



**NOTICE OF A VINEYARD REDEVELOPMENT  
AGENCY BOARD MEETING**

This meeting was held electronically, via Zoom,  
due to the COVID-19 gathering restrictions  
**June 24, 2020 – 6:00 PM**

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**Present**

Chair Julie Fullmer  
Boardmember John Earnest  
Boardmember Tyce Flake  
Boardmember Chris Judd  
Boardmember Cristy Welsh

**Absent**

**Staff Present:** City Manager Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Building Official George Reid, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer, Finance Intern Moira Facer, Planning Commissioner Bryce Brady

**6:01 PM REDEVELOPMENT AGENCY BOARD MEETING**

**1. CALL TO ORDER**

Chair Fullmer opened the meeting at 8:08 PM.

**2. CONSENT AGENDA**

- 2.1. Approval of the May 13, 2020 RDA Meeting Minutes
- 2.2. Approval of the June 10, 2020 RDA Meeting Minutes

Chair Fullmer called for a motion.

**Motion:** BOARDMEMBER EARNEST MOVED TO APPROVE THE CONSENT ITEMS. BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

**3. BUSINESS ITEMS**

**3.1 DISCUSSION AND ACTION – Train Station Improvements**

Community Development Director Morgan Brim will present possible improvements and costs for the FrontRunner Train Station. The RDA Board will take appropriate action.

Chair Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that the betterment budget went beyond what Utah Transit Authority (UTA) would pay to build on the train station platform, such as artwork, photos, etc.

He said that the platform would have two (2) canopies with six (6) panels each. Each panel section had four (4) side panels, for a total of 12 back panels and 16 end panels. He mentioned that Freeform Polymers was the company that helped put the budget together.

Suggested betterments were:

- End Panels – a pattern
- Back Panels - could have maps or photos imbedded
  - The cost would include the printing and imbedding the image. Mr. Brim mentioned that they wanted to use a polycarbonate design but UTA used a pressed glass. The polycarbonate could be patched if damaged and if the glass broke you would have to replace the entire panel. He felt the UTA would not allow the polycarbonate. He suggested that the old homestead map could be imbedded into the panels.
- Roof Panel - could have color added to them to create a color splash onto the platform when the sun shone through them.
- Projectors – could give the city an opportunity to advertise events and public announcements.
- Art Installation
- Footings (4' x 10')

Mr. Brim suggested that they could add the footings now and the artwork later.

Cost Breakdown:

| Vineyard Transit Station Betterment Costs | Info                           | Projected Costs |
|-------------------------------------------|--------------------------------|-----------------|
| Panels                                    | Back Panels (12) 4.5'x5'       | \$53,183.76     |
|                                           | End Panels (16) 5.5'x1.5'      |                 |
|                                           | Roof Panels                    | \$19,652.10     |
|                                           | Shipping Packaging             | \$3,171.64      |
|                                           | Freight Insurance              | \$546.27        |
|                                           | Sales Tax                      | 5,206.51        |
|                                           | Installation \$20,440-\$28,616 | 28,616.00       |
| Projectors                                | (4) \$500 each plus conduit    | \$4,000         |
| Public Art Sculptures                     | Large Industrial 16'x16'x4'    | \$60,000        |
|                                           | Three People 4'x1.5'x10'       | \$40,000        |
|                                           | Ship of Fools 6'x1.5'x7'       | \$12,000        |
| Art Installation Footings                 | (2) 4'x10'                     | \$2,640         |
|                                           | Total:                         | \$229,016       |

Mr. Brim suggested that if they went with the larger number it would give them some leeway to get the betterments in place. He also suggested that they could take out the public art sculptures and install the footings to lower the cost. He felt that there would only be room for two pieces of art. He said that they needed to get an approval tonight, so that the betterments would be included in the design now. Mr. McHargue mentioned that they did not need to make a decision now, on what art they wanted, but did need to make a decision on the footings, the panels, and the projectors so they could move forward with the design.

Boardmember Judd clarified that they did not need to allocate the money for the artwork now but just needed to approve the footings. Mr. McHargue replied yes. Mr. Brim suggested that if they wanted something for opening day, that they commission a piece of artwork now. Boardmember Judd felt that they should get input from residents to help choose the artwork. They should also reach out to artists and local schools to see what they could do. Chair Fullmer agreed. Mr. McHargue felt it was a wise direction to get the footings done now. He emphasized that they did not have to decide on the artwork for the panels tonight, but needed to approve a budget. Chair Fullmer felt that there was a better direction than the art sculptures presented.

