPTIONS' PERFORMANCE AT SIX MONTHS AND TWELVE MONTHS, DECIDING OUR FUTURE COURSE IN TWELVE MONTHS. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, GOODMAN AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

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

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.

Mayor Farnworth announced that the second item needed to be moved to another agenda. Mr. McHargue explained that City Treasurer Mariah Hill was ill and so he contacted Mr. Timmerman who decided to come when she would be at the meeting.

Mayor Farnworth asked for council approval to move the item to another agenda. Council agreed to move this item to another meeting.

CLOSED SESSION – No closed session was held.

ADJOURNMENT

Mayor Farnworth called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FULLMER MOVED TO ADJOURN THE MEETING AT 7:12 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, GOODMAN AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: October 25, 2017

CERTIFIED CORRECT BY: /s/Kelly Kloepfer

KELLY KLOEPFER, RECORDS MANAGEMENT ASSISTANT