



48 **3. WORK SESSION**

49 **3.1. Privacy, Cybersecurity, and IT Services Update**

50 Executive Assistant Natilee Allen will present an update on Privacy, Cybersecurity,  
51 and IT Services.

53 Executive Assistant Natilee Allen presented on Privacy, Cybersecurity, and IT Services. She  
54 invited Chris Bramwell to explain the privacy process. Ms. Allen continued her presentation.  
55 Councilmember Rasmussen invited everyone to attend a privacy academy next week

57 Councilmember Holdaway asked about the cost for Ms. Allen to be certified and how much for  
58 the RFP. Ms. Allen replied that the certification was being funded through the state. City  
59 Manager Eric Ellis explained that the contract would come before the council for approval.

61 **3.2. Discussion on Sister Cities**

62 Community Development Director Morgan Brim gave a presentation on sister cities.

64 Councilmember Holdaway commented that he had a bad experience with sister cities and  
65 felt they should be doing the research through zoom instead of traveling to any cities.

67 Councilmember Cameron requested to hear from other cities that had sister cities.  
68 Councilmember Rasmussen working with them and benefit from them. Mayor Fullmer explained  
69 that they were looking at the Innovation center and bringing economic development to Vineyard.

72 **4. PUBLIC COMMENTS**

73 Mayor Fullmer called for public comments.

75 Daria Evans, living in The Villas subdivision, thanked Mr. Brim and the Planning  
76 Commission for answering her questions that she had during the previous Planning Commission  
77 meeting. She had question about an article that came out in the Daily Herald from the mayor. She  
78 wanted to know where the innovation campus would be located and who would be paying for it.  
79 She asked where the solution to pump steam, hot water, or chilled water to buildings had been  
80 used. She also asked about exploring the role of advanced nuclear, small nuclear reactors and  
81 where they would be placed and who the national leaders were she mentioned in the article. She  
82 also asked about the exploring large-scale battery storage systems and where they would be  
83 putting them.

85 Karen Cornelious, living in the Villas subdivision, commented on the same article Ms. Evans  
86 quoted from. She also asked about the Public Safety Master Plan and expressed concerns about  
87 taxes. She felt that residents were being kept in the dark and stressed that things should be shared  
88 publicly. She asked about benefits from the World Trade Organization membership. Wants to  
89 learn more from coming to council meetings. She expressed he concerns about a comment at  
90 Planning Commission that there was too much parking at the new Church of Jesus Christ of  
91 Latter-day Saints Stake Center.

93        Ann Hellewell, living in the Lakefront development, expressed concerns with parking issues  
94        in the Lakefront. She felt that the Homeowners Association parking passes were useless.  
95

96        Kim Cornelius, living in The Villas subdivision, expressed concern with election procedures  
97        and ranked choice voting.  
98

99        Councilmember Cameron reviewed the parking issues. She mentioned that there would be a  
100      roundtable discussion on November 5 at 7 PM in the City Council Chambers. Mr. Ellis added  
101      that they were working on a Parking Master Plan and policies for varied neighborhoods, and also  
102      a less expensive parking management plan.  
103

104       Mayor Fullmer explained that the council would be voting on ranked choice voting in early  
105      2025.  
106

107       Mayor Fullmer suggested that the council hold a work session to talk about the Daily Hearld  
108      article. She explained that a lot of these things came out in small moments and that was why she  
109      puts an article in the news. She also mentioned that they were working at multiple levels and  
110      with the State's plan for nuclear energy.  
111

## 113      **5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

114       Mayor Fullmer moved this item to the end of the meeting.  
115

## 117      **6. STAFF, COMMISSION, AND COMMITTEE REPORTS**

118       Mayor Fullmer moved this item to the end of the meeting.  
119

## 121      **7. CONSENT ITEMS**

### 122      **7.1. Approval of the September 25, 2024, City Council Meeting Minutes**

### 123      **7.2. Cross Connection Control Requirements (Ordinance 2024-12)**

124       The Cross Connection Control Ordinance protects Vineyard City's water supply from  
125       contamination by regulating backflow prevention.

### 126      **7.3. Bid Award for Pavement Preservation (Resolution 2024-29) Fiscal Impact: 127       \$350,000, Approved in the FY24 Budget (Transportation)**

129       Mayor Fullmer called for a motion to approve the consent items.  
130

131       Councilmember Holdaway asked to pull item for discussion 7.3.  
132

133       **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO APPROVE CONSENT ITEMS  
134      7.1 AND 7.2. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL  
135      WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON,  
136      HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED  
137      UNANIMOUSLY.  
138

139 **7.3 Bid Award for Pavement Preservation (Resolution 2024-29) Fiscal Impact:**  
140 **\$350,000, Approved in the FY24 Budget (Transportation)**

141 Councilmember Holdaway asked for clarification on the bid process. Public Works Director  
142 Naseem Ghandour explained pavement preservation and the bidding process. Mr. Ellis explained  
143 the procurement process. A discussion ensued.

