



## MINUTES OF A REGULAR CITY COUNCIL MEETING

City Council Chambers

125 South Main Street,  
Vineyard, Utah

August 13, 2025, at 6:01 PM

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### Present

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

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### Absent

**Staff Present:** City Attorney Jayme Blakesley, City Manager Eric Ellis, Chief Deputy Holden Rockwell, Sergeants Greg Sherwood and Austin Ewards with the Utah County Sheriff's Office, Senior Planner Cache Hancey, Community Development Director Morgan Brim, Parks and Rec Director Brian Vawdrey, Chief Building Official Chris Johnson, Finance Director Kristie Bayles, Public Works Director Naseem Ghandour, Environmental Utilities Manager Devan Peterson, Communications Director Jenna Ahern, City Recorder Pamela Spencer, Deputy City Recorder Tony Lara

**Others Speaking:** Jacob Carlton with Gilmore and Bell. Vineyard Residents Daria Evans, Karen Cornelius, and David Lauret.

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

Mayor Fullmer began the meeting at 6:01pm, Councilmember Clawson gave an invocation and led the pledge of allegiance.

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

#### 2.1. Economic Development Strategic Plan Update

Senior Planner Cache Hancey presented on the ongoing work on the City's Economic Development Strategic Plan.

Mayor Fullmer stated that the council would see the completed plan soon in a future council meeting. Community Development Director Morgan Brim thanked Mr. Hancey for all the hard work that he had put into the plan. Mr. Brim also explained to the council the process moving forward and the next steps to be taken in the planning commission. He anticipated it being before the council sometime in October.

## **2.2. Utah County Sheriff's Office Presentation**

Deputy Chief Holden Rockwell will do a sergeant presentation

Deputy Chief Rockwell thanked Sergeant Sherwood for his years of service to Vineyard and introduced Sergeant Austin Ewards, who was taking over for Sergeant Sherwood as he had been transferred to a different position in the county.

Sergeant Sherwood commented on how much he had enjoyed the time he worked with the city and was grateful for the opportunity.

## **3. WORK SESSION**

### **3.1. AI Governance**

This item was postponed to a future meeting.

## **4. PUBLIC COMMENTS**

Daria Evans, living in The Villas Subdivision, thanked Councilmember Clawson for his help with getting a copy of correspondence with UDOT concerning political signage. She also thanked City Recorder Pamela Spencer for helping her locate the audio and minutes from the July 23, 2025, council meeting. She also wanted to thank Jodan Christensen and his Trombone Collective for a concert that they recently put on. Lastly, she thanked the Parks and Rec Department for their part in the extension of the Lindon Heritage Trail.

She expressed concern that during the last two meetings, the council had not asked any follow up questions regarding the addition of fish to Penny Springs Park and the city's coordination with the Department of Wildlife Resources. She asked about the cost associated with the project, who would be responsible for maintaining the area, as well as questions about general oversight. She explained that she felt the fishery was not a good use of city resources.

She wanted to know if the council had enough time to read and evaluate the request for proposals for the independent auditor. Regarding the emergency water agreement with Lindon City, Ms. Evans asked questions about how the water would be transferred, if it would be enough for the whole city, as well as questions about testing for purity before delivery.

Finally, Ms. Evans asked about the city's contract with the Central Utah Water Conservancy District as it pertained to consent item 7.3 and the city's water conservation efforts.

Karen Cornelius, living in the Villas Subdivision, expressed concerns over interactions on social media with a member of the council. She felt that being accused of lying violated the code of conduct for members of the council. She also asked the council to investigate the use of "fake" Facebook profiles and stated that she felt the use of those should be added as a prohibited action in the code of conduct.

David Lauret, living on Holdaway Road, thanked Ms. Evans for her questions. He also had questions regarding the Penny Springs Pond. He wanted to know if the city still planned on using the pond for its original intended purpose or if it would now have water in it year-round to maintain a fish population.

Mayor Fullmer asked staff to help answer questions that were raised during the public comment period. City Manager Eric Ellis and Environmental Utilities Manager Devan Peterson answered Ms. Evans and Mr. Lauret's questions and provided clarification regarding the addition of fish to the Penny Springs Pond.

