



NOTICE OF A REGULAR CITY COUNCIL MEETING

July 9, 2025, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Wednesday, July 9, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Julie Fullmer

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**
- 2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

2.1. Golf Cart Ordinance Presentation

Lt. Holden Rockwell, with the Utah County Sheriff's Office, will give a presentation on the recently adopted ordinance regarding the use of golf carts.

2.2. Political Signs Presentation

Neighborhood Services Coordinator Maria Arteaga will give a presentation on the municipal code pertaining to political signs.

- 3. WORK SESSION**

- 4. PUBLIC COMMENTS**

“Public Comments” is defined as time set aside for citizens to express their views for items not on the agenda. During a period designated for public comment, the mayor or chair may allot each speaker a maximum amount of time to present their comments, subject to extension by the mayor or by a majority vote of the council. Speakers offering duplicate comments may be limited. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. The Chair of the meeting reserves the right to organize public comments by topic and may group speakers accordingly. If action is necessary, the item will be listed on a future agenda; however, the Council may elect to discuss the item if it is an immediate matter of concern. *Public comments can be submitted ahead of time to pams@vineyardutah.org.*

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

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

City Manager Report

7. CONSENT ITEMS

- 7.1. Approval of the June 25, 2025, City Council Meeting Minutes**
- 7.2. Municipal Code Amendment Section 13.16 Public Library (Ordinance 2025-10)**

8. APPOINTMENTS/REMOVALS

- 8.1. With the advice and consent of the council, the mayor may appoint a Youth Council Co-advisor.**

9. BUSINESS ITEMS

9.1. Utility Billing Practices (Resolution 2025-39)

Neighborhood Services Coordinator Maria Arteaga will present proposed changes to utility policies as they pertain to renters.

9.2. Watering Schedules (Resolution 2025-40 or Ordinance 2025-13)

10. CLOSED SESSION

The Mayor and City Council 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 discussion of the character, professional competence, or physical or mental health of an individual
- b strategy sessions to discuss collective bargaining
- c strategy sessions to discuss pending or reasonably imminent litigation
- d strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- e strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- f discussion regarding deployment of security personnel, devices, or systems
- g the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah Procurement Code](#)

11. ADJOURNMENT

The next regularly scheduled meeting is on _____.

This meeting may be held in a way that will allow a councilmember to participate electronically.

The public is invited to participate in all City Council meetings. In compliance with the

Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

07/08/2025

CERTIFIED (NOTICED) BY:

/s/Tony Lara

TONY LARA, DEPUTY CITY RECORDER



1
2 **MINUTES OF A REGULAR**
3 **CITY COUNCIL MEETING**

4 City Council Chambers
5 125 South Main Street, Vineyard, Utah
6 June 25, 2025, at 6:28 PM
7
8

9 **Present**

10 Mayor Julie Fullmer
11 Councilmember Sara Cameron
12 Councilmember Brett Clawson
13 Councilmember Jacob Holdaway
14 Councilmember Mardi Sifuentes
15

Absent

16 **Staff Present:** City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden
17 Rockwell with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Community
18 Development Director Morgan Brim, Senior Planner Cache Hancey, Public Works Director
19 Naseem Ghandour, Environmental Utilities Manager Devan Peterson, Finance Director Kristie
20 Bayles, Parks and Recreation Director Brian Vawdrey, Digital Media Specialist Anna Bird, Deputy
21 Recorder Tony Lara, and City Recorder Pamela Spencer
22

23 **Others Speaking:** residents Darelene Price, Daria Evans, and David Pearce
24
25

26 **1. CALL TO ORDER**

27  Mayor Fullmer opened the meeting at 6:28 PM and called for a motion to go into a closed
28 session.
29
30

31 **2. CLOSED SESSION**

32  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO GO INTO A CLOSED
33 SESSION FOR TWO ITEMS. ITEM ONE IS TO DISCUSS THE CHARACTER,
34 PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN
35 INDIVIDUAL AND ITEM TWO WAS TO DISCUSS THE CHARACTER, PROFESSIONAL
36 COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL FOR A
37 STRATEGY SESSION AND TO DISCUSS PENDING OR REASONABLY IMMINENT
38 LITIGATION. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL
39 WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON,
40 AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDWAY VOTED NO. THE
41 MOTION CARRIED FOUR (4) TO ONE (1).
42
43

44 **3. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

45 No items were submitted.
46

47

48 **4. WORK SESSION**

49 No items were submitted.

50

51

52 **5. PUBLIC COMMENTS**

53  The meeting resumed at 7:33 PM. Mayor Fullmer called for public comments.

54

55  Darlene Price, living in the Villas, expressed concern with safety in crosswalks and motorized
56 devises on sidewalks.

