



MINUTES OF A REGULAR CITY COUNCIL MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah
October 8, 2025, at 5:48 PM

Present

Mayor Julie Fullmer
Councilmember Sara Cameron
Councilmember Brett Clawson
Councilmember Jacob Holdaway
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, Planner Anthony Fletcher, Parks and Rec Director Brian Vawdrey, Chief Building Official Chris Johnson, Finance Director Kristie Bayles, Public Works Director Naseem Ghandour, Communications Coordinator Jenna Ahern, City Recorder Pamela Spencer, Deputy City Recorder Tony Lara

Others Speaking: Steve Borup with Dakota Pacific Real Estate and Ryan Wallace and Ted Skeen with Intermountain Health; residents Daria Evans, Kim Cornelius, Larry O'Donnell, Darlene Price, Tyler Haroldsen, Barber Porter, Karen Cornelius, David Pearce, Terry Ewing; Assistant Chief Shaun Hirst with the Orem Fire Department

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

Mayor Fullmer opened the meeting at 5:48 pm and gave an invocation and led the Pledge of Allegiance.

2. CLOSED SESSION

No closed session was held.

3. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no presentations.

4. APPOINTMENTS/REMOVALS

No appointments were made.

5. WORK SESSION

5.1. The Forge Development Agreement Amendment

Steve Borup with Dakota Pacific Real Estate has requested a work session for an update to The Forge Development Agreement.

Mayor Fullmer turned the time over to Economic Development Director Morgan Brim.

Mr. Brim gave a basic history and update on The Forge development.

Steve Borup with Dakota Pacific gave the council an update on The Forge.

Councilmember Sifuentes commented that she was excited about bringing Intermountain to the area. She felt that they needed to have discussions to find a balance.

Councilmember Cameron felt they had regionally significant amenities and needed more commercial and retail.

Councilmember Clawson wanted to know if the change in the size of the parcel would change what would be available to use that space. Mr. Borup replied that they would be keeping the boundaries in the commercial, and the entertainment would still be within the five-acre area.

Councilmember Cameron asked how soon the project would start if the amendment were to be approved. Mr. Borup replied that they anticipated to start designing and building within 12 to 15 months.

Councilmember Holdaway comments on the regionally significant amenities. He expressed his concerns about size and said that he was open to retail first.

Mayor Fullmer suggested that the council submit their comments and have more discussion within the next two weeks.

Ryan Wallace, legal representative for Intermountain Health, stated that they were reviewing the parcel to ensure it met with Intermountain Health's plans. He mentioned that the southern parcel was not part of the original Forge Development Agreement, and they wanted to remove the new parcel as well. He said that they would be submitting a draft development agreement once they purchase the land.

Mayor Fullmer suggested that if the council did not have comments on the term sheets tonight, that they review them within the next two weeks and schedule some meetings.

Councilmember Holdaway asked about the timeline. Ted Skeen with Intermountain Health replied that they would not start designing anything until they had acquired the land. A discussion ensued about the plans for the property.

Mayor Fullmer moved to consent items and noted that the city manager report would be available online.

5.2. Staff Planning and Processes

5.3. Vineyard Municipal Code Title 3 Consideration

Mayor Fullmer explained that Councilmember Holdaway had asked for some items to be on the agenda and said that she wanted to clarify how it works.

Councilmember Holdaway commented that he wanted to add the agenda items so he could talk. Mayor Fullmer clarified the process to get items on the agenda. A discussion ensued. Mayor Fullmer turned the time over to City Recorder Pamela Spencer.

Ms. Spencer began her presentation on Title 3. Councilmember Sifuentes asked how the Title 3 amendment came to be. A discussion ensued. Ms. Spencer continued her presentation. She was interrupted by Councilmember Holdaway and Deputy Recorder Tony Lara requested that the back-and-forth conversation end.

The City Council took a short break at 7:16 PM.

The meeting resumed at 7:34 PM.

5.4. Travel and Financial Policy Discussion

Mayor Fullmer called for a motion to continue items 5.2, 5.3, and 5.4 to a future meeting.

Motion: COUNCILMEMBER CLAWSON MOVED TO CONTINUED ITEMS 5.2 STAFF PLANNING AND PROCESSES, 5.2 VINEYARD MUNICIPAL CODE TITLE 3 CONSIDERATION, AND 5.4 TRAVEL AND FINANCIAL POLICY DISCUSSION TO A FUTURE MEETING. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDWAY, AND SIFUENTES VOTED YES. THE MOTION PASSED UNANIMOUSLY.