144  
145 Mayor Fullmer called for a motion.

146  
147 **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO APPROVE CONSENT ITEM  
148 7.3 AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL  
149 CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON,  
150 HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED  
151 UNANIMOUSLY.

152  
153 **8. APPOINTMENTS/REMOVALS**

154 No appointments were made.

155  
156 **9. BUSINESS ITEMS**

157  
158 **9.1. Public Hearing: Zoning Text Amendment to allow for pharmacy drive-thrus  
within the Downtown Vineyard (Town Center) Special Purpose Zoning Code  
(Ordinance 2024-13)**

159 Applicant is proposing a zoning text amendment to allow for pharmacy drive-thrus in  
160 the Vineyard Downtown area as a permitted use.

161  
162 Mayor Fullmer called for a motion to open the public hearing

163  
164  
165 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING  
166 AT 7:00 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR  
167 FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND  
168 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

169  
170 City Planner Anthony Fletcher gave a brief background on the request and then reviewed the  
171 zoning text amendment. He mentioned that Planning Commission had recommended approval.

172  
173 Mayor Fullmer asked about the conditional use permit. Mr. Fletcher explained that  
174 conditions would be the same and assessed the same. Mr. Brim further explained that they would  
175 follow all of the standards and Planning Commission could mitigate the effects on surrounding  
176 properties.

177  
178 Mayor Fullmer called for public comment.

179  
180 Russell Evans, living in The Villas subdivision, expressed concerns with access and felt that  
181 it should come from more than one direction. A discussion ensued.

186 Mayor Fullmer called additional public comments. Hearing none, she called for a motion to  
187 close the public hearing.  
188

189 **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO CLOSE THE PUBLIC  
190 HEARING AT 7:08 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION.  
191 MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDWAY, RASMUSSEN, AND  
192 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.  
193

194 Councilmember Holdaway expressed concern about building the right access. A discussion  
195 ensued.  
196

197 Councilmember Sifuentes stated that she wanted to allow a drive-thru pharmacy. Mayor  
198 Fullmer agreed. Mr. Brim added that the Planning Commission had expressed the same concerns  
199 and that was why they added the last standard. The discussion continued.  
200

201 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT ORDINANCE 2024-13  
202 COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS  
203 FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, RASMUSSEN, AND  
204 SIFUENTES VOTED YES. COUNCILMEMBER HOLDWAY VOTED NO. THE MOTION  
205 CARRIED FOUR TO ONE.  
206

## 207 **9.2 Public Hearing: Rezone of Lot 6545 (New Fire Station Lot) in the Cottonwoods 208 Neighborhood from R-1-8 to Public Facilities (Ordinance 2024-14)**

209 Vineyard City staff has proposed the zone change for the fire station property from  
210 residential (R-1-8) to Public Facilities.  
211

212 Mayor Fullmer called for a motion to open the public hearing.  
213

214 **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO OPEN THE PUBLIC  
215 HEARING AT 7:13 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION.  
216 MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDWAY, RASMUSSEN, AND  
217 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.  
218

219 Senior Planner Cache Hancey reviewed the zone change to public facilities for the fire  
220 house.  
221

222 Mayor Fullmer asked about the zoning if they vacated the fire house. Mr. Hancey explained  
223 that they would rezone it back to residential use and grandfather the setback in. A discussion  
224 ensued. Mr. Blakesley explained that they could only keep the same zoning through a  
225 development agreement. The discussion continued.  
226

227 Mayor Fullmer called for public comments.  
228

229 Ms. Evans asked about the garage not being in compliance. Mr. Hancey explained that the  
230 size of the garage was for the fire apparatus. Ms. Evans asked about the city potentially setting a  
231 precedence. Mr. Blakesley explained that this would be a legal no-conforming use. Mayor  
232 Fullmer asked if the council would not be obligated to approve amendment like this for other  
233 developments. A discussion ensued.

234

235 Mayor Fullmer called additional public comments. Hearing none, she called for a motion to  
236 close the public hearing.

237

238 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC  
239 HEARING AT 7:20 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION.  
240 MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND  
241 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

242

243 Councilmember Sifuentes asked about signage on the lot so that new residents were aware  
244 of the fire house. Mr. Hancey replied that they were reviewing options.

245

246 Councilmember Holdaway expressed concern with setting a precedence. Mr. Hancey  
247 explained that the fire house was in compliance with the exception of the setback for the garage.  
248 A discussion ensued.

