MINUTES OF THE VINEYARD TOWN
WORK SESSION AND COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
October 22, 2014, 6:00 PM

6:00 PM WORK SESSION

PRESENT: **ABSENT:**
Mayor Randy Farnworth
Councilmember Julie Fullmer
Councilmember Dale Goodman

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

Others Attending: Kelly Pfost with Lewis Young Robertson & Burningham, Inc.

6:00 PM –

Mayor Farnworth discussed the letters sent regarding the abandoned homes.

Mr. Overson mentioned that he would discuss a recycling program for the town hall. He said the banner arms for the street lights would be installed next week. Councilmember Fullmer discussed costs of Christmas decorations and lights.

Mayor Farnworth mentioned that a trailer was vandalized and another was stolen. He said the property owner was told to call the sheriff.

Deputy Gordon said that a work detail was approved to clean areas in Vineyard. It was mentioned that a letter would be sent to the school for the parents regarding safety tips and using the crossing guards.

Mr. Crane discussed a possible application for a flag lot. He said there was a provision in the code allowing flag lots with approval through the Council. Discussion ensued regarding the safety aspects of a flag lot.

Mr. McHargue discussed agenda items.

Ms. Spencer talked about C of Os (certificate of occupancy) that were recently issued. She asked that the Council consider a vote by mail option for Vineyard. She discussed new security measures for the town hall. She mentioned that the Christmas Party was set for Dec. 3. Staff discussed the website and items that were appropriate to post.

The work session adjourned at 6:55 PM.

7:00 PM COUNCIL MEETING

PRESENT: **ABSENT:**
Mayor Randy Farnworth
Councilmember Sean Fernandez

Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nathan Riley

Staff Present: Attorney David Church, Planner Nathan Crane, Deputy Collin Gordon, Water Operator Sullivan Love, Treasurer Jacob McHargue, Public Works Director/Engineer Don Overson, Town Clerk/Recorder Pamela Spencer, Planning Commission Chair Wayne Holdaway

Others Attending: Kelly Pfost with Lewis Young Robertson & Burningham, Inc., Mike Olsen representing Vineyard Farms Development Company, Stewart Park with Anderson Geneva, Resident Rhett Bautista, Resident Kelley Godbold, Resident Tim Blackburn

Regular Session - The meeting was called to order at 7:00 PM. The invocation was offered by Councilmember Goodman.

CONSENT ITEMS:

a) Approval of minutes for April 30, 2014
b) Approval of minutes for August 27, 2014
c) Approval of a Final Plat for Edgewater at Geneva Phase 12
d) Final Plat Approval for Edgewater at Geneva Phase 3B

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE FOUR CONSENT ITEMS AS PRESENTED. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Planning Commission Chair Wayne Holdaway mentioned that the next Planning Commission meeting would be moved to October 29th.

STAFF REPORT:

Planner – Nathan Crane – Mr. Crane mentioned that R2R Ventures might have a pharmacy under contract.

Public Works Director /Engineer– Don Overson – Mr. Overson gave the Council a list of items he was currently working on. He asked the Council to consider recycling for the town hall. He talked about currently installed traffic signs. Mr. Overson talked about the difference between a pedestrian crossing and a school crossing and asked the Council what kind they wanted in the school zone. The Council discussed the difference in cost and regulations for each. They discussed the locations of sidewalks and crossing options. Council thought a pedestrian crossing was fine for now, with the option of a school crossing, if needed, in the future.

Mr. Overson explained that a contractor recently suggested razing the old house at the same time as the park restroom. He said it would cost about $15,000. The Council talked about the benefits and drawbacks of losing the house. It was determined that it may not be the right time to tear down the house.

Attorney – David Church – Mr. Church said he received the appraisal for both pieces of property for the railroad spur project. He said the appraisals were being reviewed by different entities. He said Vineyard had not yet received the proposed agreement from the railroad. Mr. Church mentioned that he tried to call the property owners of the derelict yard and did not get a response. He said a letter had been sent to them explaining the ordinance and telling them to clean up the property. He had not yet heard from them.

Utah County Sheriff Department – Collin Gordon – Deputy Gordon mentioned that he was drafting a letter for the school to give to parents regarding school crossing safety. He said he requested an inmate work crew for two days before the end of the year.

Treasurer – Jacob McHargue – Mr. McHargue mentioned that he and Mr. Church had been working with Republic Services regarding the recycling contract. He talked about getting tiered pricing.

Mr. McHargue mentioned that a letter of intent was signed for a full-time deputy. He said in order for them to finalize everything, the sheriff's office needed a date when the full-time deputy was needed. It was determined that Vineyard needed a full-time deputy around the first of the year.

