



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
March 10, 2026, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Tuesday, March 10, 2026, 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 Zack Stratton

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

2. 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](#)

3. WORK SESSION

3.1. Public Safety Impact Fee Facilities Plan and Impact Fee Analysis

3.2. Parking Enforcement Discussion

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 tonyl@vineyardutah.gov.*

5. UPDATE FROM MAYOR STRATTON REGARDING TRANSPORTATION UTILITY FEE

6. CONSENT ITEMS

6.1. Approval of the February 10th 2026, City Council Meeting Minutes

6.2. Approval of the February 24th 2026, City Council Meeting Minutes

7. APPOINTMENTS/REMOVALS

7.1. Appointment of Legal Counsel

7.2. Appointment of Finance Director

7.3. Appointment of City Recorder

8. BUSINESS ITEMS

8.1. ARCH Commission RAP Tax Grant Awards (Resolution 2026-06)

The Vineyard ARCH Commission Chair will present the ARCH Commission's recommendation to City Council of how to disperse the ARCH Grant funds.

8.2. Vineyard Skate Park Budget Allocation (Resolution 2026-13)

Vineyard City Staff is looking to solidify funding for a Vineyard Skate Park, pending at least a \$500,000 grant award through the Utah Outdoor Recreation Grant Organization.

8.3. Public Hearing: Development Agreement Amendments (Holdaway Fields, The Forge, Intermountain Health)

9. ADJOURNMENT

The next regularly scheduled meeting is on 03/17/2026.

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 Deputy 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: 03/06/2026

CERTIFIED (NOTICED) BY: /s/Tony Lara
TONY LARA, DEPUTY CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: March 10, 2026

Agenda Item: Public Safety Impact Fee Facilities Plan and Impact Fee Analysis

Department: Community Development

Presenter: Cache Hancey

Background/Discussion:

Vineyard City last updated its impact fee studies in 2007. To ensure impact fees remain legally compliant and supported by current service standards, growth projections, and capital planning, it is recommended that impact fee studies be updated periodically. To complete the Public Safety Impact Fee update, two proposals were obtained: Zions Public Finance at \$14,750 and LRB Public Finance Advisors at \$15,750. Staff recommends awarding the contract to the lower bidder.

Zions Public Finance proposes to review the City's draft Public Safety Master Plan and prepare an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for public safety consistent with Utah Code 11-36a requirements. Under the agreement, Zions Public Finance will prepare the Public Safety IFFP and IFA, certify both documents as required, and develop a public hearing presentation summarizing the methodology and findings. The proposed fee is \$14,750, which shall be invoiced upon satisfactory completion of services.

Fiscal Impact:

The total proposed sum for services is \$14,750.

Recommendation:

Staff recommends the City Council consider authorizing the Mayor, through the Administrative Director to the Mayor to execute a contract with Zions Public Finance to prepare the Public Safety Impact Fee Facilities Plan and Impact Fee Analysis.

Sample Motion:

"I move to authorize the Mayor, through the Administrative Director to the Mayor, to execute a consulting services agreement with Zions Public Finance, Inc. for preparation of the Public Safety Impact Fee Facilities Plan and Impact Fee Analysis in the amount of \$14,750."

"I move to deny authorization for the Mayor, through the Administrative Director to the Mayor, to execute a consulting services agreement with Zions Public Finance, Inc. for preparation of the Public Safety Impact Fee Facilities Plan and Impact Fee Analysis."

Attachments:

1. Zion's - Vineyard Public Safety IFFP and IFA Proposal 121025
2. Vineyard Public Safety IFFP and IFA 03092026 - Contract with Zions Public Finance



Zions Public Finance, Inc.

for

Vineyard

PROPOSAL:

Public Safety Master Plan

Review

Impact Fee Facilities Plan

Impact Fee Analysis

December 2025



9 December 2025

Rachel Stevens
rachels@vineyardutah.gov

RE: PROPOSAL FOR PUBLIC SAFETY MASTER PLAN REVIEW, IFFP AND IFA

Dear Rachel:

Zions Public Finance, Inc. (ZPFI) enthusiastically submits this Proposal to review the City's Public Safety Master Plan and to prepare an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for public safety.