57

58  Daria Evans, living in the Villas, asked about short-term rentals and the appeal hearing being
59 cancelled.

60

61  Mayor Fullmer explained that there was an item on the agenda that addressed some of the
62 motorized devices Ms. Price brought up. City Manager Eric Ellis explained that the city had not
63 approved short-term rentals and noted that the appellant had rescinded his request. Community
64 Development Director Morgan Brim added that they had short-term rental codes for multi-family
65 neighborhoods only.

66

67

68 **6. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

69  Councilmember Clawson reported that he had done some research on the relative value of the
70 RDA. His research found that the annual reports were available online and that the Vineyard RDA
71 had an increased value of 60 percent. He compared the Vineyard RDA to the Cottonwood RDA. If
72 he had said that they could make an investment for the school district that would meet every
73 investment by 45 percent, they would take the deal.

74

75  Councilmember Sifuentes reported on the Key Leader Dinner put on by the Communities that
76 Care program for members in the community. She read a social media post by the University Of
77 Utah President about visiting Vineyard. Councilmember Sifuentes felt that the U of U feel and
78 Huntsman Cancer Institute were great partners for the city. She mentioned that a new massage
79 parlor, Heavan on Earth, had opened in at the Sleepy Ridge Golf Clubhouse in Orem that would
80 benefit the city.

81

82  Councilmember Cameron reviewed her research of the RDA. She said that Utah County would
83 be getting five (5) times the amount that they would if they had not developed the area. This had
84 been over 14 years and was not a Mayor Fullmer thing. She said that they all get to benefit from it.
85 She felt it was worth noting the benefit. She also reported that Burger Kings' sign was up.

86

87  Councilmember Holdaway reported on his research of the RDA and how the RDA was forced
88 on Vineyard. He expressed concern with who was responsible for the RDA. He thanked the people
89 who were currently meeting with the State Auditor. He expressed concern with how the city's
90 response to the Auditor's findings was handled. He felt that bringing the amount of tax levy
91 commitment to four cities for the new school district was not sustainable. Councilmember
92 Sifuentes responded that she had spoken to elected officials in other cities in the new school district
93 and there was substantial support with the RDA; they see Vineyard as a long-term investment. She
94 said the she had spoken with Alpine School District and Mayor Young in Orem City and did not

95 receive the pushback that Councilmember Holdaway kept bringing up. She noted that she would be
96 meeting with the State Auditor tomorrow. She added that she was approached by other cities who
97 were looking at doing an RDA. A discussion ensued. She noted that the reinvestment into Geneva
98 was a factor that fed into the community, and they had a choice to leave it as a brown field for
99 create an RDA and reinvest in the community.

100
101  Mayor Fullmer felt that RDA was significant in building the region and the communities. She
102 noted that it was confusing on how RDA financing worked and that taxpayers were benefiting from
103 the RDA. She explained how the RDA worked and what was agreed to by the Taxing Entity
104 Committee (TEC) agreed to. The funds would not have gone anywhere. They were not talking
105 about the base value and what they did with the additional increased value and how it benefited the
106 schools and community. She mentioned that they were excited to work with the State Auditor and
107 resolve the issues in the Audit. She noted that the TEC worked under state laws and welcomed
108 audits. She added that staff had worked on the response to the audit. Councilmember Clawson gave
109 a correction that it was a 64 percent increase.

110 111 7. STAFF, COMMISSION, AND COMMITTEE REPORTS

112  Mr. Ellis gave an update on the construction on Main Street. He said that both lanes of traffic
113 would be closed on June 26 from 11:00 am to 2:00 PM tomorrow and a full closure from 7:00 am
114 to 5:00 PM would be on Saturday for final paving and curing of the asphalt.

115
116  Mayor Fullmer explained that they could not control everyone's goals and what they were
117 doing to change laws, but they do their best to work with the entities and abide by the laws.

118 8. CONSENT ITEMS

- 119 8.1 Approval of the June 11, 2025, City Council Meeting Minutes
- 120 8.2 Caterpillar Backhoe Lease Agreement
- 121 8.3 Municipal Code Amendment Title 10 Transportation and Title 13 Community
122 Development and Public Facilities (Ordinance 2025-11)
- 123 8.4 ILA with Utah County for Law Enforcement Services (Resolution 2025-34)
- 124 8.5 Interlocal Agreement with Orem for Emergency Water (Resolution 2025-35)
- 125 8.6 Consideration of a Resolution to Enter into a Lease/Purchase Agreement for City Vehicles
126 with Zions Bank (Resolution 2025-38)
127 Fiscal Impact - Interest payment of \$9,950 annually. Principal and Interest of
128 \$60,616.67 annually. Funds accounted in the approved FY25 Budget

129
130  Mayor Fullmer called for a motion.

131
132  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT AND APPROVE THE
133 CONSENT ITEMS AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE
134 MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS
135 CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION
136 CARRIED UNANIMOUSLY.