Mayor Fullmer, along with Mr. Ellis, provided clarification on the bond parameters resolution and funding for a city hall.

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

Councilmember Cameron responded to Ms. Cornelius's comments. She stated that she had not called her a liar but rather was attempting to correct misinformation that she felt Ms. Cornelius was continuing to spread on social media. She also wanted to thank staff for their work putting on the "Movie in the Park" event.

Councilmember Holdaway stated that he agreed with Ms. Cornelius and felt that she was telling the truth regarding the bond parameters resolution. He also briefly mentioned wanting to discuss fake social media profiles but declined to comment further.

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

### **6.1. City Manager Report**

Mr. Ellis gave a short presentation on the monthly City Manager's report and directed council and the public to read over the report attached to the agenda for further details.

City Recorder Pam Spencer gave an update on the recently held Municipal Primary Election and let council know when they would meet as the board of canvassers to certify the results.

## **7. CONSENT ITEMS**

- 7.1. Approval of the July 23, 2025, City Council Meeting Minutes**
- 7.2. Interlocal Agreement with Lindon for Emergency Water (Resolution 2025-36)**
- 7.3. Ordinance for Water Use and Conservation Practices (Ordinance 2025-14)**
- 7.4. Municipal Code Amendment Section 13.16 Public Library (Ordinance 2025-10)**

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE ITEM 7.1 AS PRESENTED AND TO PULL ITEMS 7.2 AND 7.3 FOR FURTHER CONSIDERATION. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer asked Mr. Ellis to present further details regarding item 7.2. Mr. Ellis, along with Mr. Peterson, provided the council with further information about the proposed agreement.

Councilmembers Clawson and Cameron commented that they felt it would be beneficial to the public to have a presentation on the city's water usage.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE ITEM 7.2 AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. THE ROLL CALL WAS AS FOLLOWS: MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

Mr. Peterson presented on consent item 7.3.

Mayor Fullmer asked about water usage during drought seasons and benefits of using a tier system versus the proposed scheduling. A discussion ensued.

Councilmember Clawson stated he liked the idea of the changes but suggested taking time to gather more input from residents. A discussion ensued.

Councilmember Holdaway asked for clarification on how the city was currently paying for the water it received. A discussion ensued.

Mayor Fullmer was concerned with enforcement and education. She felt that using a complaint-based system would ultimately lead to neighbors complaining about each other, but no serious conservation would occur. She felt comfortable with continuing the item for further study and evaluation and bringing it back before council at a later date.

Councilmember Holdaway said he was supportive of conservation efforts but also wanted to make sure residents were getting access to their water and disagreed with the city mandating water usage to residents.

Councilmember Cameron agreed that she wanted to see more education so that there was better buy in from residents. A discussion ensued.

**Motion:** COUNCILMEMBER CAMERON MOVED TO CONTINUE ITEM 7.3 TO A FUTURE MEETING. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO CONTINUE ITEM 7.4 TO A FUTURE MEETING. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

## 8. APPOINTMENTS/REMOVALS

There were no appointments made during this meeting.

## 9. BUSINESS ITEMS

### 9.1. PUBLIC HEARING - TEFRA Bonds for Franklin Discovery Academy (Resolution 2025-44)

**Motion:** COUNCILMEMBER CLAWSON MOVED TO ENTER A PUBLIC HEARING AT 7:15PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Jacob Carlton with Gilmore and Bell, presented on the Tax Equity and Fiscal Responsibility Act (TEFRA) bond being proposed by Franklin Discover Academy.

 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 7:17PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Councilmember Holdaway wanted clarification on payment of the bonds and what would occur in a default scenario as it pertained to the city and its responsibilities. Mr. Carlton explained that the city would not incur any debt should the school default on its payments and was in no way held for repayment of the bonds.

