



MINUTES OF A REGULAR CITY COUNCIL MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah
May 8, 2024, at 6:00 PM

Present

Mayor Julie Fullmer
Councilmember Sara Cameron
Councilmember Jacob Holdaway
Councilmember Mardi Sifuentes

Absent

Councilmember Amber Rasmussen

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Community Development Director Morgan Brim, Finance Director Kristie Bayles, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, Parks and Recreation Director Brian Vawdrey, Treasurer Zack Adams, City Recorder Pamela Spencer, and Deputy Recorder Tony Lara

Others Speaking: Janet Quan from Nelson Partners (via Zoom); Residents Daria Evans, Kim Cornileous and Karen Cornileous, Darlene Price, Sherrie Kaye Miller, David Pearce, Tim Heaton, and Terry Ewing

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Mayor Fullmer opened the meeting at 6:38pm.

The mayor pulled item 8.1 for discussion.

Finance Director Kristie Bayles introduced the new treasurer, Zack Adams.

Mr. Adams introduced himself to the council.

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE MAYOR'S APPOINTMENT OF ZACK ADAMS AS TREASURER AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDWAY, AND SIFUENTES VOTED YES. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

City Recorder Pamela Spencer swore in Zack Adams as Treasurer.

1. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

1.1. Drinking Water Week Proclamation, 2024-05

Proclamation declaring May 5 to May 11, 2024, as Vineyard City Drinking Water Week

Mayor Fullmer presented the proclamation.

2. WORK SESSION

2.1. Forms of Government

City Attorney Jayme Blakesly will lead a discussion about forms of government.

Mayor Fullmer presented the item and gave the time over to the City Attorney.

City Attorney Jayme Blakesly presented on changes in forms of government and the city attorney's role in the process.

Mr. Blakesly covered the current organization of the city government.

Explained the other options that were available and how they function as well as what he sees as the positives and negatives of each.

Mr. Blakesly covered the ways that any change can be initiated, either by a resolution adopted by the city council or by petition of the voters. Both options would need to occur at least 75 days before the municipal or general election.

Mr. Blakesly explained further that the resulting ballot would need to describe the exact change being put forth to voters. Any change would be on the November 2024 ballot but the officers for the new positions would be voted on in the municipal general election taking place in 2025 and those elected wouldn't be sworn in until 2026.

Mr. Blakesly concluded his presentation and asked if there were questions.

Councilmember Sifuentes wanted clarification on the two public hearings and study mentioned by Mr. Blakesly in his presentation. Specifically, if a study needed to be done if a change was being considered. Mr. Blakesly said it would be helpful but is not required by State code. Studies would be done after the change is already voted for as the council would work to reform existing ordinances to match the change in government.

Councilmember Sifuentes asked about the cost of putting it on the ballot. Ms. Spencer said it would be close to \$18,000 and a discussion ensued about the cost.

Councilmember Sifuentes had questions about staggering the terms of current councilmembers if a change was made. Mr. Blakesly stated that State code required that one member would have a term of 2 years. There was additional discussion regarding the differences in at-large versus district seats and how best to identify who would get the 2-year term.

Councilmember Holdaway wanted clarification about what Mr. Blakesly saw as conflict and wanted him to explain it further. There was a discussion between the two on the duties of a mayor and other general administrative functions in each prospective form of government.

Councilmember Holdaway wanted to clarify that this was a public hearing and if they were currently in a public comment period. Both Mayor Fullmer and Mr. Blakesly clarified that this was currently a work session. It was explained that there would be time for public hearings if the decision was made to move forward.

Councilmember Holdaway asked Councilmember Sifuentes for her thoughts on the presentation. Councilmember Sifuentes expressed that she doesn't have interest in the "council-mayor" form and is worried about conflict that it may cause and that it's not very common for a city our size. She did, however, express that she could see the city moving to a 6-member council. She liked the idea of separating executive and legislative and felt it would make a more unifying person out of a mayor.

Councilmember Sifuentes also felt it would be more beneficial to save the money that would be spent placing the question on the ballot and instead focus on finding consensus on current issues. Though she mentioned she does understand Councilmember Holdaway's position.

Councilmember Holdaway felt that a government change is a wise evolution for a growing city

Councilmember Holdaway motioned for a vote to study the issue further and that his preference be that it be set for May 22, 2024. Councilmember Sifuentes asked for clarification on the motion if it was for a specific study or if it was to enter a 45-day period that would include two public hearings.

Mr. Blakesly explained that a resolution would not be needed tonight and that what was being planned was simply putting it on a later agenda as a further discussion, and that if the mayor agreed to put it on a future agenda that no resolution would be needed.

Mr. Blakesly also commented on a future resolution and what exactly it would need to have in order to move forward with any change.

Mayor Fullmer agreed to put it on a future agenda.

Motion: COUNCILMEMBER SIFUENTES MOVED TO HAVE A RESOLUTION REGARDING THE CHANGE OF GOVERNMENT BE ADDED TO AN AGENDA
COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, AND SIFUENTES VOTED YES. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

2.2. City Hall Building

Morgan Brim and Janet Quan with Nelson Partners will present a spatial analysis conducted by Nelson Partners of a new city hall building located in Vineyard Downtown.

Community Development Director Morgan Brim and Janet Quan from Nelson Partners presented on the city hall spatial analysis.

Councilmember Holdaway had questions about ownership and tenant arrangements. Mr. Brim explained the details had not been worked out but that the actual finances were currently being decided.

Councilmember Holdaway discussed the price in comparison to other cities. He cited personal analysis that he had conducted, looking for office space in the area and that he was able to find properties between \$350,000-\$360,000.

City Manager Eric Ellis made some clarifications and distinctions from this plan to other cities. Explained the cost of the building would be spread amongst other tenants to bring the cost down. Mr. Brim explained that what was currently being presented was conceptual and that further work needed to be done.

Councilmember Holdaway said he felt that a larger building like the one being presented would be, based on growth, a better plan for 2030 or 2040. A discussion ensued about the price of the building and the ways that other cities approach solutions to similar issues.

Councilmember Sifuentes had questions about cost and wanted more accurate numbers and wanted to have further discussions before they started looking for options outside the city.

Councilmember Cameron expressed appreciation for the use of space for public use. She also expressed concern about costs and that it was important to her that the council is careful with the public's money.

Councilmember Holdaway expressed concerns about the third tenant but he did agree with Councilmember Sifuentes that there needed to be significant planning and study.

Councilmember Sifuentes wanted to point out that sometimes building something earlier can save money in the long run compared to later when prices may be higher.

Councilmember Holdaway wanted to know when this subject would come back for discussion. Mayor Fullmer said she wanted to let staff collect answers to questions raised tonight but that she would like to have it scheduled during budget discussions. Councilmember Holdaway asked that more in-depth cost projections be included in future discussions.

3. PUBLIC COMMENTS

Resident Daria Evans, living in The Villas subdivision, wanted to know what the land value was of the land that was being donated to the city. She also wanted to know if the current

Mountainland Association of Governments building would be vacated and if so, could it be used to house the Public Works department. She wanted to know if the design of the building would go through a bidding process. She also wanted to thank Public Works Director Naseem Ghandour for the placement of 25mph speed limit signs that were placed in her community.

Resident Kim Cornelius, living in The Villas subdivision, wanted clarification on the alternative forms of government that were presented. He wished to express support for the five-member council with the mayor form of government. Mr. Blakesly clarified that what he was referring to was listed in statute as the 6-member council.

Resident Darlene Price, living in The Villas subdivision, expressed appreciation for the presentations. Commented on the forms of government and that it was her understanding that what Vineyard had currently was built for smaller towns and that she was concerned about the current level of conflict that existed with the current form and so she supported a change of government. She also wanted to express that she felt overwhelmed about the potential price that was presented regarding the new city hall building.

Resident Karen Cornelius, living in The Villas subdivision, shared her concerns about the cost of the city hall project and what she felt would be much higher future unforeseen costs. She also was concerned with how spending on that project would impact any future issues with a split with the Alpine School District. She also wanted to remind the council that she was still waiting for information about Municipal Code Amendment Ordinance 2023-32.

Resident Sherrie Kaye Miller, living on Holdaway Road, wanted to comment on the meeting's decorum and that she was glad that tonight's meeting displayed more respect for each other and the process and that there was better use of good communication skills. She expressed appreciation for the presentation on forms of government. She asked for increased transparency in the budget process and expressed that it would help build trust.

Resident David Pierce, living in the Cascade subdivision, had questions about financing the school district in the event of a split with the ASD and if those sources and means would stay the same or change and if so how. He also expressed what he felt was the importance of planning for the future and relying on analysis and projections that would give us the most likely future and making informed decisions based on those.

Resident Tim Heaton living in the Sleepy Ridge subdivision expressed concerns about the time frame in which meeting agendas were provided to the public. He stated that other cities go to great lengths to provide their agendas much earlier and that making them public earlier would allow for better discourse among interested parties.

Mayor Fullmer answered public comment

- Design bid – Clarified \$2 Million with Mr. Brim
- City Hall - Clarified \$50 million was not the proposed cost of the city hall
- School District – Discussion tonight
- Agenda Posting – Work sessions are utilized to help present ideas before they are brought before the council.

Councilmember Sifuentes stated there had been internal discussions with staff on creating a policy where the agendas were made publicly available sooner than 24 hours prior.

Councilmember Sifuentes stated that she would like to make a motion to add discussion about a policy change on the agenda for a future work session. The mayor stated that there was a plan to discuss that and that it was already scheduled for the July 10th meeting but that she would support moving it up if she was able to find the time in earlier meetings.

Councilmember Holdaway asked for clarification on the time frame regarding discussions on policy, specifically the one mentioned by Councilmember Sifuentes asking for earlier agenda postings. He wanted to know if there was a procedural reason why the discussion for it wasn't set to happen until July 10th.

Mr. Blakesly clarified why scheduling it out was important and encouraged further discussion on the subject before placing it on the agenda any sooner than it already was. The council and mayor discussed scheduling a work session earlier with Councilmember Holdaway wanting it moved to May 22nd.

Councilmember Holdaway motioned to have it on the May 22nd agenda.

Mr. Ellis expressed concern over posting agendas earlier, that it would reduce the amount of time staff had to prepare answers to questions from previous council meetings and that the limited amount of time may lead to lower quality reporting from staff.

Councilmember Sifuentes expressed concern over what she saw as conflicting requests from the council that reports both be done with enough time for public input but also be done as soon as possible. With that in mind she said she would not be seconding the motion.

Councilmember Cameron expressed appreciation for where she felt Councilmember Holdaway was coming from in his motion. She also felt that more advance notice would be beneficial, especially during the budget discussions.

Motion: COUNCILMEMBER HOLDAWAY MOVED TO HAVE A DISCUSSION REGARDING POLICIES RELATED TO THE POSTING OF MEETING AGENDAS ADDED TO THE AGENDA OF THE MAY 22ND CITY COUNCIL MEETING. COUNCILMEMBER CAMERON SECONDED THE MOTION.

Mayor Fullmer explained the budget process.

MAYOR FULLMER, AND COUNCILMEMBER SIFUENTES VOTED NO. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION FAILED WITH ONE ABSENT.

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

Mayor Fullmer moved agenda items 5 and 6 to later in the meeting so as to make additional time for consent items and public hearings.

6. CONSENT ITEMS

- 6.1. Approval of the April 24, 2024, City Council Meeting Minutes**
- 6.2. Approval of an Interlocal agreement with Vineyard City, Salem City, Orem City, and Lindon City, allowing each city to conduct inspections in the other cities. (Resolution 2024-12)**
- 6.3. Withdrawal by Owner of Application for Assessment under the Farmland Assessment Act for the 11 acre parcel (formerly the Robins Property) (Resolution 2024-13)**

Councilmember Holdaway asked for a brief explanation of item 7.2

Motion: COUNCILMEMBER HOLDAWAY MOVED TO APPROVE CONSENT ITEMS 7.1 AND 7.3. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS. MAYOR FULLMER, COUNCILMEMBERS SIFUENTES, CAMERON AND HOLDAWAY VOTED YES. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

Chief Building Official Chris Johnson covered 7.2 and explained the interlocal agreement.

Councilmember Holdaway restated that his understanding of the Interlocal Agreement was that essentially other cities would help each other “play catch up”. Mr. Blakesly and Mr. Johnson explained the reasoning behind the ILA and Councilmember Holdaway stated that he now had a better understanding.

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVE CONSENT ITEM7.2 AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS SIFUENTES, CAMERON

AND HOLDAWAY VOTED YES. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

7. APPOINTMENTS

7.1. Treasurer

With the advice and consent of the City Council, Mayor Fullmer will appoint Zackary Adams as the new Treasurer.

8. BUSINESS ITEMS

8.1. PUBLIC HEARING – Transfer from Enterprise Funds to Internal Services Fund

City Manager Eric Ellis will present recommendations to transfer enterprise funds to an internal service fund to pay for services such as facilities, fleet, and information systems. The City Council will hear public comment regarding these recommended transfers. No action will be taken.

Motion: COUNCILMEMBER SIFUENTES MOVED TO ENTER A PUBLIC HEARING AT 8:43 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS SIFUENTES, CAMERON AND HOLDAWAY VOTED YES. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

Mr. Ellis presented on the transfer from enterprise funds to Internal Services Funds.

Ms. Cornelius asked to see more itemized breakdowns of the funds.

Mr. Ellis provided a line-item breakdown as it was provided in the agenda packet made available to the public.

Ms. Cornelius asked for further breakdown, specifically where the funds were going to as opposed to the details of where the funds were coming out of. Mr. Ellis explained that the breakdown she was looking for would be covered later in the tentative budget discussion.

Councilmember Holdaway asked for a more granular breakdown of where the funds would be distributed. He wanted to know what action could be taken to amend policy in the future so that this was possible. There was a discussion about policies that dictate the structure of the funds transfer. Mr. Blakesly explained that the way they were currently presented was not atypical from how other cities, that it was a standard form of municipal accounting.

Mayor Fullmer offered to add it to the discussions already scheduled for May 22nd.