141 **9. APPOINTMENTS/REMOVALS**

142 **9.1 Affirmation of City Manager Eric Ellis' appointment of Craig Call as the**
143 **Vineyard Hearing Officer in accordance with Vineyard Zoning Code section**
144 **15.06.030(3).**



146 Mr. Ellis explained and presented the appointment.



148 Mayor Fullmer called for questions from the council.



150 Councilmember Clawson asked how they could get more people to apply. Mr. Ellis explained
151 how a request for proposals (RFP) worked. Mr. Brim added that they would retain him for four
152 years with ability to add additional attorneys. Mayor Fullmer stated that Mr. Call came highly
153 recommended and would serve the city well.



155 Mayor Fullmer called for a motion.



157 **Motion: COUNCILMEMBER CAMERON MOVED TO AFFIRM THE APPOINTMENT**
158 **OF CRAIG CALL AS THE HEARING OFFICER. COUNCILMEMBER CLAWSON**
159 **SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER,**
160 **COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED**
161 **YES. THE MOTION CARRIED UNANIMOUSLY.**



164 **10. BUSINESS ITEMS**

165 **10.1 DISCUSSION AND ACTION - Settlement Agreement**

166 City Attorney Jayme Blakesley will present a settlement agreement.



168 City Attorney Jayme Blakesley gave a brief overview of the settlement and then read a portion
169 of the agreement and the terms.



171 Mayor Fullmer called for comments from the council.



173 Councilmember Holdaway expressed interest in having Mr. Love in attendance and then
174 expressed Mr. Love's care for the city. He said that he struggled with losing Mr. Love as an
175 employee and that they could not resolve the issue without termination.



177 Councilmember Sifuentes also expressed love for Mr. Love and her relationship with him. She
178 wished him the best.



180 Councilmember Cameron felt the settlement was fair and helped Mr. Love and the city move
181 forward.



183 Councilmember Clawson mentioned that Mr. Love was his first contact with city staff. He felt
184 that knowing the settlement was drafted by Mr. Love and his counsel he felt better about moving
185 forward.



187  Mayor Fullmer echoed the words that Mr. Love was a long-time employee that had done a lot
188 of good. She felt that it was fair that both sides were able to leave it with a mutual understanding
189 and trying to portray mutual respect.
190

191  **Motion:** COUNCILMEMBER CAMERON MOVED TO ADOPT THE SETTLEMENT
192 AGREEMENT AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE
193 MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULMER, COUNCILMEMBERS
194 CAMERON, CLAWSON, HOLDAY, AND SIFUENTES VOTED YES. THE MOTION
195 CARRIED UNANIMOUSLY.
196

197 **10.2 A Resolution of the Vineyard City Council Accepting Audit Report No. 25-02 198 from the Utah State Auditor (Resolution 2025-33)**

199 Kristie Bayles and Mayor Fullmer will provide a formal report.
200

201  Mayor Fullmer turned the time over to Finance Director Kristie Bayles.
202

203  Finance Director Kristie Bayles expressed her gratitude for bringing on an RDA Director. She
204 reviewed the city's side of the Auditor Report.
205

Finding one (1) was regarding the uploading of annual reports. Mayor Fullmer asked for
206 clarity on the reports and the errors. Ms. Bayles mentioned that the city did not know that they
207 could change out the quarterly reports for an annual report, which was accomplished by May 12,
208 2025. She said that the State Auditor sent out a state-wide alert because this was a state-wide issue.
209 She spoke to her integrity and that it was a misunderstanding. She noted that annual reports,
210 moving forward, would be uploaded by November of each year.
211

 Mayor Fullmer mentioned a public comment asking if they would still be posting quarterly
212 reports. Ms. Bayles replied that they would still submit quarterly reports and then replace them
213 with an annual report.
214

 Ms. Bayles reviewed the next two findings which were related to the RDA.
215 Finding two (2) related to the TEC. She explained that the TEC was formed and completed the
216 tasks that were relevant to their formation. They would have met in 2012 but a senate bill in 2011
217 changed law from a meeting requirement to a report. She mentioned that the reports could be found
218 on the Utah County Auditor's website. She added that, moving forward, they would be looking for
219 additional ways to engage with the TEC.
220

 Ms. Bayles addressed the \$35 million discrepancy, which she was told was reported by the
221 State Auditor's Office on social media. She reviewed how the discrepancies happened. She said
222 that it had been reported that there were \$17 million in payments to developers, but this was not the
223 case, it was city-wide. A discussion ensued about the discrepancy. Ms. Bayles continued here
224 report. She said that the \$17 million they were off included \$14 million revenue that had come in
225 after year end because taxes were offset by two months and land and infrastructure donations were
226 also included in the revenue numbers. The Intern-fund transfers were both revenues and expenses.
227 She said that, in total the expenses were off by 3.3 million, which was usually depreciation that was
228 only reported annually. She explained how invoices received after year-end for the prior year's
229 work had to be included in the prior year. She noted that payroll spanned two fiscal years and had
230 to be adjusted with a journal entry.
231

