



NOTICE OF A REGULAR CITY COUNCIL MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah 84059
October 22, 2025, at 6:00 PM

Present

Mayor Julie Fullmer
Councilmember Sara Cameron
Councilmember Brett Clawson
Councilmember Jacob Holdaway (6:38 PM)
Councilmember Mardi Sifuentes

Absent

Staff Present: City Manager Eric Ellis, Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Parks and Rec Director Brian Vawdrey, Chief Building Official Chris Johnson, Treasurer Zack Adams, Public Works Director Naseem Ghandour, Communications Director Jenna Ahern, City Recorder Pamela Spencer

Others Speaking: Residents Daria Evans, David Lauret, Clayton Prete, Chris Fox, and Nathan Steele; Craig Cannon and Bronson Tatton with Flagborough; Jeff Griffin with Corix

1. CALL TO ORDER

Mayor Fullmer opened the meeting at 6:30 pm and then moved to public comments.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Vineyard Academy

Communications Manager Jenna Ahern will present this year's Vineyard Academy Graduates.

Mayor Fullmer turned the time over to Communications Manager Jenna Ahern.

Ms. Ahern noted that they had just completed an eight (8) week Vineyard Academy and then presented the Vineyard Academy Graduates.

2.2. PROC 2025-10 Kindness Week Proclamation

Mayor Fullmer will present Kindness Week Proclamation 2025-10.

2.3. PROC 2025-11 First Responders' Day

Mayor Fullmer will present First Responder's Day Proclamation 2025-11.

Mayor Fullmer noted that the Kindness proclamation would be posted for public viewing and then read the First Responder's Day proclamation. (recording stopped and was reset.)

2.4. Orem Hospital Update

Lincoln Hubbard, Community Relations Manager for Orem Hospital, will give an update on the Orem Community Hospital.

Mayor Fulmer turned the time over to Lincoln Hubbard, Community Relations Manager for Orem Hospital.

Mr. Hubbard gave an update on the Hospital President and then gave a brief presentation on the Orem Community Hospital.

Mayor Fullmer thanked Mr. Hubbard and called for questions from the council.

Councilmember Sifuentes mentioned that she tried to use the Orem hospital whenever possible.

Mayor Fullmer moved to Work Session Item 3.1.

2.5. Focus Group Update - City Hall

Senior Planner Cache Hancey will present the findings of a recent Focus Group regarding Facilities and Growth

Mayor Fullmer turned the time over to Senior Planner Cache Hancey.

Mr. Hancey presented the findings from the Focus Group regarding Facilities and Growth.

Mayor Fullmer asked for clarification on the bond parameters. Mr. Hancey replied the Lewis Roberston and Burningham (LRB) had put cost together using an example. Mr. Hancey continued his presentation.

(Councilmember Holdaway entered the meeting at 6:38 PM.)

Mayor Fullmer asked about the concern mentioned on the impact to the existing tax base. Mr. Hancey explained that the concern was a downturn in the market and how they would pay for continued operation of the city. Mayor Fullmer asked about the percentage used in the analysis. Mr. Hancey explained that using four (4) percent was conservative.

Mr. Hancey continued his presentation. Mr. Hancey invited members of the focus group to speak.

Ms. Evans mentioned that in July she was given the opportunity to participate in the focus group. She reviewed what the focus group's goals were. She said that she wished that there had been a more comprehensive study done and that they could have looked at each site as a group. She wanted to have more businesses opportunities in Vineyard. She mentioned the new school district needing additional funds. She said that she chose to keep City Hall on the current property. Councilmember Sifuentes asked if they could have additional meetings.

Clayton Prete, living in the Solstice subdivision mentioned that agreed with having the new building in Utah City development and have Mountainland Association of Governments (MAG) as a partner. He mentioned that they had an accountant at the last meeting where they explained that tax revenues from Bellas would have paid for it. He felt there was an issue with communication and that more information needed to be out there.

Chris Fox, living in the Edgewater Townhomes, wished that they could have livestreamed the meetings to get information to the residents. He stated that his community had a lot of issues because of certain developers. He felt it made more sense to have the building in Gammon Park. He felt that there could have been better communication on how the building would have been funded and mentioned that there had been contention. He also felt that they should do something smaller than the original plans. Councilmember Holdaway asked about the contention. Mr. Fox mentioned that it was online. Councilmember Holdaway asked if there was confusion on the cost of the building.