Our consultants have **successfully crafted hundreds of impact fees** over the years and we feel that we are uniquely qualified to assist you for the following reasons:

- ZPFI stays **current on the issues** surrounding impact fees and other fees in Utah, has been asked to testify before a Utah Legislative Task Force on impact fees, present at the Utah Land Use Institute with State and City Leaders and attorneys on the defensibility of various types of fees and methodologies, and can therefore ensure that your fees are defensible and in line with today's standards and the requirements of Utah Code.
- We are **highly experienced** with rates and fees **in rapidly-growing communities** such as Vineyard. A few examples of our recent work with clients that fit this category include: Herriman, Saratoga Springs, Syracuse, Springville, American Fork, Lehi, Snyderville Basin, Timpanogos Special Service District, Granger-Hunter Improvement District, Vineyard, Grantsville, Heber, Hurricane, Santaquin, Salem and West Point.
- Our **financial models are adaptive and interactive**. As part of the process, we sit down with our clients and show impacts to the calculations from varying assumptions, such as timing of capital projects, assets included for buy-in, inflation, growth, methods of financing, etc.

Please let us know if we can provide you with any further information.

Best Regards,



Susie Becker
Senior Vice President, Zions Public
Finance, Inc.
801.844.8310 (w); 801.540.8679 (m)
susan.becker@zionsbancorp.com

Qualifications and Experience

Zions First National Bank was founded in Salt Lake City in 1873 and continues its legacy of strength and stability as one of the oldest financial institutions in the Intermountain West. Our department, ZPFI, is comprised of a team of 20 professionals committed to providing unparalleled service to municipal entities, local districts, government agencies and private clients throughout Utah and the Intermountain West.



We have two primary service areas:

- 1) financial advisory to assist governmental entities in bonding, disclosure, and reporting processes
- 2) municipal consulting services focusing on economic development, planning, real estate development advisory and fee-related services

Our Municipal Consulting Group, an integral part of ZPFI, is well known and respected throughout the Intermountain Region for its leadership in utility user rate and impact fee analyses, economic development, redevelopment, market analysis, real estate development advisory, capital facility finance planning, feasibility studies and fiscal/economic impacts analysis.

ZPFI is committed to completing projects on time and we stand by our history of meeting project deadlines and producing a quality work product for our clients that are tailored to meet their needs.

Zions has a deep bench of consultants who are highly qualified and experienced with a wide range of fees. Our group brings unparalleled expertise and reputation to your studies. Susie Becker has completed 100s of fees in her 30 years of experience and is recognized as a leader throughout the State in this regard. While at Park City, Erik Daenitz led the quantitative analysis for a multitude of projects, including citywide fees and has followed up with numerous fee studies at Zions.

Susie Becker | Senior Vice President, Zions Public Finance, Inc.



For the past 31 years, Susie has specialized in economic consulting and planning and has consulted on some of the largest and most challenging projects in the intermountain region including Point of the Mountain, Rio Tinto properties and Stadler Rail; and has testified before legislative task forces on economic policies and procedures in Utah, as well as on impact fees. She has been involved with numerous general plans, real estate and market analyses, economic strategic plans, housing studies, community reinvestment areas, utility rates, impact fees and other fee studies. Susie has a MBA degree, AICP and a securities license (Series 50 and 52).

Relevant projects include fee studies, **within the past year**, for the following communities: Springville, Lehi, Park City, Provo, North Ogden, Farmington, Murray, Heber, Huntsville, HVSSD, Alpine, Mapleton, Hurricane, Mendon, Moab, Mountain Green Fire Protection District, Hyrum, American Fork, Mountain Regional Water, New Harmony Fire District, Pineview Water, Santaquin, Saratoga Springs, Smithfield, South Weber, Syracuse, Timpanogos Special Service District, Wasatch County, Weber County and West Bountiful.

Erik Daentiz | Vice President, Zions Public Finance, Inc.



Erik provides experience working in municipal finance, budgeting and economic development. Prior to joining ZPFI, Erik worked for Park City Municipal Corporation first as its Deputy Budget Director overseeing capital projects and then as Park City's Director of Economic Development and Data Analytics. Prior to his time in the public sector he worked in Fixed Income Portfolio Construction and Risk Management at Goldman Sachs Asset Management.

As economic development director, Erik was heavily involved in negotiating Park City's new public-private partnership and PID with Deer Valley Resort, while also overseeing the City's Lower Park Avenue RDA. He also served as an internal statistical consultant to the City's departments and helped develop new techniques for forecasting Park City's sales taxes. Additionally, he collaborated with the City's public utilities department to develop a new water rates structure along with fiscal impact forecasts.

Related Projects and References

Saratoga Springs Transportation Utility Fee

ZPFI crafted a transportation utility fee (TUF) for Saratoga Springs that reflects the per unit cost of roadway maintenance in the City. The report that was prepared includes the increased demand put on the City's roadway system from rapid growth in the community and road miles as well as the inflationary costs of repairing and maintaining the roads, pavement conditions and preservation maintenance costs, an evaluation of all potential funding sources, calculation of rate tiers, proportionate share analysis and best practices with TUFs.

Contact: Mark Christensen
Position: City Manager, Saratoga Springs
e-mail: markc@saratogaspringscity.com
Phone: 801.766.9793

Timpanogos Special Service District (TSSD) Impact Fee

ZPFI worked with TSSD to create an impact fee that accurately reflects the impacts on the District's capital improvements from growth in the District. The District had issued several bonds and the necessary credits were made so that new development is not charged more than its proportionate share.

Contact: Rich Mickelsen
Position: District Manager, TSSD
e-mail: richard.mickelsen@timpssd.org
Phone: 801.763.5923

Huntsville Water Utility Rates

The Town has deteriorating water infrastructure that needs to be replaced and rates needed to be adjusted to pay for these postponed improvements. A rate model was constructed, working closely with the Town, to evaluate the timing of capital improvement projects and then to evaluate various rate structures and bonding structures.

Contact: Beckki Endicott
Position: Huntsville Town Clerk
e-mail: bendicott@huntsvilleutah.gov
Phone: 801.745.3420

Scope of Services

Impact Fees

Impact Fee Facilities Plans (IFFP) are the foundation of any Impact Fee Analysis (IFA). The key elements of every IFFP include, based on Utah Code 11-36a, the following tasks which have been summarized to more easily understand the steps that must be undertaken as part of the creation of an IFFP:

- Identify the existing level of service (LOS) which, for public safety, is facility sf per call
- Identify a proposed level of service
- Identify any *excess capacity* to accommodate future growth
- Identify *growth demands* (i.e., capacity consumed) on existing facilities
- Identify any *new construction projects* necessitated by new development and any *existing deficiencies* in the existing system that must be mitigated (this is so new development is not charged and appropriate credits can be made in the IFA for these projects)
- A general consideration of all potential *revenue sources* to finance the impacts on the system improvements, which is important so that appropriate credits can be made. An example of this would be outstanding bonds or anticipated grant funds.
- Certification of IFFP. ZPFI will certify the public safety IFFP.

Working from the IFFP, an Impact Fee Analysis (IFA) includes the following components:

- ***Incorporate Assumptions from the IFFP*** – The IFA will be consistent with the IFFP in every way. The same growth projections, level of service, future capital projects, and other key assumptions used in the IFFP will be incorporated into the IFA.
- ***Proportionate Share*** – ZPFI will allocate the costs among the demand units, including costs for any existing capacity, as well as the proportionate share of new construction costs attributable to new development within the next 6-10 years.
- ***Credits*** – Credits must be made against the gross impact fee for outstanding bonds, as well as the portion of new facilities that will benefit existing development (i.e., cure existing deficiencies). If these credits are not made properly, new development will pay more than its fair share – once through impact fees, and then again through rates that will have to be raised to cover the cost of the new facilities.
- ***Certification of IFA*** – ZPFI will certify as required by law.
- ***Meetings and Presentations*** – ZPFI will meet with the client throughout the process to review preliminary numbers and calculations, will do presentations as requested (i.e., city council work session) and will attend all public hearings.

Cost and Schedule

Our proposed fee is as follows:

Tasks	Vice Presidents	Analysts	Fee
Growth Projections	2	4	\$1,100
Review Master Plan	3		\$750
IFFP - Calls for Service Analysis	1	8	\$1,450
IFFP - Nonresidential sf Analysis		4	\$600
IFFP - Level of Service Analysis	3		\$750
IFFP - Facility Needs and Costs	6		\$1,500
IFFP - Written Report	2	12	\$2,300
IFA - Financial Model	2	6	\$1,400
IFA - Written Report	2	8	\$1,700
Meetings and Client Coordination	8	8	\$3,200
TOTAL	29	50	\$14,750

Our proposed schedule is a 3-month timeframe after receiving the requested data from the City. The data needed is as follows:

- Police and fire calls by residential and nonresidential categories, including traffic and other calls (i.e., exempt, mutual assist, etc.) categorized separately. If the City cannot provide this data in this format, ZPFI can geocode the calls, overlay zoning layers and summarize the number of calls by category
- Current police and fire facilities including square feet and actual cost of the facilities
- Existing fire vehicles that cost in excess of \$500,000 or that will be acquired in the next 6 years
- Impact fee fund balance if impact fees are currently in place
- Plans for future facilities to be built within the next 6 years including replacement of any existing facilities



