



## MINUTES OF A REDEVELOPMENT AGENCY BOARD MEETING

City Council Chambers  
125 South Main Street, Vineyard, Utah  
February 26, 2025, at 6:03 PM

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### Present

Chair Julie Fullmer  
Board Member Sara Cameron  
Board Member Brett Clawson  
Board Member Jacob Holdaway

### Absent

Board Member Mardi Sifuentes

**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, Finance Director Kristie Bayles, Parks and Recreation Director Brian Vawdrey, Communications Manager Jenna Ahern, Deputy City Recorder Tony Lara, City Recorder Pamela Spencer

### Others Speaking:

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

Chair Fullmer opened the meeting at 6:03 PM. She gave the invocation and led the Pledge of Allegiance.

#### 2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

##### 2.1. RDA Update

RDA Director Josh Daniels will give a brief update on the RDA.

Chair Fullmer turned the time over to RDA Director Josh Daniels.

Mr. Daniels gave a brief update on the RDA.

Board Member Clawson asked if the 2024 numbers were actuals, and 2025 and newer were projections. Mr. Daniels replied that he was correct. A discussion ensued.

Mr. Daniels continued his update.

Board Member Holdaway asked who had put the shortfall into the budget. Mr. Daniels explained how the mitigation plan worked.

Board Member Holdaway explained that if the RDA did not produce, this was an insurance policy

for the school district to have sufficient funds. He noted that the city did not have a mitigation payment included in the plan. A discussion ensued. Mr. Daniels explained why there had not been a mitigation payment.

### **3. CONSENT ITEMS**

#### **3.1. Approval of February 12, 2025, RDA Meeting Minutes**

Chair Fullmer called for a motion.

**Motion:** BOARD MEMBER CAMERON MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARD MEMBER CLAWSON SECONDED THE MOTION. CHAIR FULLMER, BOARD MEMBERS CAMERON, CLAWSON, AND HOLDAWAY VOTED YES. BOARD MEMBER SIFUENTES WAS EXCUSED. THE MOTION CARRIED WITH ONE (1) ABSENT.

### **4. CLOSED SESSION**

The RDA Board pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- a. strategy sessions to discuss pending or reasonably imminent litigation.

Board member Holdaway asked if they could disclose the topic of the closed session. City Attorney Jayme Blakesley replied that they would do a presentation following the closed session. A discussion ensued.

Chair Fullmer called for a motion to go into a closed session.

**Motion:** BOARD MEMBER CAMERON MOVED TO GO INTO A CLOSED SESSION IMMEDIATELY IN THE CONFERENCE ROOM FOR A STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION. BOARD MEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARD MEMBERS CAMERON, CLAWSON, AND HOLDAWAY VOTED YES. BOARD MEMBER SIFUENTES WAS EXCUSED. THE MOTION CARRIED WITH ONE (1) ABSENT.

The RDA went into a closed session at 6:42 PM. The RDA Board meeting resumed at 7:05 PM.

### **5. BUSINESS ITEMS**

#### **5.1. Discussion and Action - Settlement Agreement**

City Attorney Jayme Blakesley will present a settlement agreement.

Chair Fullmer turned the time over to City Attorney Jayme Blakesley.

Mr. Blakesley explained the reason for the settlement and then reviewed the settlement agreement. Board Member Holdaway commented on the settlement agreement. He said that in May of 2014 hundreds of residents opposed this development agreement. He stated that he agreed with the settlement but felt that people of the Water's Edge development should have a say. He felt that

moving forward they needed to take things slower and have contractual things in place. (Note - Councilmember Holdaway was discussing the Water's Edge development but the settlement agreement that was on the agenda referred to the Lakefront at Vineyard Town Center development which started in 2019.)

Mr. Blakesley said that settlement agreements were tough, and this development predated him, so he did not want to speculate as to what occurred at that time. He felt that they would take some lessons from this with future reimbursement agreements. He explained that this settlement agreement would allow the RDA to make the necessary improvements. He noted that if they wanted to, they could involve residents in the landscape process.

Chair Fullmer agreed with Mr. Blakesley and said that the dispute had been going on for a long time and added that they had made improvements to the approval process. She noted that this agreement would be a cost savings to the city.

Board Member Clawson supported the discussion and felt that it was unfortunate that residents had to go through this.

Board Member Cameron agreed with the comments and felt it was good to help the residents understand the process.

Board Member Holdaway felt that this agreement freed Edge Homes from doing the landscaping but allowed the city to move forward.

Chair Fullmer noted that the landscaping would be an open process. She felt that there were clear things that happened and not settling would come as a loss to the community.

Chair Fullmer called for a motion.

**Motion:** BOARD MEMBER CAMERON MOVED TO APPROVE THE SETTLEMENT AGREEMENT AS PRESENTED. BOARD MEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARD MEMBERS CAMERON, CLAWSON, AND HOLDAWAY VOTED YES. BOARD MEMBER SIFUENTES WAS EXCUSED. THE MOTION CARRIED WITH ONE (1) ABSENT.

## 6. ADJOURNMENT

Chair Fullmer adjourned the meeting at 7:25 PM.

MINUTES APPROVED ON: April 30, 2025

CERTIFIED CORRECT BY: Pamela D. Spencer  
PAMELA SPENCER, CITY RECORDER