Nathan Steele, living in the Parkside subdivision, noted that he was able to attend every meeting. The overall response from every meeting was clarification and understanding. He explained that they had discussed in detail the different locations, the city's financial status, as well as potential alternatives. They discussed today, ten and twenty years from now. He said what opened his eye the most was the financials based on all of the options and to go with the original plan. He felt it was everyone's responsibility to talk more and understand all of the city's needs. He also felt that the delay that has occurred has likely cost the city a couple million dollars on extra development costs. He also hoped they could save the relationship with MAG and still have the land donation from the developers. He said that he was a strong advocate for building in the Utah City development. He felt that building in the current location would attract more traffic to the area. He stated that he cared about the community and felt that the current location was ideal for the library or heritage center.

Mayor Fullmer moved to item **2.1 Vineyard Academy**.

3. WORK SESSION

3.1. Personnel Policy Amendment to Title XVI REIMBURSABLE EXPENSES (Resolution 2025-54)

City Manager Eric Ellis will present recommended amendments to the travel policy found in the Vineyard Personnel Policy Title XVI Reimbursable Expenses.

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

Mr. Ellis reviewed the proposed changes to the travel policy located in the Vineyard Personnel Policy manual.

Councilmember Clawson explained that Mr. Harding said that he did not come across anything that indicated malicious intent. He noted that the city was improving but could use additional controls. The city should have a dedicated form for travel, and different forms for different types of travels. Councilmember Clawson reiterated that Mr. Harding did not find anything malicious and had great recommendations for the city to improve. He felt it was important to review the draft and get feedback from the council.

Mayor Fullmer asked about discouraging international travel. She said that the one international trip brought in institutions that would change the economic focus and development. She felt that the return in investment was extreme. The one visit brought a national medical center and other partnerships such as aerospace. Vineyard became the top location for an Innovation center. When there was an opportunity to advance why would they limit themselves and asked why they removed international travel from the policy. Mr. Ellis replied that they could remove that stipulation from the policy. Mayor Fullmer felt that they could evaluate it and make sure the dollars were spent in a fiscally conservative way.

Councilmember Clawson noted that the items requiring approval were based on distances and felt that one of the recommendations was to have breakpoints based on cost. Councilmember Cameron asked if Councilmember Clawson had seen where if staff wanted to stay in a more expensive hotel they had to pay the difference. Councilmember Clawson felt that there should be a policy where at a certain cost it would need to go to council or require two (2) signatures.

Councilmember Holdaway commended council and staff for working together to rework this policy. He felt that this new policy was a good step.

Mayor Fullmer encouraged the full council if they were receiving pictures and allegations of misuse of travel to turn it into staff.

Councilmember Sifuentes stated that she liked the draft and felt that international travel should be a council decision. She encouraged Councilmember Holdaway to share the evidence of personal trips in city vehicles.

Mayor Fullmer suggested they send comments to Mr. Ellis.

4. PUBLIC COMMENTS

Mayor Fullmer called for public comments.

Daria Evans, living in The Villas subdivision, thanked the Rojas Family for donating pumpkins to the residents. She also mentioned the success of the Boo-A-Palooza event.

Mayor Fullmer closed public comments and then moved to Presentation Item **2.5 Focus Group Update - City Hall**

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

No reports were given.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

No reports were given.

7. CONSENT ITEMS

- 7.1. Approval of the September 24, 2025, City Council Meeting Minutes
- 7.2. Approval of the October 8, 2025, City Council Meeting Minutes

Mayor Fullmer called a motion.

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

8. APPOINTMENTS/REMOVALS

- 8.1. The mayor, with the advice and consent of the council, will appoint members to the Library Board.

Mayor Fullmer reviewed her appointments and called for a motion.

- Valerie Nelson as a Youth Council Co-advisor.
- Library Board code amendment requires a board timeline adjustment:
Mary Ann Geddes, Christine Jeffs, Julie Ann Tanner, and Diana Steele with terms expiring June 2027. Councilmember Cameron's term was for the duration of her council term. She then appointed Jane Pearce as a member with her term expiring June of 2029.
- ARCH Commission Daniel George from alternate to a member.

Motion: COUNCILMEMBER SIFUENTES MOVED TO ACCEPT THE MAYOR'S APPOINTMENTS AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION.

For the record Councilmember Holdaway stated that he did not have time to interview the appointees.

MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

9. BUSINESS ITEMS

- 9.1. PUBLIC HEARING — Adoption of the Fiscal Year 2025-2026 Working Budget After Amendment #2 (Resolution 2025-47) (*This item was moved from the September 24, and the October 8, 2025, City Council Meetings.*)
FY26 Budget Amendment #2

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

Motion: COUNCILMEMBER CAMERON MOVED TO OPEN THE PUBLIC HEARING AT 7:49 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDWAY AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mr. Ellis presented the proposed FY26 budget amendments.

Public Works Director Naseem Ghandour clarified the rollover for the water fund and pipeline was to keep the funds allocated to the project.

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 7:57 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDWAY AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called comments from the council.

Councilmember Clawson felt that the presentation was easy to follow and asked if it could be attached to the minutes. Mr. Ellis replied yes.

Councilmember Holdaway stated that he agreed with the adjustments but felt they were going into previous year's money. Mr. Ellis explained how carryover dollars worked. A discussion ensued. Mayor Fullmer explained how the city saved money for projects.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER CAMERON MOVED TO ADOPT RESOLUTION 2025-47 THE VINEYARD CITY FISCAL YEAR 2025 – 2026 BUDGET AMENDMENT #2 AS PRESENTED BY STAFF. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDWAY AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

9.2. PUBLIC HEARING — District Energy Zoning Text Amendment (Ordinance 2025-14)

Bronson Tatton with Flagborough has requested a Zoning Text Amendment to the Downtown Vineyard (Town Center) Special Purpose Zoning District to allow for District Energy Uses. The City Council will take appropriate action.

Mayor Fullmer turned the time over to Senior Planner Cache Hancey.

Mr. Hancey presented the zoning text amendment request and to update the name and include a definition.

Mayor Fullmer asked if there were design standards for other utility boxes in the city. Mr. Hancey replied that he was not aware of any.

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

Motion: COUNCILMEMBER CLAWSON MOVED TO OPEN THE PUBLIC HEARING AT 8:06 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDWAY AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for public comments.

David Lauret, living on Holdaway Road, said that he understood the need for these types of plans but wanted to know why they did not continue the design standard used in the entire development. Mr. Hancey replied that the form-based code required window treatments, and this was not convenient for these types of use. Mr. Brim explained that they needed to keep it specific to this type of use and add other utilities as they came in.

Craig Cannon with Flagborough mentioned that this would eventually be located in structured parking garages. Mr. Hancey noted that they would have to go through the site plan process.

Mr. Lauret asked if they could make the façade go with the rest of the development. Bronson Tatton with Flagborough explained that there would be two layers of landscaping with the black box being screened. There was a discussion about screening.

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

Motion: COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 8:15 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDWAY AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for comments from the council.

Councilmember Clawson asked about the lifespan of the temporary units before permanent ones were installed. Mr. Tatton replied that Huntsman would use it in their first phase and then as they grow a permanent facility would be built. Jeff Griffin with Corix explained that this facility would be used for about four (4) years and then look at designing a permanent plant in about year three.

Councilmember Clawson asked about the size of the facility. Mr. Griffin replied they were 12-foot-tall modules.

Mayor Fullmer called for further comments from the council.

Councilmember Holdaway agreed with narrowing it to the Energy District.

Councilmember Cameron felt that it would be as nice as the rest of the development.

Mayor Fullmer asked if they had a phasing plan. Mr. Tatton was not sure when it would trigger building the permanent facility. Mr. Griffin replied that the plant was limited in capacity to two (2) million square feet of building area. A discussion ensued. Mr. Brim said that they had their own market and plan and on the city side they would anticipate they would be permanent. Mr. Cannon said that they were encouraged from an aesthetics point of view to put them in a parking garage.

Mayor Fullmer reiterated the discussion and then called or a motion.

City Attorney Jayme Blakesley reminded the council that once they change the zoning it may be permanent. He presented a proposed language change to the text amendment: "d. District Energy Plants are exempt from the architectural building standards set forth but must be screened and meet site plan, landscaping, and parking requirements."

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVE ORDINANCE 2025-14 AS PRESENTED BY CITY ATTORNEY JAYME BLAKESLEY:

"D. DISTRICT ENERGY PLANTS ARE EXEMPT FROM THE ARCHITECTURAL BUILDING STANDARDS SET FORTH BUT MUST BE SCREENED AND MEET SITE PLAN, LANDSCAPING, AND PARKING REQUIREMENTS."

COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAY AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT

Mayor Fullmer adjourned the meeting at 8:25 PM.

MINUTES APPROVED ON: 11/12/2025

CERTIFIED CORRECT BY: Pamela D. Spencer
PAMELA SPENCER, CITY RECORDER