Boardmember Flake asked where the projectors would be placed and what they would project onto. Mr. Brim replied that they would be placed on the ends of the canopies and would project onto the platform but could be moved. He added that people on the train would be able to see what was being projected onto the platform. Boardmember Judd asked how the projectors would be protected. Mr. Brim replied that the projector would be imbedded under the panel glass to protect it from weather. He added that there would be software included which could be accessed from an offsite computer. Mr. McHargue reminded the Board that that they were not making a decision on the projector today; they were making a decision on the ability to install a projector.

Mr. McHargue mentioned that not all of the art pieces would work on the footings. Mr. Brim explained that the actual footings would be flush with the top surface of the platform but would not have the snowmelt system under it. He said that they would be structural footings to support the weight. Artists would submit a proposal to fit the dimensions of the footings.

Boardmember Welsh suggested that the Heritage Commission could create a subcommittee or the RDA Board could create a separate committee. Mr. McHargue recommended that they run the committee through the RDA Board.

Boardmember Welsh felt that it was too much money to add color to the top panels. Mr. Brim mentioned that the city would have an opportunity to design the Train Plaza.

Boardmember Welsh asked for clarification on the motion that needed to be made. Mr. McHargue replied that they needed to decide if they were okay with the back, end, and roof panels, and the footings. He added that a decision on the rest could be made in the future.

Chair Fullmer asked if the images in the panels would come back to the RDA for approval. Mr. McHargue replied yes.

Boardmember Welsh said that she liked the back and end panels, the foundation for the art, but was not in favor of the roof panels. Mr. Brim explained that the roof panels would be pressed clear glass but could be upgraded. There was a discussion about the roof panels, which was followed by a discussion about the proposed budget.

Chair Fullmer called for a motion.

**Motion:** BOARDMEMBER JUDD MOVED TO APPROVE THE COST BREAKDOWN FOR THE VINEYARD TRANSIT STATION BETTERMENT COSTS, AS PRESENTED, EXCLUDING THE THREE PUBLIC ART SCULPTURES LISTED AND THE BLUE ROOF PANELS, HAVING THEM BE CLEAR. BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTE AYE. THE MOTION CARRIED UNANIMOUSLY.

### 3.2 PUBLIC HEARING – Final Fiscal Year 2020-2021 RDA Budget

City Manager Jacob McHargue will present the Final Fiscal Year 2020-2021 RDA Budget. The RDA Board will hear public comment concerning the presented Budget. The RDA Board will act to approve (or deny), by resolution, the Final Fiscal Year 2020-2021 RDA Budget.

Chair Fullmer called for a motion to open the public hearing.

**Motion:** BOARDMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 8:33 PM. BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Fullmer turned the time over to City Manager Jacob McHargue.

Mr. McHargue reviewed the budget. Highlights were:

#### RDA Revenues

- Property Taxes Increment \$8,643,000
- RDA Administration Increment \$360,000
- Interest Income \$600,000
- Grant Revenue \$3,000,000
- Appropriation of Fund Balance \$15,564,000

#### RDA Expenses

- Salaries & Wages \$302,200
- Employee Benefits \$68,800
- Contracted Services \$113,600
- TIFF Payment \$4,176,100
- Bond Payments \$4,766,700
- Transfer to Internal Service Fund \$38,400
  
- Capital Projects \$18,701,200
  - Remediation Westside \$6,200,000
  - Water Tank \$7,000,000
  - Rail Spur \$2,500,000
  - Lakefront Grant Project \$3,001,200

Chair Fullmer called for questions. Hearing none, she called for a motion to close the public hearing.

**Motion:** BOARDMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 8:35 PM. BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

**Motion:** BOARDMEMBER JUDD MOVED TO ADOPT THE FINAL FISCAL YEAR 2020-2021 RDA BUDGET AS PRESENTED. BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

#### **4. ADJOURNMENT**

Chair Fullmer called for a motion to adjourn the meeting.

**Motion:** BOARDMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 8:36 PM. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

RDA meetings are scheduled as necessary.

MINUTES APPROVED ON: December 9, 2020

CERTIFIED CORRECT BY: /s/ Pamela Spencer  
PAMELA SPENCER, CITY RECORDER