



**MINUTES OF A REGULAR
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
June 11, 2025, at 5:31 PM

Present

Mayor Julie Fullmer (left at 6:00 PM)
Councilmember Sara Cameron
Councilmember Jacob Holdaway (joined remotely at 5:40PM)
Councilmember Mardi Sifuentes
Councilmember Brett Clawson

Absent

Staff Present: City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Public Works Director Naseem Ghandour, Finance Director Kristie Bayles, Utility Billing Clerk Maria Arteaga, Parks and Recreation Director Brian Vawdrey, City Recorder Pamela Spencer, and Deputy Recorder Tony Lara

Others Speaking: Vineyard residents Daria Evans, Keith Vincent, Claudia Lauret, and Karen Cornelius. Orem resident John Barrick

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

Mayor Fullmer began the meeting at 5:31PM

Mayor Fullmer gave the invocation and led the Pledge of Allegiance.

2. CLOSED SESSION

Motion: COUNCILMEMBER SIFUENTES MOTIONED TO ENTER INTO A CLOSED SESSION AT 5:32PM, FOR THE PURPOSES OF DISCUSSING THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL AS WELL AS REASONABLE OR IMMINENT LITIGATION. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY.

Deputy Recorder Tony Lara called the meeting back to order at 6:05PM. Mayor Fullmer was excused and Mr. Lara called for a nomination for Mayor Pro Tempore.

Motion: COUNCILMEMBER SIFUENTES NOMINATED COUNCILMEMBER CAMERON TO SERVE AS MAYOR PRO TEMPORE. COUNCILMEMBER CLAWSON SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

3. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3.1. Fraud Risk Assessment Presentation

Finance Director Kristie Bayles gave a presentation on the Fraud Risk Assessment.

Councilmember Holdaway asked for clarification if this assessment was the one required yearly that included a series of checkboxes. Ms. Bayles confirmed that it was. She also confirmed for the councilmember that although it was sent to the state auditor it had nothing to do with a draft report that had been sent to the city from the auditor's office.

4. WORK SESSION

4.1. FY26 Budget Discussion

Reminder to Council to continue to review FY26 Budget

City Manager Eric Ellis explained that this was a reminder to the council that final adoption of the Fiscal Year 2026 budget would be later in the month. He reminded the council to send any questions they may still have to staff.

5. PUBLIC COMMENTS

Deputy Recorder Tony Lara read a comment that had been provided by resident Tyler Haroldsen.

Daria Evans, living in The Villas subdivision, commented that she was pleased with the turnout for Vineyard Days as well as for senior pickleball. She wanted to know more about the wood wall near the Frontrunner station. She also wanted to know the status of the proposed climbing gym as well as the estimated completion date on the repair work being done on Main Street. Lastly, she wanted to know how many acre/feet of water is being purchased with the 7 water shares that were mentioned at the last council meeting.

Mr. Ellis explained that the wall was intended to provide marketing space for Utah City development to advertise upcoming projects. He shared that there was a pause on the climbing gym and so there was no estimated date to be given on completion of that project. Lastly, he confirmed that the expected completion of the work on Main Street is June 22nd. He gave an answer to the water shares question later in the meeting.

Keith Vincent, living in The Villas Subdivision, asked for clarification on the status of the money allocated to the city hall project. He wanted to know if that money could be reallocated to a different project. He stated that some of the line items were being transferred from one fund to another and that they were being used to cover deficits in those funds. He did not state which funds he was referring to or what deficits he believed there were.

Ms. Bayles explained state limits on surpluses in the general fund and how it is related to transfers into capital projects.

Orem Resident John Barrick questioned the accuracy of the Fraud Risk Assessment and wanted to know if it applied to the Redevelopment Agency (RDA) as well. He asked if either the RDA or the city sent out legal analysis without consulting with the city attorney. He commented on what he saw as inaccuracies in a draft response to questions he had emailed the board previously. He accused the board of sending out “fake” legal advice.

City Attorney Jayme Blakesley asked for clarification on which document Mr. Barrick was referring to. Mayor Pro Tempore Cameron explained that there would be an RDA meeting immediately following the city council meeting and that those questions would be answered then.

Claudia Lauret, living on Holdaway Road, wanted to know if the city budgeted for ongoing maintenance cost and future transportation issues, referencing comments made by Mr. Haroldsen earlier.

Karen Cornelius, living in The Villas Subdivision, had questions regarding the impact the RDA’s tax increment collection would have on the newly formed school district in light of the dissolution of the Alpine School District. She was concerned that it would take money away from schools.

Councilmember Sifuentes commented that although the district would be split it would also be covering a smaller area and therefore the situation described by Ms. Cornelius, of the same tax burden now being shared by a smaller number of cities was incorrect. She also commented that the benefit of the RDA was that it was creating value in land that previously would not have had value and so in the long run it was benefiting the Alpine School District and would continue to benefit the newly formed smaller district as well.