Resident Terry Ewing, living in The Villas subdivision, had questions on what happened to excess funds transferred to the internal services fund. Ms. Bayles explained the nature of the fund.

Mr. Heaton asked what was stopping the city from publicly sharing a more detailed breakdown.

Ms. Bayles gave an overview of what was on the transparency website. There was a discussion about providing more than what statute required.

Councilmember Holdaway clarified that what was being asked was what he was envisioning in future budget presentations.

Councilmember Sifuentes was concerned about creating unnecessary work and overutilizing staff time. It was agreed that further discussion would be moved the next meeting on May 22nd.

Motion: COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING at 8:58 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS SIFUENTES, CAMERON AND HOLDAWAY VOTED YES. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

8.2. Discussion and Action - Proposed Tentative Fiscal Year 2024-2025 Budget

Finance Director Kristie Bayles will present the Tentative Fiscal Year 2024-2025 Budget. The mayor and City Council will act to adopt (or deny) the proposed tentative budget and set a public hearing for May 22, 2024.

Ms. Bayles presented the budget calendar and then moved to presenting the Proposed Tentative Fiscal Year 2024-2025 Budget.

Councilmember Holdaway spoke in support of a more granular breakdown in the proposed budget to help facilitate public input.

Ms. Bayles explained that if what was being presented tonight was made public it would vastly differ from the finalized budget at the end of June and therefore may be of little benefit to the public.

Ms. Bayles continued her presentation and covered the Internal Service Fund.

Councilmember Holdaway expressed concern with generalization and wanted to know if the final budget would include a deeper breakdown or if it would still be high level. A discussion ensued.

Motion: COUNCILMEMBER SIFUENTES MOVED TO ADOPT THE TENTATIVE FISCAL YEAR 2024-2025 BUDGET AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS SIFUENTES, AND CAMERON VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION CARRIED FOUR TO ONE WITH ONE ABSENT.

8.3. Discussion and Action - Alpine School District Redistricting Interlocal Agreement (Resolution 2024-14)

School redistricting conversations are taking place and after the joint special session on 5/7/2024, a proposal to split Alpine School District into two or more smaller districts is being discussed. The mayor will lead a discussion about school redistricting as a result of those conversations. Vineyard City Council may vote to allow the mayor

to enter into an interlocal agreement specific to school redistricting with certain municipalities.

Councilmember Sifuentes gave a review of the joint special session that occurred on May 7th regarding the Alpine School District split and a potential interlocal agreement.

Mayor Fullmer asked for clarification on scheduling a special meeting in the event an interlocal agreement needed to be voted on.

Councilmember Cameron commented that she wanted to see any information gathered released to the public as quickly as possible. Through discussion there was an idea of tentative scheduling of a hearing. Mayor Fullmer suggested the use of a survey to get a better understanding of public opinion.

Councilmember Holdaway commented on the overall state of the split and his feelings on the events that had led to the current discussions happening within the district.

Councilmember Sifuentes wanted to state for the record “I don’t agree with Pleasant Grove’s desire to get involved with Lehi’s central proposal; I don’t condemn them for it either. I would choose not to do that, just because I understand Lehi’s desire to split, and I respect that they have their reasons and I respect that whatever we decide we have our reasons. I do understand that Pleasant Grove is deeply affected by all of this.”

Mayor Fullmer continued the discussion. The councilmembers talked about their takeaways from the special session and their desires to not lock the city into an agreement unless necessary. They also discussed any motions that could be made and when any meetings about that would take place. Mr. Ellis wanted the council to take care that in the event they do make any motions that they would include a deadline giving 24 hours to allow for it to be drafted in time.

Ms. Cornelius stated that any meeting to discuss entering an interlocal agreement should start later than 6pm, as it may be difficult for parents to attend.

Councilmember Sifuentes expressed concerns over entering an interlocal agreement, that she believed ASD board members were qualified to make the decision that would work best for the district.

Motion: COUNCILMEMBER SIFUENTES MOVED TO POTENTIALLY HAVE A SPECIAL SESSION ON MAY 13TH AT 6PM TO DISCUSS ENTERING INTO AN INTERLOCAL AGREEMENT. ONLY IN THE EVENT THAT OTHER CITIES ENTER INTO INTERLOCAL AGREEMENTS AND THEY HAVE INVITED VINEYARD TO ENTER INTO AS WELL. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS SIFUENTES, CAMERON, AND HOLDAWAY VOTED YES. COUNCILMEMBER RASMUSSEN WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

Councilmember Holdaway asked about opportunities to discuss certain budget items, Mayor Fullmer offered to add him to the schedules for those discussions.

9. CLOSED SESSION

There was no closed session.

10. ADJOURNMENT

Mayor Fullmer adjourned at 10:00 PM.

MINUTES APPROVED ON: May 22, 2024

CERTIFIED CORRECT BY:



TONY LARA, DEPUTY CITY RECORDER