**Motion:** COUNCILMEMBER HOLDAWAY MOVED TO ADOPT RESOLUTION 2025-44. COUNCILMEMBER CLAWSON SECONDED THE MOTION. THE ROLL CALL WAS AS FOLLOWS: MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY

### 9.2. PUBLIC HEARING: Transportation Master Plan + Impact Fee (Ordinance 2025-13) (*This item is being postponed to the September 10, 2025, City Council meeting.*)

*This was postponed from the June 25, 2025, City Council Meeting.*

**Motion:** COUNCILMEMBER CLAWSON MOVED TO CONTINUE ITEM 9.2 TO THE SEPTEMBER 10, 2025, CITY COUNCIL MEETING. COUNCILMEMBER SIFUENTES SECONDED. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

### **9.3. DISCUSSION AND ACTION - Authorizing Bid Award for Independent Financial Audit & Internal Controls Review (Resolution 2025-41)**

Councilmember Clawson gave an update on the progress of selecting an auditor and explained that the committee was hoping to meet with the respondents of the RFP before bringing the bid award before the council. He asked that the item be continued until the next meeting to allow the committee and staff time to meet with the potential auditor.

Mayor Fullmer commented on the review process and gave clarification on a comment made by Ms. Evans earlier about the removal of the resolution in a previous meeting.

**Motion:** COUNCILMEMBER CLAWSON MOVED TO CONTINUE ITEM 9.3 TO A FUTURE MEETING. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

### **9.4. Government Records Access Management Act (GRAMA)**

City Attorney Jayme Blakesley presented information regarding a recent records request.

Mayor Fullmer reminded the council that this issue had been raised at the last council meeting by Councilmember Holdaway, who had asked to see more details on the response to the request. She also detailed a call that she had with Monica Minaya the State's Records Ombudsman, regarding this request and her role in providing guidance. Additionally, she stated that it appeared that all records that had been supplied by Councilmember Holdaway had been sent to the requestor and she didn't feel that there was any conflict-of-interest issue present.

Councilmember Holdaway indicated that he felt the main focus of a New York Times article was about 12 fake Facebook accounts harassing him and his family. He stated that recently some city staff had told him that some of those accounts belonged to "upper-level leadership" in Vineyard City. Councilmember Holdaway stated that he did not have any evidence to support this claim. He explained that every interaction that he had with the author of the story, Leia Larsen, was via Zoom meetings and that he never shared emails but rather had sent a power point and that the headers on those images were to help inform the editors about the information he was sending them. He also stated that his phone no longer has any records of the phone calls with Ms. Larsen.

Councilmember Clawson stated he had no additional comment after reviewing the documents that had been provided.

Councilmember Cameron said she appreciated all the time that staff had put into compiling the documents. She also commented that she felt it was totally inappropriate to threaten people or make them feel unsafe in their own home.

Councilmember Sifuentes stated she has also seen fake accounts being used on social media and she agreed that having them threaten people was not okay. She stated she would like more time to review the documents and thanked staff for their time.

Mr. Blakesley sought to clarify that the presentation he had given was in no way meant to be an accusation, rather it was something staff had been tasked with by the council during the last meeting. He wanted to make sure the council understood that nothing presented in the slides was meant to be taken as an allegation.

Mayor Fullmer explained that her reason for bring this item before council was that Councilmember Holdaway had asked that it be reviewed and if they could that the council intervene. She commented that she has also seen fake accounts and that she had seen on Facebook multiple allegations of her having fake accounts. Mayor Fullmer detailed that one of those allegations had turned out to be a real resident of the city and was not a fake account at all. She agreed it was appalling that Councilmember Holdaway had been targeted. Additionally, she stated that the responsive records covered multiple stories and not just one about fake accounts but that in her review she had not seen anything that would constitute a conflict-of-interest on the part of the Recorder's office.

## 10. CLOSED SESSION

**Motion:** COUNCILMEMBER CAMERON MOVED TO ENTER A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING IN THE CITY COUNCIL CHAMBERS, FOR A DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER CLAWSON SECONDED THE MOTION. THE ROLL CALL WAS AS FOLLOWS: MAYOR FULLMER AND COUNCILMEMBERS CAMERON, SIFUENTES, CLAWSON AND HOLDAWAY VOTED YES. THE MOTION PASSED UNANIMOUSLY.

## 11. ADJOURNMENT

The meeting was adjourned at 7:58pm

MINUTES APPROVED ON: August 26, 2025

CERTIFIED CORRECT BY:   
TONY LARA, DEPUTY CITY RECORDER

