



**MINUTES OF A REGULAR
CITY COUNCIL MEETING**

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

Present

Mayor Julie Fullmer
Councilmember Sara Cameron
Councilmember Brett Clawson
Councilmember Jacob Holdaway
Councilmember Mardi Sifuentes

Absent

Staff Present: City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, 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, Parks and Recreation Director Brian Vawdrey, Digital Media Specialist Anna Bird, Deputy Recorder Tony Lara, and City Recorder Pamela Spencer

Others Speaking: residents Darelene Price, Daria Evans, and David Pearce

1. CALL TO ORDER

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

2. CLOSED SESSION

Motion: COUNCILMEMBER SIFUENTES MOVED TO GO INTO A CLOSED SESSION FOR TWO ITEMS. ITEM ONE IS TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL AND ITEM TWO WAS TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL FOR A STRATEGY SESSION AND TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

3. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

No items were submitted.

4. WORK SESSION

No items were submitted.

5. PUBLIC COMMENTS

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

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

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

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 City Manager Eric Ellis explained that the city had not approved short-term rentals and noted that the appellant had rescinded his request.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

6. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

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

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

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

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

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

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

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

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

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

8. CONSENT ITEMS

8.1 Approval of the June 11, 2025, City Council Meeting Minutes

8.2 Caterpillar Backhoe Lease Agreement

8.3 Municipal Code Amendment Title 10 Transportation and Title 13 Community Development and Public Facilities (Ordinance 2025-11)

8.4 ILA with Utah County for Law Enforcement Services (Resolution 2025-34)

8.5 Interlocal Agreement with Orem for Emergency Water (Resolution 2025-35)

8.6 Consideration of a Resolution to Enter into a Lease/Purchase Agreement for City Vehicles with Zions Bank (Resolution 2025-38)

Fiscal Impact - Interest payment of \$9,950 annually. Principal and Interest of \$60,616.67 annually. Funds accounted in the approved FY25 Budget

Mayor Fullmer called for a motion.

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

9. APPOINTMENTS/REMOVALS

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

Mr. Ellis explained and presented the appointment.

Mayor Fullmer called for questions from the council.

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

Mayor Fullmer called for a motion.

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

10. BUSINESS ITEMS

10.1 DISCUSSION AND ACTION - Settlement Agreement

City Attorney Jayme Blakesley will present a settlement agreement.

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

Mayor Fullmer called for comments from the council.

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

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

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

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

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

Motion: COUNCILMEMBER CAMERON MOVED TO ADOPT THE SETTLEMENT AGREEMENT AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

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

Kristie Bayles and Mayor Fullmer will provide a formal report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Fullmer called for a motion to accept the report.

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

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

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

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

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

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

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

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 9:17 PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for a motion.

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

10.3 PUBLIC HEARING - Proposed Salary Increases for Elective and Statutory Officials.

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

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

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

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

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 9:20 PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

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

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

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

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

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

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

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

Mayor Fullmer called for a motion.

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

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

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

Mayor Fullmer called for a motion.

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

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

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

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

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

Mayor called for a motion.

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

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

Mayor Fullmer called for a motion.

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

11. ADJOURNMENT

Mayor Fullmer adjourned the meeting at 9:33 PM.

MINUTES APPROVED ON: 07/09/2025

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER

