



**MINUTES OF A REGULAR  
CITY COUNCIL MEETING**

City Council Chambers  
125 South main Street, Vineyard, Utah  
May 28, 2025, at 6:00 PM

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**Present**

Mayor Julie Fullmer  
Councilmember Sara Cameron  
Councilmember Jacob Holdaway (left at 7:53 PM)  
Councilmember Mardi Sifuentes

**Absent**

Councilmember Brett Clawson

**Staff Present:** City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Orem Fire Chief Marc Sanderson, Chief Building Official Cris Johnson, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Public Works Director Naseem Ghandour, Environmental Utilities Manager Devan Peterson, Finance Director Kristie Bayles, Utility Billing Clerk Maria Arteaga, Parks and Recreation Director Brian Vawdrey, Communications Manager Jenna Ahern, City Recorder Pamela Spencer

**Others Speaking: residents** Darlene Price, Daria Evans, David Lauret, and David Pearce; Steve Jones with Hansen Allen and Luce

**1. CALL TO ORDER**

Mayor Fullmer called the meeting to order at 7:14 PM.

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

**2.1. Sheriff's Office Awards**

Lieutenant Holden Rockwell introduced and recognized the deputies assigned to Vineyard and highlighted a few of the awards they were given.

**3. WORK SESSION**

**3.1. Purchasing Policy**

Mayor Fullmer turned the time over to Finance Director Kristie Bayles.

Ms. Bayles reviewed the Purchasing Policy. She noted that the city also had a credit card policy and what the limits were on those cards. She continued her presentation.

Councilmember Cameron thanked Ms. Bayles for her work. Councilmember Sifuentes asked about the breakdown of purchases that were above the numbers in the presentation. Ms. Bayles reviewed the breakdown. She noted that she would be giving the council a monthly breakdown of expenses. There was a discussion about spending approvals, fund balances, travel, and training. Councilmember Holdaway wanted it spelled out as to where staff were traveling. A discussion ensued. Councilmember Sifuentes called for a Point of Clarification. Councilmember Sifuentes stated that Councilmember Holdaway had quoted spending \$90,000 on food and if as she had gone through every food transaction it only came to \$24,523.60. The discussion continued. Councilmember Sifuentes felt that staff were trying to be fiscally responsible, and she felt this discussion was creating a hard atmosphere. Mayor Fullmer stated for a point of clarity that they vote on the budget annually, it was in reports that they receive, and they will start getting those reports monthly reports. There was a discussion about travel. Councilmember Holdaway wanted it to be publicly disclosed monthly and put it on consent for everything over \$5,000. He noted that the city did not have the same tax base as other cities mentioned in the discussion.

Mayor Fullmer agreed that they did not have the same tax base as other cities, but they did have the tax base appropriate for Vineyard and felt that they were being fiscally conservative. She said that looking at the policy guide it was one of the most stringent policies and it was clear for the people and now they were taking an extra step by providing monthly reports. She felt that there was no reason to change the current policy.

Councilmember Sifuentes stated that she did not agree with having the report on consent for items \$5,000 and above. She felt that it would not allow the city to function the way they wanted it to that Councilmember Holdaway was blurring the lines between administrative and legislative responsibilities.

Councilmember Cameron agreed with Councilmember Sifuentes's comments.

#### **4. PUBLIC COMMENTS**

Councilmember Holdaway stated he needed to leave the meeting early. Mayor Fullmer asked him if he had any comments before he left.

Councilmember Holdaway appreciated the discussion on the procurement policy. He wanted to publicly thank the State Auditor's Office for their help.

(Councilmember Holdaway left the meeting at 7:53 PM.)

Mayor Fullmer called for public comments.

Darlene Price, living in the Villas subdivision, expressed concern with youth riding scooters and not following the street signs, cars not stopping at crosswalks with the flashing lights, the unevenness of the tennis courts at Gammon Park, and the speed limit in the Villas subdivision not being followed.



Daria Evans, living in the Villas, thanked the Sheriff's Department, she also acknowledged Veterans and those who gave their lives for our freedom. She asked where she could find the answers to the questions addressed in the RDA meeting about the Taxing Entity Committee and where the miscellaneous revenues came from in the tentative fiscal 26 budget.

Daivd Lauret, living on Holdaway Road, thanked the council for the debates they were having and asked if they could have increased patrols on Holdaway Road.

David Pearce, living in the Cascade subdivision, seconded the concerns about safety in pedestrian crossings.

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

Councilmember Sifuentes reported that Vineyard Days would be next week and that there was a website for residents to see what is happening. She also reported that Huntsman Cancer Institute was ahead of schedule and the grocery store was on schedule.

Mayor Fullmer reported that there would be a lot of transportation, utility, interlocal agreements with developments along the freight alignment discussions coming up. She suggested that the schedule meetings to finetune the budget in the next few weeks so it would be ready for approval.

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

City Recorder Pamela Spencer reported that the candidate filing period would open this Monday June 2 and run through Friday June 6 from 8:00 AM to 5:00 PM. She noted that it would be on a first-come, first-served basis so there was no need for an appointment. She mentioned that there were two (2) new forms this year. One being the Conflict-of-Interest form and the other would only be used if someone would like to have a nickname or a common derivative of their legal first name appear on the ballot. She requested that potential candidates have these forms filled out ahead of time and bring them with them when they come to declare.

## **7. CONSENT ITEMS**

**7.1. Approval of the May 14, 2025, City Council Meeting Minutes**

**7.2. Amendments to the Vineyard Municipal Code Section 10.20.202 - Streets; Traffic Control (Ordinance 2025-07)**

**7.3. Contract Award for Penny Springs Pressurized Irrigation Pond Improvement (Concrete Lining)**

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

## **8. APPOINTMENTS/REMOVALS**

There were no names submitted.

## **9. BUSINESS ITEMS**

### **9.1. PUBLIC HEARING - Fiscal Year 2025 Budget Amendment #3 (Resolution 2025-25)**

FY2024-2025 Budget Amendment #3

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

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING AT 8:04 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

Mayor Fullmer turned the time over to Finance Director Kristie Bayles.

Ms. Bayles reviewed the amendments to the budget.

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

**Motion:** COUNCILMEMBER CAMERON MOVED TO CLOSE THE PUBLIC HEARING AT 8:08 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2025-25, APPROVING THE VINEYARD CITY FISCAL YEAR 2024 – 2025 BUDGET AMENDMENT #3 AS PRESENTED BY STAFF. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

### **9.2. PUBLIC HEARING – Adopted Tentative Fiscal Year 2025-2026 Budget**

The Mayor Fullmer and City Council will hear public comment regarding the adopted Tentative Fiscal Year 2025-2026 Budget. Utah State Code 10-6-115 states that after the conclusion of the public hearing, the Mayor Fullmer and City Council may continue to review the tentative budget. Approval of the final budget is tentatively scheduled for June 25, 2025.

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

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING AT 8:09 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

Mayor Fullmer turned the time over to Finance Director Kristie Bayles.

Ms. Bayles reviewed the budget timeline and the tentative budget.

Councilmember Sifuentes asked about the cemetery sexton. Public Works Director Naseem Ghandour and Ms. Spencer explained the position.

Ms. Bayles noted that the final budget would be approved on June 25, 2025. She asked the council give her their concerns and comments before that meeting.

Mayor Fullmer called for public comments.

Mr. Lauret asked about the land for the cemetery. Mayor Fullmer replied that they had determined the location for the cemetery and gave some examples of areas where it could be located.

Mayor Fullmer called for a motion to close the public hearing.

**Motion:** COUNCILMEMBER CAMERON MOVED TO CLOSE THE PUBLIC HEARING AT 8:17 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

**9.3. PUBLIC HEARING: Wastewater (Sewer) Master Plan and Impact Fee Analysis (IFA) (Ordinance 2025-08)**

Public Works will present the Wastewater (Sewer) Master Plan and the Facilities Impact Fee. The Mayor Fullmer and City Council will act to adopt this plan by ordinance.

Mayor Fullmer turned the time over to Steve Jones with Hansen Allen and Luce the presentations for the Wastewater and Water Master Plans.

Mr. Jones presentations on both the Wastewater Master Plan, the Water Master Plan, and their Impact Fees.

Councilmember Sifuentes asked for clarification on the different types of impact fees (commercial vs residential). Mr. Jones explained the differences. A discussion ensued.