235  Councilmember Holdaway clarified that the issue was permeated within the entire city. He
236 asked why the last payments were not added in the next quarter. Councilmember Clawson felt it
237 was obvious that at the end of the fiscal year quarter, those payments came in after the end of the
238 fiscal year and part of the end of year reporting, they were being back dated to the previous quarter
239 so the next quarter would not include those entries. Ms. Bayles explained how the report was
240 generated and approved by the Auditor's Office. She rereviewed the \$17 million difference.
241 Councilmember Cameron asked for clarification. A discussion ensued. Mayor Fullmer clarified
242 that staff were putting in the quarterly reports for what was available, and it was not added into the
243 first quarter because the projects were not completed in that year. Mr. Ellis explained that an
244 expense which occurred in the previous year had to be recorded in the prior year. It was a
245 discrepancy in the reporting system. The discussion continued. Ms. Bayles noted that she had been
246 working with a third-party CPA and read a quote from him. The discussion continued.
247

248  Ms. Price explained her banking system to pay her bills and how she had to add expenses into
249 previous months. Ms. Bayles explained that the city's system worked the same way.
250

251  Mr. Ellis clarified that the insinuation that developers were holding off until late in the year,
252 they sorted the transactions that happened after July 1 and the top 42 and not a single payment went
253 to a developer. A discussion ensued.
254

255  Councilmember Cameron added that the discrepancy the auditor found was because the auditor
256 had added the expenses and revenues together and then realized her error. Councilmember
257 Cameron noted that the State Auditor's statement had been challenged online and that people need
258 to understand everything before condemning.
259

260  Mayor Fullmer made it clear that the city had fixed the reports, so they all matched each other.
261 She felt that it was fair for the Finance Director to make it clear to the council that she did not
262 transmit payments in those amounts to only developers if there was a process and to show revenue
263 and expenditures was the transparency the residents were looking for and where they could find
264 them.
265

266  Ms. Bayles mentioned the footnote on the tax abatement. She explained that the state and city
267 were interpreting the law differently. She said that they will include that information as a note to
268 the financial statements. Councilmember Holdaway felt it was critical to show how much public
269 funds were going to developers. He hoped that they could meet with the TEC and disclose how
270 much money was going to developers. Mayor Fullmer asked for clarity about reporting those
271 numbers. RDA Director Josh Daniels explained how GASB 77 (Governmental Accounting
272 Standards Board Statement No. 77, Tax Abatement Disclosures) worked. The guidance from the
273 State Auditor's office was how much money was going to the RDA not payments out to
274 developers. Mayor Fullmer reiterated Mr. Daniels' explanation. Mr. Daniels said that Vineyard
275 City's finance statement should report certain number from the county auditor related to tax
276 increment revenue, and the amount of increment paid on behalf of Vineyard as a taxing entity. The
277 question was if the reimbursement agreements were a tax abatement. The annual report included
278 what they were paying to developers, and they were working on a more robust and cleaner
279 document. They would include all the annual reports for the life of the RDA. A discussion ensued.
280

282  Ms. Bayles stated that the RDAs purpose was to support the community with infrastructure
283 and remediation. She said that the RDA makes payments to the developers for reimbursement of
284 the work they had done. The RDA kept their agreements, and no funds had gone unaccounted for;
285 nothing was hidden.

286
287  Ms. Bayles reviewed the observations (opinions). Observation No 1: The Purchasing policy
288 was not stringent enough and approval levels were too high. She explained that the current
289 purchasing policy aligns with state code and was consistent with other cities. She added that the
290 current levels were set by council not the finance department. Observation No 2: The Alpine
291 School District dissolution. She explained that there was an inter-city group working on the
292 creation of the new school district and that people go to their website at timpanogosssd.org for
293 updated information. Mayor Fullmer gave further comments on the work being done. She thanked
294 Ms. Bayles for presentation on the purchasing policy.

295
296  Mayor Fullmer said that some of the goals they came up with, were what to do next and
297 implementing policies. They talked about adding a legal review policy and an AI policy to help
298 bolster their work. Mr. Blakesley noted that there would be some follow-up actions that would
299 come back to the council.

300
301  Mayor Fullmer called for a motion to accept the report.

302
303  A discussion ensued about adopting a resolution accepting the State Auditor's Report.

304
305  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2025-33
306 ACCEPTING THE UTAH STATE AUDITOR'S AUDIT REPORT. COUNCILMEMBER
307 CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR
308 FULMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES
309 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

310
311 **10.3 PUBLIC HEARING – Adoption of the Vineyard City FY25 Budget Amendment
312 #4 (Resolution 2025-31)**

313 Finance Director Kristie Bayles will present proposed amendments to the Fiscal Year
314 2024-2025 Budget. The mayor and city council will act to adopt (or deny) this request
315 by resolution.