6. PUBLIC COMMENTS

Daria Evans, living in The Villas subdivision, thanked Environmental Utilities Manager Devan Peterson for getting the answers to her water questions and Councilmember Sifuentes for getting her in touch with Becca Kresser with the Utah County Sheriff's Office. She noted her disappointed in the outcome of the vote on the striping on Vineyard Loop Road.

Kim Cornelius, living in The Villas subdivision, commented on "peace making." He then expressed his concerns with parking and the outcome of the vote on the striping on Vineyard Loop Road.

Larry Odonnel, living in The Villas subdivision, expressed his concern with social media comments and also expressed his disappointment in the outcome of the vote on the striping on Vineyard Loop Road.

Darlene Price, living in The Villas subdivision, reiterated her concerns from previous meetings about electric vehicles on the sidewalks and felt that nothing was being done address her concerns.

Mayor Fullmer gave an update on the 400 South restriping of 400 South. Tyler Haroldsen, living in the living in the Edgewater subdivision, reviewed questions and comments on painting 400 South.

Barber Porter, living in The Hamptons, expressed her concerns with parking and the outcome of the vote on the striping on Vineyard Loop Road.

Karen Cornelius, living in The Villas, expressed her concerns with parking and the outcome of the vote on the striping on Vineyard Loop Road.

Mayor Fullmer reviewed the process that they city had gone through on the striping decision.

David Pearce, living in The Cascade subdivision, stated that he appreciated the council making difficult decisions. He also commented on “peace making.”

Terry Ewing, living in The Villas, expressed her concerns with parking and the outcome of the vote on the striping on Vineyard Loop Road.

7. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

8. STAFF, COMMISSION, AND COMMITTEE REPORTS

8.1. City Manager Report – no report was given.

9. CONSENT ITEMS

9.1. Personnel Policy Revision: Disciplinary Appeals (Resolution 2025-52)

9.2. Vineyard Municipal Code Amendment to Title 2 Administration; adding Chapter 2.10 Employee Discipline Hearing Officer (Ordinance 2025-13)

9.3. Special Event Fee Waiver Request

9.4. Vineyard Loop Rd (600 North) and 300 West Parking & Striping Plan

This item is a follow-up to the previous City Council discussion on the East Vineyard Loop Road Striping Plan. It returns for consideration after completion of a professional traffic study and meeting with HOA representatives and the City Council Subcommittee to review findings and gather community feedback. Discussion and Action to approve the Vineyard Loop Road and 300 West Striping Plan to remove the center lane and add on-street parking, bike lanes, and traffic-calming features.

Mayor Fullmer asked to discussion 9.4 There was a brief discussion on consent items 9.1 and 9.2. Mayor Fullmer called for a motion on 9.1 and 9.2. For the record, Councilmember Holdaway stated that he felt that the council should retain the appeal authority. Mayor Fullmer gave an overview of the appeal authority. A discussion ensued.

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVED ITEMS 9.1, 9.2, AND COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDWAY VOTED NO. THE MOTION PASSED FOUR (4) TO ONE (1).

Mayor Fullmer asked for clarification on 9.3 and then called for a motion.

Motion: COUNCILMEMBER CLAWSON MOVED TO APPROVE 9.3. COUNCILMEMBER HOLDAWAY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION PASSED UNANIMOUSLY.

9.4 Vineyard Loop Rd (600 North) and 300 West Parking & Striping Plan Mayor

Fullmer explained that they had formed a subcommittee at the last council meeting to come to a resolution. She said that today the council had received a letter from some of the members of a Homeowners' Association not wanting the council to approve the striping plan. She explained that there had been a study done during the peak hours of 7 am to 9 am and 4 pm to 6 pm where only 5 cars turned during those times. Mayor Fullmer mentioned that safety vehicle only made right hand turns. Assistant Chief Shaun Hirst with the Orem Fire Department explained that the fire department prefers to make right-hand turns but that was not always the case.

Councilmember Cameron explained why she was an advocate for adding the additional parking. She noted that the study showed that losing the left turn lane would not affect the Villas residents.

Councilmember Holdaway felt that this was about finding peace. He noted that the Villas residents had submitted 134 signatures. He asked if there was an opportunity for the Villas residents to speak about the change. A discussion ensued. Mayor Fullmer stated that all of the data showed that moving forward with the change benefited the community as a whole. The discussion continued.

Councilmember Sifuentes asked about timing on the striping. Public Works Director Naseem Ghandour explained how striping worked. A discussion ensued.

Councilmember Sifuentes asked about the cost difference in doing the striping now as opposed to doing it later. Mr. Ghandour explained the cost differences.

Councilmember Sifuentes asked about the addition of the bike lane. Mr. Ghandour explained that it would be a balance between the parking and the bike lane.

