



**MINUTES OF A REDEVELOPMENT  
AGENCY BOARD MEETING**

City Council Chambers  
125 South Main Street, Vineyard, Utah  
February 12, 2025, at 6:00 PM

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**Present**

Chair Julie Fullmer  
Boardmember Sara Cameron  
Boardmember Brett Clawson  
Boardmember Mardi Sifuentes

**Absent**

Boardmember Jacob Holdaway

**Staff Present:** City Manager Eric Ellis, City Attorney Jayme Blakesley, RDA Director Josh Daniels, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Public Works Director Naseem Ghandour, Senior Planner Cache Hancey, Finance Director Kristie Bayles, Communications Manager Jenna Ahern, Deputy City Recorder Tony Lara

**Others Speaking:** Laura Lewis from Lewis Robertson and Burningham

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

Chair Fullmer began the meeting at 6:00 pm.

**2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

**3. CONSENT ITEMS**

**3.1. Approval of the January 29, 2025, RDA Meeting Minutes**

**Motion:** BOARDMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER CAMERON SECONDED THE MOTION. CHAIR FULLMER AND BOARDMEMBERS CAMERON, SIFUENTES AND CLAWSON VOTED YES. BOARDMEMBER HOLDAWAY WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

#### **4. BUSINESS ITEMS**

##### **4.1. Bid Award for Architectural Services for the new Vineyard Center (Resolution U2025-01) (*This item was continued from the January 29, 2025, City Council Meeting.*)**

Chair Fullmer turned time over to RDA Director Josh Daniels.

Mr. Daniels presented the bid award and introduced Laura Lewis from Lewis Robertson and Burningham.

Ms. Lewis presented on potential bond options available to the city and what the process would look like if the city chose to pursue that option.

Boardmember Sifuentes asked for clarification on leasing arrangements, and it was confirmed that Mountainland Association of Governments would not be leasing the building from the city.

Boardmember Cameron wanted to know if there was any plan to raise the sales tax rate at all. Ms. Lewis advised that the city already charges the maximum rate so it would not be changing. Additionally, Ms. Lewis pointed out that should the city be unable to pay its debt that bondholders could not demand that the city raise property taxes.

Chair Fullmer reminded the public that there was not going to be a vote on the bonding during the current meeting, but that vote would be held separately on a different night. The vote before the board was solely for the bid award for the architect.

Boardmember Clawson asked for clarification on debt service coverage and some of the calculations that were being presented. A discussion ensued.

Boardmember Sifuentes asked for breakdown of the process and at what point would the board know the amount of any proposed bond.

Boardmember Clawson asked for clarification on future projected construction costs.

Boardmember Cameron had additional questions on debt service and projections from the presentation. Ms. Lewis added clarification. Additionally it was determined that Finance Director Kristie Bayles might be the correct staff to help further answer her questions.

Chair Fullmer asked if the board had questions on the bid. Boardmember Sifuentes asked the staff to reintroduce the bid.

City Manager Eric Ellis gave a short presentation reintroducing the bid and answered questions from the council. Boardmember Clawson wanted to confirm that there was no impact to the general fund. A discussion ensued.

Community Development Director Morgan Brim gave a presentation on the bid process that staff had gone through to select Method Studios and examples provided by them of similar projects that had been done in the past. A discussion ensued.

Boardmember Sifuentes asked if it would be possible to project an annual cost. Mr. Ellis explained that it was part of the debt service coverage in Ms. Lewis's presentation.

**Motion:** BOARDMEMBER CLAWSON MOVED TO ADOPT RESOLUTION U2025-01. BOARDMEMBER CAMERON SECONDED THE MOTION. THE ROLL CALL VOTE WAS AS FOLLOWS: CHAIR FULLMER AND BOARDMEMBERS CAMERON, SIFUENTES AND CLAWSON VOTED YES. BOARDMEMBER HOLDAWAY WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

## **5. CLOSED SESSION**

strategy sessions to discuss pending or reasonably imminent litigation

**Motion:** BOARDMEMBER SIFUENTES MOVED TO ENTER A CLOSED SESSION AT 6:34 PM FOR THE PURPOSE OF A STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION. BOARDMEMBER CAMERON SECONDED THE MOTION. CHAIR FULLMER AND BOARDMEMBERS CAMERON, SIFUENTES, AND CLAWSON VOTED YES. BOARDMEMBER HOLDAWAY WAS EXCUSED THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

## **6. ADJOURNMENT**

Chair Fullmer adjourned the meeting at 6:56 PM.

**MINUTES APPROVED ON:** February 26, 2025

**CERTIFIED CORRECT BY:**   
**TONY LARA, DEPUTY CITY RECORDER**