316
317  Mayor Fullmer called for a motion to open the public hearing.

318
319  **Motion:** COUNCILMEMBER CLAWSON MOVED TO OPEN THE PUBLIC HEARING
320 AT 9:16 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR
321 FULMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES
322 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

323
324  Ms. Bayles explained that they needed to true things up and make final adjustments.

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

328
329  **Motion:** COUNCILMEMBER CAMERON MOVED TO CLOSE THE PUBLIC HEARING
330 AT 9:17 PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR
331 FULMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES
332 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

333
334  Mayor Fullmer called for a motion.

335
336  **Motion:** COUNCILMEMBER SIFUENTES MOVED ADOPT RESOLUTION 2025-31,
337 THE VINEYARD CITY FISCAL YEAR 2024-2025 BUDGET AS PRESENTED BY STAFF.
338 COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS
339 FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, AND
340 SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION
341 CARRIED FOUR (4) TO ONE (1).

342
343 **10.3 PUBLIC HEARING - Proposed Salary Increases for Elective and Statutory
344 Officials.**

345 Per State Code 10-3-818, a public hearing is required to be held for the setting of any
346 elected and statutory staff salaries or increases. City Manager Eric Ellis will present
347 any salary adjustments or increases. No motion will be made at this time.

348
349  Mayor Fullmer called for a motion to open the public hearing.

350
351  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING
352 AT 9:18 PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR
353 FULMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES
354 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

355
356  Mr. Ellis explained the reason for the public hearing and reviewed the recommended salary
357 increases.

358
359  Mayor Fullmer called for public comments. Hearing none, she called for a motion to close the
360 public hearing.

361
362  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING
363 AT 9:20 PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR
364 FULMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES
365 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

366
367 **10.4 DISCUSSION AND ACTION - Adoption of the Final Fiscal Year 2025-2026
368 Budget and certified tax rate (Resolution 2025-32)**

369 Finance Director Kristie Bayles will present the final Fiscal Year 2025-2026 Budget
370 and the certified tax rate. The mayor and City Council will act to adopt (or deny) this
371 request by resolution. (A public hearing was held on the adopted tentative budget
372 during the May 28th City Council meeting.)



374 Mayor Fullmer turned the time over to Finance Director Kristie Bayles.
375



376 Ms. Bayles reviewed the timeline and final budget. She noted that the Capital projects had
377 changed since the previous meeting.
378



379 Mayor Fullmer called for questions from the council. She also called for questions from the
380 public.
381



382 Councilmember Clawson asked if they had a list of projects they chose not to do. Ms. Bayles
383 reviewed the projects they chose not do at this time. Ms. Bayles reviewed the projects not chosen.
384 There was a brief discussion about the skate park.
385



386 David Pearce, living in the Cascade subdivision, mentioned that last year the city had
387 published a report listing the projects they were going to do and the ones they chose not to do.
388



389 Mayor Fullmer called for a motion.
390



391 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2025-
392 32, THE VINEYARD CITY FISCAL YEAR 2025-2026 BUDGET AS PRESENTED BY
393 STAFF AND THE CERTIFIED TAX RATE OF .003796. COUNCILMEMBER CAMERON
394 SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER,
395 COUNCILMEMBERS CAMERON, CLAWSON, AND SIFUENTES VOTED YES.
396 COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO
397 ONE (1).
398

399 **10.5 DISCUSSION AND ACTION - Adoption of Ordinance for salary increases 400 (Ordinance 2025-12)**

401 City Manager Eric Ellis will present an ordinance proposing salary increases for
402 elected and statutory staff as required per State Code 10-3-818.
403



404 Mayor Fullmer called for a motion.
405



406 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT ORDINANCE 2025-
407 12, APPROVING THE PROPOSED SALARY INCREASES FOR STATUTORY OFFICERS,
408 INCLUDING A 5% TOTAL INCREASE FOR ELIGIBLE STATUTORY POSITIONS, AND
409 A 10% TOTAL INCREASE FOR THE PARKS AND RECREATION DIRECTOR; AND TO
410 APPROVE A 2% COLA INCREASE FOR THE MAYOR AND CITY COUNCIL IN
411 ACCORDANCE WITH ORDINANCE NO. 2023-03. COUNCILMEMBER CAMERON
412 SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER,
413 COUNCILMEMBERS CAMERON, CLAWSON, AND SIFUENTES VOTED YES.
414 COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO
415 ONE (1).
416

417 **10.6 DISCUSSION AND ACTION - Timpanogos School District - Government 418 Affairs Liaison (Resolution 2025-37)**

419 The Timpanogos School District Municipal Interlocal seeks to hire a lobbyist to assist
420 with corrections to recent legislation impacting school district splits as well as state
421 assistance with funding gaps to get the reorganized school district up and running.
422

422  Mayor Fullmer turned the time over to City Manager Eric Ellis.
423

424  Mr. Ellis explained that they were seeking adoption of the resolution for hiring a government
425 consultant for the Timpanogos School District Interlocal. He reviewed the items that the consultant
426 would be working on. He noted that they would be splitting the cost with the other cities. A
427 discussion ensued about splitting the cost evenly.