Mr. McHargue explained that a budget report and budget amendment were included in the Council packets. He discussed the details of the reports and said it would be discussed at the next meeting.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer reminded the Council of new email addresses. She reminded everyone about the upcoming Christmas dinner.

COUNCILMEMBER’S REPORTS:

Councilmember Fernandez – Councilmember Fernandez reported that TSSD (Timpanogos Special Service District) was now accepting green waste. He read a letter from TSSD and said he would give the letter to the town clerk. He said he would start sending information via email regarding the legislature. He asked that the information be sent to the Council and posted on the website.

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

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

Councilmember Riley –Councilmember Riley reported that he attended the Utah County economic meeting. He mentioned that Val Hale was the new economic director in the Governor’s office. He discussed economic development and state incentives. He said Utah was competitive and thought Vineyard could participate in finding companies to relocate.

MAYOR'S REPORT :

Mayor Farnworth reported that the Utah Lake Commission (ULC) and Mountainland Association of Governments (MAG) would hold a combined meeting tomorrow to help fund the removal of carp and the phragmites.

OPEN SESSION: Citizen's Comments

Resident Tim Blackburn complimented the Council on the 20 mile an hour speed limit in the Sleepy Ridge Subdivision. He said it was well received by residents in the subdivision. Mr. Blackburn asked about the current leash laws. He said his wife was bitten but had no injuries. He said he was seeing more unleashed dogs and wondered how it was handled. Deputy Gordon said it would be handled by the Sheriff's office.

Mr. Blackburn wondered why there were no flashing lights by the elementary school and wondered if the Warrant Study recommended installing lights. Mr. Church reviewed the rules for school zones. Mr. Overson said he would recheck the study. He explained that one side of the road was Vineyard's responsibility and the other side was Orem's responsibility. The Council discussed the possibility and cost of installing flashing lights near the school.

BUSINESS ITEMS:

8.1 Discussion and Action – <u>An Amendment to the Purchasing Policy and Approved a Purchasing Agent -- Resolution 2014-05</u>

Jacob McHargue will present a recommendation for the Town to amend the Purchasing Policy and to approve a Purchasing Agent. This is a continuation from the September 24, 2014 meeting. The Mayor and Town Council will take appropriate action.

Mr. McHargue discussed the proposed changes that were based on Council feedback at a previous meeting. He mentioned that all costs would be approved by department heads. Mr. Church explained that Article 6 was added which allowed the adoption of the State procurement code. He explained that the Council still needed to appoint someone, or a position, as the purchasing agent.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE RESOLUTION 2014-05, AMENDING THE PREVIOUSLY ADOPTED PURCHASING POLICY. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. MAYOR FARNWORTH, COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER, COUNCILMEMBER GOODMAN, AND COUNCILMEMBER RILEY WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED UNANIMOUSLY.

The Council discussed who should be the purchasing agent. Mayor Farnworth said having him as the purchasing agent worked fine for now.

Councilmember Goodman wondered if there was any benefit to making a change. Mayor Farnworth said the only benefit was that Mr. McHargue was in the office daily.

Councilmember Riley pointed out that beyond signing checks, the purchasing agent had the responsibility to make procurements, to solicit bids and proposals, and to enter into contracts. He thought that in the future it might be beneficial to have someone in the office every day. Mayor Farnworth pointed out that he was still the executor of the town and needed to be involved.

The Council decided to discuss and appoint a purchasing agent at the next Council meeting.

8.2 Discussion – Homesteads Pod 1 and 2 - Density, Zoning and Product Type

The Homesteads is requesting redistribution of units between Pod 1 and Pod 2 and a change in zoning and product type for Pod 2. This is a discussion item only.

Mr. Crane reviewed the background of Pods 1 and 2. He explained where they were located and reviewed the history of the Homestead Development Agreement. He explained that Pod 1 was initially designated with 264 units in the HDR-2 Zone and Pod 2 was designated with 52 age-restricted units in the R-1-8 Zone. Both were subject to the PD (Planned Development) overlay. Mr. Crane explained that in 2012 a provision was added to the Homestead Development Agreement amendment that allowed 288 units in Pod 1 with a total of 822 units in the other pods. He explained that the current request by the owner was to create an attached town home product throughout the development. He said the proposal would include 405 attached town homes by taking 16 units from Pod 1 and putting them on Pod 2, along with 52 additional units in Pod 2. Mr. Crane said it would require a zoning change on Pod 2.