249

250 Mayor Fullmer called for a motion.

251

252 **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO ADOPT ORDINANCE 2024-  
253 14 AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL  
254 CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON,  
255 HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED  
256 UNANIMOUSLY.

257

258 **9.3 Public Hearing: Rezone of 145 N Geneva Road from Regional Mixed Use  
(RMU) to Geneva Road Mixed Use (GRMU) District. (POSTPONED)**  
259 Steve Pruitt has requested for a zoning map amendment for his property (two parcels)  
260 located at 145 N. Geneva Road be rezoned from Regional Mixed Use (RMU) to  
261 Geneva Road Mixed-Use (GRMU). **THIS ITEM HAS BEEN POSTPONED TO A  
262 LATER DATE DUE TO THE NEED FOR A ZONING TEXT AMENDMENT TO  
263 ACCOMPANY THE ZONING MAP AMENDMENT.**

264

265 Mr. Hancey gave a brief update that the applicant withdrew their application, so the public  
266 hearing was cancelled.

267

268

269

## 270 **5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

271 Councilmember Sifuentes reported that she and Councilmember Cameron had participated  
272 in a Utah Valley University public event encouraging students to vote. She mentioned to watch  
273 for items on the ballot that would be mailed this coming Monday. She reported that Deliberate  
274 Spa held their grand opening. She also reported, for economic development, that Mountain  
275 America would be holding their grand opening soon. She noted that Vidor Garage doors in Orem  
276 was interested in partnering with Vineyard and that Texas Roadhouse in Orem had created a  
277 community corner which included Lindon, Vineyard and Orem. Mr. Brim added that the city was  
278 creating a GIS mapping system with locations of businesses in the city and suggested that the  
279 council use it to introduce themselves to businesses.

280

281 Councilmember Cameron had no items to report beyond what she reported earlier.

283        Councilmember Rasmussen reported that she had attended the One Utah Summit which  
284        focused primarily on energy. She reported that Boo-A-Palooza would be on October 21 from  
285        5:30 to 7:30 pm at Grove Park. She mentioned that staff had toured the lake shore with Forestry  
286        Fire and State Lands (FFSL) and that the Community Garden would closing next week.  
287

288        Councilmember Holdaway asked about the tour with FFSL and the plan for the beachfront  
289        and what would be allowed. Mr. Blakesley explained that there was litigation in regard to the  
290        “Public Trust Doctrine” and that the city would be working with FFSL to make sure the plans  
291        respected the doctrine. A discussion ensued. Councilmember Holdaway asked if the property  
292        along the lakeshore was city or state owned, and if the legalities had been determined. Mr.  
293        Blakesley did not have answer right now. A discussion ensued.  
294

295        Councilmember Holdaway asked about the cost and maintenance of the new “City App”  
296        which was just launched and how they would address cyber security concerns. Mr. Ellis  
297        explained that the Communication and Economic Development teams would be maintaining it  
298        and that all cyber security would be initiated.  
299

300        Councilmember Holdaway explained that he was reviewing the RDA documents and then  
301        presented Alpine School District stats for tax increment received from cities, broken down per  
302        student. He expressed concern with the city’s contribution vs other cities contributions. He also  
303        expressed concern about the potential district split and how cities would have to make up for it  
304        because of the RDA. He asked if anyone wanted to discuss the RDA. Mayor Fullmer noted that  
305        they had already had different discussions about the RDA and asked Councilmember Holdaway  
306        to share the documents with the council and the RDA director for assessment. A discussion  
307        ensued. Councilmember Holdaway wanted to know if there were contingency plans if there was  
308        a district split. Councilmember Sifuentes explained that she had been in talks with other cities’  
309        council members and the plans to move forward. Mayor Fullmer suggested that they wait until  
310        after the election to form a subcommittee. Councilmember Sifuentes stated that she would share  
311        what she learned from additional meetings.  
312

313        Councilmember Holdaway asked about using RDA funds to build a fire department and city  
314        hall. Mr. Blakesley replied that he would get him the information.  
315

316  
317  
318

## 6. STAFF, COMMISSION, AND COMMITTEE REPORTS

319       Mr. Ellis reported that the council had approved \$92,000 for IT services and mentioned that  
320       there would be a groundbreaking for the fire house.

321  
322

## 323       10. CLOSED SESSION

324       No closed session was held.

325  
326

## 327       11. ADJOURNMENT

328       Mayor Fullmer adjourned the meeting at 7:48 pm.

329  
330

331       MINUTES APPROVED ON: \_\_\_\_\_

332  
333

334       CERTIFIED CORRECT BY:

*Pamela D. Spencer*

335       PAMELA SPENCER, CITY RECORDER

336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353