428

429  Mayor called for a motion.
430

431  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2025-
432 37, AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL
433 CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON,
434 CLAWSON, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED
435 NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

436

437 **10.7 PUBLIC HEARING: Transportation Master Plan + Impact Fee (*This Item is*
438 *being postponed until the August 13, 2025, City Council Meeting.*)**

439

440  Mayor Fullmer called for a motion.
441

442  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO POSTPONE THE PUBLIC
443 HEARING FOR THE TRANSPORTATION MASTER PLAN AND IMPACT FEE ANALYSIS
444 TO THE AUGUST 13, 2025, CITY COUNCIL MEETING. COUNCILMEMBER CAMERON
445 SECONDED THE MOTION. MAYOR FULMER, COUNCILMEMBERS CAMERON,
446 CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED
447 UNANIMOUSLY.

448

449

450 **11. ADJOURNMENT**

451  Mayor Fullmer adjourned the meeting at 9:33 PM.

452

453

454 **MINUTES APPROVED ON:** _____

455

456

457 **CERTIFIED CORRECT BY:** Pamela D. Spencer
458 PAMELA SPENCER, CITY RECORDER
459



**VINEYARD
ORDINANCE 2025-10**

**AN ORDINANCE FO THE VINEYARD CITY COUNCIL AMENDING
MUNICIPAL CODE CHAPTER 13.16 PUBLIC LIBRARY**

WHEREAS, The Vineyard City Council under the authority of Utah Code 10-3 desires to amend the Municipal Code; and

WHEREAS, the City Council has determined that it is in the best interest of the public to amend Chapter 13.16 Public Library; and

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: **ADOPTION** “13.16.120 Library Cooperation Or Consolidation With Other Entities” of the Vineyard Municipal Code is hereby *added* as follows:

ADOPTION

13.16.120 Library Cooperation Or Consolidation With Other Entities(*Added*)

The Board may cooperate, merge, or consolidate in providing library services with the library boards of county libraries, boards of education, governing boards of other educational institutions, library agencies, and local political subdivisions. The Library may consolidate with the county library per Utah Code § 9-7-410, as amended.

SECTION 2: **AMENDMENT** “13.16.010 Established-Library Management” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.010 ~~Established Library Management~~Establishment and Management of Library

~~The Vineyard City Library is hereby established and shall be managed and operated by the Vineyard City Council and a library board, which shall be established as hereinafter provided.~~
The Vineyard City Library (Library) is hereby established and shall be managed and operated by the City Council and a library board, which shall be established hereinafter.

SECTION 3: AMENDMENT “13.16.020 Board-Established-Terms Of Office” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.020 ~~Board-Established-Terms Of Office~~Establishment, Composition, Nomination and Terms of Library Board

~~There is hereby created and established a library board of Vineyard City, which shall be composed of five (5) members, two (2) alternate members, and one (1) ex-officio member. Each member of the board shall be a resident of the city, one of whom shall be a sitting member of the city council. Each member of the Board shall be nominated by the mayor and confirmed by the city council for four-year terms or until their successors are appointed. The members shall serve for a term of four (4) years and shall not serve more than two (2) consecutive terms. Each term shall begin on January 1 of the year of appointment and shall end on December 31 of the year when the appointment expires or until a successor is appointed. The terms of commission and committee members shall be staggered. Initially, appointments shall be made for two, and four-year terms.~~

- A. ESTABLISHMENT. There is hereby established a library board of Vineyard City (Board).**
- B. COMPOSITION. The Board shall consist of seven members (Directors). Of the seven Directors, five shall be city residents, one shall be a City Council member, and one shall be the City Manager or a designee of the City Manager.**
- C. NOMINATION AND TERM.**
 - 1. Each Director shall be nominated by the Mayor and confirmed by the City Council for a three-year term, or until the successor to the Director is appointed.**
 - 2. Initially, appointments shall be made for one-, two- and three-year terms. Annually thereafter, the City Council shall, before the first day of July, appoint for a three-year term Directors to take the place of the retiring Directors.**
 - 3. Except for the City Council member and City Manager, Directors shall serve not more than two consecutive terms.**

SECTION 4: AMENDMENT “13.16.030 Board-Removal-Vacancies” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.030 ~~Board Removal~~Removing Directors and Filling Board Vacancies

~~Any member of the board may be removed for misconduct or neglect of duty by the city council. Vacancies in the board of directors, occasioned by removals, resignations, or otherwise, shall be filled for the unexpired term in the same manner as original appointments.~~
The City Council may remove any Director for misconduct or neglect of duty. Vacancies in the Board shall be filled for the unexpired term in the same manner as original appointments.