Mr. Mike Olsen representing Vineyard Farms Development Company said they were ready to move forward on Pod 1 within the next 30 days. At Mr. Olsen's request, Mr. Overson explained the repositioning of Vineyard Road because of the Center Street overpass. Mr. Olsen mentioned that all ingress and egress for Pod 2 had to be through Pod 1.

Councilmember Riley said he would be against the proposed project. He said there was an enormous amount of high density housing in Vineyard. He thought there would be a lot of opposition from residents in the Eastlake Subdivision. He said he would like to see a 55 + community and wondered why an older community would not work in the Pod 2 area. Mr. Olsen said there was no interest to develop Pod 2 as an age restricted community.

Councilmember Goodman agreed with Councilmember Riley. He said he liked the 55 and older community that was initially planned. He thought many Vineyard residents would not like what was being proposed.

Mayor Farnworth agreed and thought that the developer was putting in what sold best right now. He wondered if they could wait on developing Pod 2 until they knew how Pod 1 would develop. He was afraid that Vineyard was becoming high density everywhere.

The Council discussed the impact of Pod 1 and the other developments currently being built.

Councilmember Riley voiced the need to construct the Center Street overpass as soon as possible.

Mr. Olsen said they would go back to 288 units in Pod 1 and get preliminary approvals. He said he would approach the Council in a few years for Pod 2 when the bridge was built and Main Street was extended to the north.

The Council agreed. They wanted to see how the traffic was after a few years. Councilmember Goodman encouraged Mr. Olsen to find a developer who was interested in the 55 or older community.

8.3 Discussion and Action – <u>Request for Proposal Design Standards and Guidelines for the Transit Center and Lake Oriented Mixed Use Zoning Districts</u>

Staff is recommending that the Council issue a Request for Proposals (RFP) for the drafting of the design standards and guidelines manual. The Mayor and Town Council will take appropriate action.

Mr. Crane explained that it was important to have design standards for development in the Transit Center and Lake Oriented Mixed Use Zones in order to meet the Council's goals. One idea was to issue an RFP (request for proposal) for firms, to invite them to respond and outline their qualifications. He explained that a committee would be formed to do the interviews and submit the final RFPs to the Council for an approval. He talked about the information that would be included in the design standards.

Mr. Overson said he was concerned about the FrontRunner station. He said the overpass completion next September would trigger UTA (Utah Transit Authority) to open the station. He would like to be in negotiations with them for more than a typical station. He thought the design standards would help with the negotiations.

Councilmember Riley said that transit was lacking in Utah County and was needed for higher end jobs attracted to transit-oriented places. He thought Vineyard could meet the transit-oriented need if it was built accordingly.

Mr. Overson agreed and said he did not want a typical station there.

The Council discussed the unique opportunity in Vineyard and the necessity to plan the station and Transit Center.

Councilmember Riley wondered if it was necessary to notify UTA now and to start discussions regarding the design of the station. Mr. Overson agreed that starting discussions would be beneficial.

The Council agreed and asked staff to move forward with the RFP.

8.4 Discussion and Action – <u>Town Christmas Decorations and Ideas for Town Christmas Activities</u>

Councilmember Fullmer will present the Town Christmas Decorations and ideas for Town Christmas activities. The Mayor and Town Council will take appropriate action.

Councilmember Fullmer reviewed the costs and options for decorations. She wondered which budget the money would come out of and how to go about obtaining the decorations.

Mayor Farnworth thought the holiday decorations for Vineyard was a process and that additional decorations would be added each year. He talked about the storage and maintenance for the decorations.

The Council discussed the budget and which account it would come out of. It was determined that it would not come out of the Events budget because it was not something that was originally planned for. They discussed different kinds of decorations and what might be the best use of money. They talked about wreaths, lighted trees, and wrapping light poles with holiday lights.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO ALLOW $5,000 FROM THE ADMINISTRATIVE BUDGET TO BE SPENT ON CHRISTMAS DECORATIONS PURCHASED AT COUNCILMEMBER FULLMER'S DISCRETION. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

9. ITEMS REQUESTED FOR NEXT AGENDA

- Councilmember Riley asked to discuss development in the R-2-15 Zone.
- The Council asked that a notification be added to the Vineyard newsletter, website, and Facebook page regarding leashed animals and where to go if a dog was picked up.
- An emergency notification system was discussed. Deputy Gordon advised that Vineyard residents register with Orem City and Utah Valley Dispatch. The Council asked that information be added to the newsletter and website.

ADJOURNMENT :
Motion: COUNCILMEMBER FERNANDEZ MOVED TO ADJOURN THE MEETING AT 8:53 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Next regularly scheduled meeting is November 12, 2014.

MINUTES APPROVED ON: January 28, 2015

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