Mr. Vincent asked for clarification on the RDA meeting that would be held and wanted to confirm the questions raised during public comment would be answered.

6. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Holdaway asked for clarification on the existence of a maximum collection limit for the RDA. He also asked for clarification on the use of RDA funds for Sage Consulting and wanted to know if the firm had been involved in helping to pass legislation that allowed the RDA to extend its collection period for an additional 25 years.

Councilmember Clawson expressed his gratitude to the City Council and staff for how quickly they moved to address resident concerns regarding the speed limit in the LeCheminant area.

Councilmember Sifuentes thanked staff for all their hard work on Vineyard Days celebration events. She reported that the interlocal meetings regarding the school district were going well. Additionally, she felt that economic development was going well and that she was excited by what she was seeing.

Mayor Pro Tempore Cameron expressed her gratitude for the shade sails, and she felt they were a great help in keeping the playground equipment cool. She also thanked staff for all the work they had done for Vineyard Days.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

City Manager Report

Mr. Ellis explained that the water shares equaled approximately 101.5 Acre/Feet of water.

Mr. Ellis gave his monthly report to the council.

8. CONSENT ITEMS

- 8.1. Approval of the May 28, 2025, City Council Meeting Minutes**
- 8.2. Municipal Code Amendment Chapter 13.12 Parks (Ordinance 2025-06)**
- 8.3. Concession Offerings at Vineyard Grove Park (Resolution 2025-26)**
- 8.4. Approval of the Parks and Recreation Master Plan and Impact Fee Analysis (Ordinance 2025-01)**
- 8.5. Water Supply Agreement between Central Utah Water Conservancy District & Vineyard City (Resolution 2025-30)**

Councilmember Clawson asked to remove item 8.5 for discussion.

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVE CONSENT ITEMS 8.1 THROUGH 8.4 AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION. THE ROLL CALL WAS AS FOLLOWS: MAYOR PRO TEMPORE CAMERON AND COUNCILMEMBERS SIFUENTES, CLAWSON AND HOLDWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

Councilmember Clawson asked for clarification for the public on item 8.5. Public Works Director Naseem Ghandour gave a summary of the proposed agreement.

Motion: COUNCILMEMBER CLAWSON MOVED TO APPROVE CONSENT ITEM 8.5 AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. THE ROLL CALL WAS AS FOLLOWS: MAYOR PRO TEMPORE CAMERON AND COUNCILMEMBERS SIFUENTES, CLAWSON AND HOLDWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

9. APPOINTMENTS/REMOVALS

There were no appointments made.

10. BUSINESS ITEMS

10.1. DISCUSSION AND ACTION - Vineyard Zoning Code Update (Ordinance 2025-03)

Mr. Ellis introduced the item and asked if the council had any questions.

Councilmember Sifuentes asked if there had been any significant changes since the last meeting she had regarding this. Mr. Ellis and Mr. Blakesley confirmed there had not been.

Councilmember Holdaway also asked if any changes had been made since his meeting as well. Both confirmed that there had not been. A discussion ensued.

Motion: COUNCILMEMBER CLAWSON MOVED TO APPROVE ORDINANCE 2025-03, VINEYARD ZONING CODE UPDATE. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. THE ROLL CALL WAS AS FOLLOWS: MAYOR PRO TEMPORE CAMERON AND COUNCILMEMBERS SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

10.2. PUBLIC HEARING - Consolidated Fee Schedule Amendment (Resolution 2025-29)

Motion: COUNCILMEMBER SIFUENTES MOVED TO ENTER INTO A PUBLIC HEARING AT 7:01PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR PRO TEMPORE CAMERON AND COUNCILMEMBERS SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

Billing Clerk Maria Arteaga presented the proposed amendments.

Daria Evans, living in The Villas Subdivision, asked about the Transportation Utility Fee listed on the consolidated fee schedule. She stated that it was her understanding that those had expired and wanted to know if the city was taking steps to renew and after it was complete if the fee would be increasing.

Motion: COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 7:05PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR PRO TEMPORE CAMERON AND COUNCILMEMBERS SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

Ms. Evans asked if the council would be removing the Transportation Utility Fee from the Consolidated Fee Schedule before approving the amendments. Mr. Ellis explained that the fee was still present on the schedule but was not being charged to residents and that it had been cancelled by the city council in January of 2020. He explained that it would be brought back for consideration during the study as part of the Transportation Master Plan. It was confirmed that approval of the amended fee schedule did not represent adoption of a new Transportation Utility Fee.

Motion: COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2025-29 CONSOLIDATED FEE SCHEDULE AMENDMENT AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR PRO TEMPORE CAMERON AND COUNCILMEMBERS SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. MAYOR FULLMER WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

11. ADJOURNMENT

Mayor Pro Tempore Cameron adjourned the meeting at 7:08PM

MINUTES APPROVED ON: 06/25/2025

CERTIFIED CORRECT BY:


TONY LARA, DEPUTY CITY RECORDER