SECTION 5: AMENDMENT “13.16.040 Board-Members To Serve Without Compensation” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.040 ~~Board-Members To Serve Without~~Director Compensation

~~Board members shall serve without compensation, but their actual and necessary expenses incurred in the performance of their official duties may be paid from library funds.~~
Directors shall serve without compensation, but the actual and necessary expenses of their official duties may be paid from library funds.

SECTION 6: ADOPTION “13.16.050 Election And Duties Of Board Chair” of the Vineyard Municipal Code is hereby *added* as follows:

A D O P T I O N

13.16.050 Election And Duties Of Board Chair(*Added*)

Directors shall meet and elect a chair and such other officers annually. The chair shall be selected from among the five resident-members of the Board. The Chair shall work with Library staff to provide the agenda for meetings as provided in VCC 13.16.070(A).

SECTION 7: AMENDMENT “13.16.060 Board-Space For Meetings-Equipment” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.060 ~~Board-Space For Meetings-Equipment~~Space and Equipment for Board

~~The city council shall establish and furnish suitable space for the meetings and the carrying on of the business and functions of the library and board.~~

The City Council shall furnish the Board with space and equipment suitable for conducting the Board's meetings, business, and functions.

SECTION 8: AMENDMENT “13.16.070 Board-Meetings-Absence” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.070 Board-Meetings-Absence Meeting Requirements and Special Meetings

A. The board shall meet in regular meetings at a time designated by the board. Special meetings may be convened at any time as determined by the board chair upon giving notice to all members of the board and the city council. At least three members of the board must attend said meeting in response to said notice, and a certified copy of the minutes of each special board meeting shall be furnished to all members of the board.
GENERAL REQUIREMENTS.

1. The Board shall conduct regular meetings at a time designated by the Board.
2. These meetings shall be conducted per the Utah Open and Public Meetings Act.
3. The agenda for each meeting shall be provided by the Chair with the assistance of library staff and may cover all matters pertaining to the operation of the Library.

B. QUORUM

1. A quorum is required for the Board to pass rules and otherwise take administrative action requiring Board consensus.
2. At least four Directors must attend a meeting to establish a quorum.

C. SPECIAL MEETINGS.

1. A special meeting may be convened at any time as determined by the Chair upon giving notice to all Directors.

SECTION 9: AMENDMENT “13.16.080 Board-Meetings-Agenda-Powers” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.080 Board-Meetings-Agenda-Powers Librarian and Other Personnel

The agenda for each meeting of the board shall be prepared by the chair and said agenda may cover all matters pertaining to the operation of the Vineyard City Library, which requires attention or administrative action thereon. The board shall have the power in respect to all matters of policy and operation of the library to have read into the minutes of the board

~~meetings, board decisions, and recommendations on any such matters; and shall have the power to add matters to the aforesaid agenda of the board, which have not been submitted for their consideration as hereinabove provided. The powers of the board are advisory and shall extend to all phases of the library operation.~~

APPOINTMENT AND STATUS.

- A. Three members of the Board and the City Manager or a designee of the City Manager shall interview candidates for the position of Librarian. The final decision will be made by the City Manager or a designee of the City Manager
- B. The Librarian and other personnel shall report to the City Manager or the City Manager's Designee.

SECTION 10: AMENDMENT “13.16.090 Appointment Of Librarian/Library Director” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.090 Appointment Of Librarian/Library DirectorAnnual Reports of the Board

~~The city manager shall appoint a library volunteer coordinator and, as budget allows, a competent person as librarian/library director to have immediate charge of the library with such duties and compensation for his or her services as the city manager shall fix and determine. The librarian/library director shall act as the executive officer of the library board. The Board shall provide an annual report to (1) the City Council on the condition and operation of the Library, including a financial statement; and (2) The Board shall also make reports to the Librarian and the state library board.~~

SECTION 11: AMENDMENT “13.16.100 Board-Annual Reports” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.16.100 Board-Annual ReportsFree Us of the Library Subject to Board Rules

~~The board chair or designee shall make an annual report to the city council of the condition and operation of the library. The board shall also make reports to the librarian/library director as directed by the librarian/library director. The board shall also provide for the keeping of such records as shall be required by the Utah State Library Commission in its request for an annual report from the public libraries and shall submit such annual report to the commission.~~

Subject to the rules established by the Board, city residents may freely use the Library. The Board may exclude violators of such rules. The Board may allow nonresidents to use the Library subject to rules established by the Board.