Councilmember Clawson asked about the four safety concerns mentioned in the petition. Mr. Brim explained that the study had not addressed those concerns and that it was hard to discuss the likelihood or percentages of those concerns. Mr. Ghandour explained what safety measures would be in place to help promote the slowing of vehicles. He also mentioned the addition of a traffic signal.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER CAMERON MOVED TO APPROVE ITEM 9.4 AS PRESENTED.

Councilmember Sifuentes asked for clarification on 300 West. Mr. Ghandour explained the striping on 300 West. A discussion ensued.

Mayor Fullmer reiterated Councilmember Cameron's motion and called for a second.

Councilmember Sifuentes seconded the motion.

A discussion ensued.

COUNTER MOTION: COUNCILMEMBER HOLDAWAY MOVED TO REMOVE 300 WEST FROM THE MOTION, OR TO ONLY APPROVE 300 WEST AS A FRIENDLY AMENDMENT TO THE ORIGINAL MOTION. Councilmember Cameron did not accept the friendly amendment. The discussion continued. There was no second on the counter motion.

Original Motion: Mayor Fullmer restated the first motion and who seconded the motion. She then called for a vote.

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

Mayor Fullmer moved to public comments.

10. BUSINESS ITEMS

10.1. DISCUSSION AND ACTION — Government Records Requests and Vineyard Municipal Code Title 3 Municipal Procedures

The mayor and city council will discuss Government Records Requests and Vineyard Municipal Code Title 3 Municipal Procedures and take appropriate action.

Mayor Fullmer called for a motion to move this item to a future meeting.

Motion: COUNCILMEMBER SIFUENTES MOVED TO MOVE ITEM 10.1 GOVERNMENT RECORDS REQUESTS AND VINEYARD MUNICIPAL CODE TITLE 3 MUNICIPAL PROCEDURES TO A FUTURE MEETING. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION PASSED UNANIMOUSLY.

Mayor Fullmer moved to **10.5 Why I love America.**

10.2. 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, 2025, City Council Meeting.*) FY26 Budget Amendment #2

Mayor Fullmer called for a motion to move this item the October 22, 2025, City Council meeting.

Motion: COUNCILMEMBER CAMERON MOVED TO CONTINUED ITEM 10.2 ADOPTION OF THE FISCAL YEAR 2025-2026 WORKING BUDGET AFTER AMENDMENT #2 (RESOLUTION 2025-47) TO THE OCTOBER 22, 2025, CITY COUNCIL MEETING. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION PASSED UNANIMOUSLY.

10.3. PUBLIC HEARING - District Energy Zoning Text Amendment

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 called for a motion to move 10.3 to the October 22, 2025, City Council meeting.

Motion: COUNCILMEMBER CLAWSON MOVED TO CONTINUED ITEM 10.3 DISTRICT ENERGY ZONING TEXT AMENDMENT TO THE OCTOBER 22, 2025, CITY COUNCIL MEETING. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION PASSED UNANIMOUSLY.

10.4. DISCUSSION AND ACTION - Vineyard Station Area Plan

Planner Anthony Fletcher will present the draft working Vineyard Station Area Plan. The City Council will provide final comments before the draft working SAP is submitted to the SAP Policy Committee for review and certification.

Mayor Fullmer explained that they had discussed this item at the last council meeting. She reviewed the requested changes and the process. A discussion ensued. Mayor Fullmer turned the time over to Planner Anthony Fletcher.

Mr. Fletcher reviewed the suggested changes made to the plan from the last City Council meeting.

Mayor Fullmer called for a motion.

Councilmember Holdaway commented that he had not received the changes. Mr. Fletcher explained that this document was just approval of support and would allow them to submit the plan to the Station Area Plan Committee. Mayor Fullmer explained that the council and the public had received the document, and this was a follow-up discussion. Further discussion ensued. Mayor Fullmer restated her comments and called for a motion.

Motion: COUNCILMEMBER CAMERON MOVED TO SUPPORT THE DRAFT VINEYARD STATION AREA PLAN AS A WORKING DOCUMENT, ENABLING THE CERTIFICATION REVIEW BY MAG AND THE SAP POLICY COMMITTEE. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDWAY VOTED NO. THE MOTION PASSED FOUR (4) TO ONE (1).

10.5. Why I Love America

Mayor Fullmer made comments about America250 and introduced the resolution. She then called for a motion.

Motion: COUNCILMEMBER HOLDAWAY MOVED TO ADOPT RESOLUTION 2025-55. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION PASSED UNANIMOUSLY.

11. ADJOURNMENT

Mayor Fullmer adjourned the meeting at 7:43 PM.

MINUTES APPROVED ON: October 22, 2025

CERTIFIED CORRECT BY: Pamela D. Spencer

PAMELA SPENCER, CITY RECORDER