Mayor Fullmer asked if they ever wave costs. Mr. Ghandour relied that when developers go above on beyond in their development, they could receive impact fee credits.

Mayor Fullmer called for a motion to open both public hearings.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARINGS FOR ITEMS 9.3 AND 9.4 at 8:31 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

Mayor Fullmer called for public comments

Ms. Evans requested that her questions from the public comment section be answered tonight. She asked why it took so long to create the Water Master Plan, did Vineyard treat all developers equally with regards to impact fees, do any developers get a discount on water impact fees, how will Vineyard find the water that was needed for the future, what will happen when Vineyard uses the 3500 acre feet of water available, and where will additional drinking water come from.

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

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARINGS AT 8:33 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

Environmental Utilities Manager Devan Peterson, Mr. Ghandour and Mr. Jones were asked to respond to Ms. Evans' questions. Mr. Ghandour explained that the Water Master Plan was originally done in 2007, and the fees and operations were adjusted throughout the years. He noted that Master Plans look out about 30 to 50 years but should be updated every 10 years, and the map and impact fees should be updated every five (5) years. He said that they treat all developers equally, and that developers could receive a credit for upgrades done. He said that they were always looking for additional water and they would not be doing any drilling. There was a discussion about how the city was obtaining water rights. Mr. Jone added that they were optimistic that the state would have enough water for the future. Mayor Fullmer clarified that they were always looking for additional water, but the city would not grow beyond the water capacity. City Manage Eric Ellis added that going forward they would continue to pursue water conservation efforts.

Mayor Fullmer called for a motion to close the public hearing again.

COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARINGS AT 8:43 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

Mayor Fullmer called for a motion to approve 9.3.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT ORDINANCE 2025-08 THE WASTEWATER MASTER PLAN AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

**9.4. PUBLIC HEARING: Water Master Plan and Impact Fee Analysis (IFA) (Ordinance 2025-09)**

Public Works will present the Water Master Plan and the Facilities Impact Fee. The Mayor Fullmer and City Council will act to adopt this plan by ordinance.

Note: The public hearing for the Water Master Plan was held in conjunction with the Wastewater Master Plan.

Mayor Fullmer called for a motion to approve 9.4.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT ORDINANCE 2025-09 THE WATER MASTER PLAN AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

Mayor Fullmer asked Ms. Bayles to explain the miscellaneous revenues that Ms. Evans asked about earlier in the meeting. She also addressed the question asked by Ms. Evans in regards the John Barrick request discussed in the RDA meeting. She explained that the RDA Director would write something up and be presented it during the next RDA meeting. There was a discussion about what would be presented.

Ms. Bayles explained how miscellaneous revenue fund worked. He gave some examples of what types of payments would go into that fund.

**9.5. PUBLIC HEARING - Consolidated Fee Schedule Amendment (Resolution 2025-23)**

Utility Bill Clerk Maria Arteaga will present a proposed amendment to the Consolidated Fee Schedule. The Mayor Fullmer and City Council will act to adopt (or deny) this request by resolution.

Mayor Fullmer turned the time over to Utility Bill Clerk Maria Arteaga.

Ms. Arteaga reviewed the amendments and the items being removed from this amendment.

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

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING AT 8:49 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

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

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 8:49 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TWO (2) ABSENT.

Councilmember Sifuentes asked about the missing redlines. Ms. Arteaga reviewed the redline amendments and where they could find them in the Consolidated Fee Schedule.

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER CAMERON MOVED TO ADOPT RESOLUTION 2025-23, CONSOLIDATED FEE SCHEDULE AMENDMENTS, WITH THE EXCEPTION OF REMOVING THE PARKS AND RECREATION FACILITIES MASTER PLAN IMPACT FEES AND THE GROVE PARK CONCESSIONS CONTRACT FEES. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMREON AND SIFUENTES VOTED YES. COUNCILMEMBERS CLAWSON AND HOLDAWAY WERE EXCUSED. THE MOTION CARRIED WITH TOW (2) ABSENT.

## **10. CLOSED SESSION**

No closed session was held.

## **11. ADJOURNMENT**

Mayor Fullmer adjourned the meeting at 8:52 PM.



**MINUTES APPROVED ON:** June 11, 2025

**CERTIFIED CORRECT BY:**   
**PAMELA SPENCER, CITY RECORDER**