SECTION 12: AMENDMENT “13.16.110 Board To Adopt Rules For Library Use-Use Of Library To Be Free” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.110 Board To Adopt Rules For Library Use-Use Of Library To Be FreeDonations of Money and Property

~~The board shall make and adopt rules and regulations not inconsistent with law, for the governing of the library. Subject to such rules and regulations, the library shall be free to the use of the inhabitants of the city. The board may exclude from the use of the library any and all persons who shall willfully violate such rules. The board may extend the privileges and use of the library to persons residing outside the city on such terms and conditions as it may prescribe by its regulations.~~

Any person who desires to make donations of money or property such as books and other library supplies for the benefit of the Library may do so to the board. Upon acceptance, the donation shall be held and controlled by the Library according to the terms of the gift, devise, or bequest of the donation, and the Library shall be the trustee of the donation.

SECTION 13: AMENDMENT “13.16.050 Board-Chair-Duties” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

13.16.050 Board-Chair Duties045 Powers, Duties, and Limitations of Board; Library Funds

A. Following appointment, board members shall meet and elect a chair and such other officers, as they deem necessary, for one-year terms. The chair shall be selected among the appointed, non-city council members of the board. The chair shall present the agenda, as hereinafter provided, of all materials pertaining to the library to be considered at each and every meeting of the board.

DUTIES. The Board shall:

1. Maintain and care for the Library.

2. Establish policies for the Library's operation, including making, amending, and repealing rules—consistent with law—for governing the Library.
3. In general, carry out the spirit and intent of the provisions of Title 9, Chapter 7, Part 4 of the Utah Code.

B. DISCRETIONARY POWERS. The Board may:

1. Advise the City Council and Librarian on Library policy.
2. Restrict, or allow the Librarian or other authorized personnel to restrict, the Library's inclusion of any book, work, video, or other medium that is obscene. A book, work, video, or other medium is "obscene" if it (1) depicts or describes sexual conduct in a pornographic manner, which does not include educational, artistic, scientific, or medical depictions of sexual conduct; (2) advocates for imminent lawless action and is likely to produce such action; (3) threatens or calls for violence against a specific person, group of persons, or property; or (4) constitutes libel.

C. LIMITATIONS. The Board may not:

1. Restrict, or allow the Librarian or other authorized personnel to restrict, the Library's inclusion of any book, work, video, or other medium that is not obscene as described in subsection B.

D. FUNDS.

1. All money collected by the Library shall be deposited to the credit of the Library fund.

SECTION 14: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 15: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 16: EFFECTIVE DATE This Ordinance shall be in full force and effect from July 9, 2025 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Sara Cameron	_____	_____	_____	_____
Jacob Holdaway	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Brett Clawson	_____	_____	_____	_____
Presiding Officer		Attest		

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: July 9, 2025

Agenda Item: Utility Billing Practices (Resolution 2025-39)

Department:

Presenter:

Background/Discussion:

The Finance Department is proposing a change to current utility billing practices for rental properties. Currently, tenants call in to provide their information and are then added to the accounts as guarantors, but with over 3,200 rental accounts, it has become increasingly difficult to maintain accurate records of who is living in the home as we do not always get notified of when tenants have moved and we are now dealing with difficulties collecting payments on delinquent accounts.

To improve efficiency and accountability, utility accounts would be required to remain solely in the property owner's name. This approach aligns with practices already adopted by many neighboring cities, who have reported positive outcomes after implementing this change.

Fiscal Impact:

Fewer delinquent accounts

Recommendation:

Staff Recommends approving this change as presented.

Sample Motion:

"I move to adopt Resolution 2025-39 as presented"

Attachments:

1. Utility Billing

RESOLUTION NO. 2025-39

A RESOLUTION OF THE VINEYARD CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO IMPLEMENT A POLICY REQUIRING UTILITY
ACCOUNTS BE IN THE NAME OF THE PROPERTY OWNER

WHEREAS, Section 7.04.030€ of the Vineyard City Code gives the Council authority to enact rules as needed relating to utility services; and

WHEREAS, to promote administrative efficiency, protect public resources and ensure fiscal integrity, the Vineyard City Council finds that it is in the best interest of the City to require all utility accounts be in the name of the property owner; and

WHEREAS, the Vineyard City Council has determined that authorizing the City Manager to implement any necessary policies to enforce this requirement will provide for a smooth transition for both City staff and the citizens of Vineyard; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD, UTAH AS FOLLOWS:

Section 1. Adoption. The Vineyard City Council hereby adopts a policy requiring all utility accounts to be in the name of the property owner. The Council authorizes the City Manager to take necessary steps and implement any policies needed to ensure an efficient transition for City staff and the citizens of Vineyard.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

Passed and dated this 9th day of July 2025.

Julie Fullmer, Mayor

Attest:

Tony Lara, Deputy Recorder