Susan C. Becker, AICP

Senior Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

For the past 30 years, Susie has specialized in fee studies, real estate market analysis, economic consulting and planning and has been the lead consultant on some of the largest and most challenging projects in the intermountain region, including funding mechanisms for the large Point of the Mountain project that spans Salt Lake and Utah counties, has testified before the Governor’s Legislative Task Forces on economic policies and procedures in Utah including the use of impact fees, has been involved with numerous fee studies, as well as the creation of a multitude of community reinvestment areas. Over the past few years she has reviewed all HTRZ applications in the State of Utah identifying the appropriate gap analysis. Her experience stretches from issues such as affordable housing concerns in resort communities like McCall, ID, to development of large scale commercial centers to utility rates for a newly-incorporated entity. She has a MBA degree, AICP and a securities license (Series 50 and 52).

Education

Master of Business Administration, University of Utah
MBA Ace and Dean’s Scholar
Bachelor of Arts, Humanities, Brigham Young University

Public Service and Affiliations

Municipal Securities Registered Representative
American Institute of Certified Planners (AICP)
University of Utah Business School Alumni Association
Board of Directors
Urban Land Institute, Mentor
Utah Redevelopment Association
Utah Economic Alliance
Utah League of Cities and Towns,
Land Use Task Force
WFRC Economic Development
Bountiful City Power Board Chair

Selected Presentations

“Downtown Revitalization,” Utah League of Cities and Towns
“Basics of Market Analysis,” Main Street Annual Conferences
“Weathering the Economic Storm,” Utah League of Cities and Towns
“Redevelopment in Utah,” Utah County and Davis County Economic Alliance
“The Marriage of CDAs and SAA’s,” Utah League of Cities and Towns
“Downtown Revitalization and Economic Development,” University of Utah School of Architecture
“Economics and Planning,” Utah League of Cities and Towns
“Economic Development Policies and Practices,” Governor’s Economic Task Force and Utah Economic Alliance

Susie’s experience includes:

- Timpanogos Special Service District (TSSD) Impact Fees and Rates
- Mountain Regional Water Rates and Impact Fees
- Lehi Culinary Water and PI Rates
- Farmington Impact Fees – Water, Storm and Roads
- Clearfield City Culinary Water, Sewer and Storm Rate Impact Fees and User Rates
- Herriman Water Rates
- Saratoga Springs Storm and Sewer User Rates
- Saratoga Springs Parks and Recreation, Public Safety, Storm Water and Transportation Impact Fees
- Moab Water and Sewer Rates and Impact Fees
- Syracuse Impact Fees
- Herriman Impact Fees
- Layton Park and Transportation Impact Fees
- Marriott-Slaterville Secondary Water Fees
- Orem City Impact Fees
- Provo City Impact Fees
- Plain City Impact Fees
- Hurricane City Electric Fees
- Pleasant View Culinary Water & Storm Water Impact Fees and Rates
- South Weber Culinary Water and Sewer Impact Fees and User Rates
- North Salt Lake Culinary Water and PI User Rates
- Salem City Water and PI Rates
- Park City Impact Fees
- Salt Lake City Northwest Quadrant CRA Benefits Analysis
- North Fork SSD Rates
- Heber City Utility Rates
- Riverton Fire Impact Fees
- Unified Fire Service Area Impact Fees
- Millcreek Incorporation Feasibility Study
- Mount Olympus Improvement District Rates and Impact Fees
- Washington County Emergency Services Feasibility Study



Aaron Sanborn
Vice President
Zions Public Finance, Inc. | Municipal Consulting Group

Aaron brings over a decade of expertise in local government and municipal research. Before joining ZPFI, he served Eagle Mountain City as a Financial & Management Analyst and later as the Economic Development Director. His diverse roles included providing analytical support, coordinating marketing efforts, and directing business development, which collectively attracted over \$2.225 billion in direct investment to Eagle Mountain City.

At ZPFI, Aaron has overseen planning and economic development projects, created community reinvestment areas, conducted impact fee analyses, and performed various fee studies for municipal clients of all sizes.

Education

Master of Public
Administration, Brigham
Young University

Bachelor of Arts, History,
Brigham Young University

**Public Service and
Affiliations**

Utah Alliance for
Economic Development

International Economic
Development Council

International City/County
Management Association

ICMA BYU Student
Chapter President

Eagle Mountain Chamber
of Commerce Board of
Directors

Aaron's experience includes:

- Eagle Mountain Utility Rate Analysis
- CRA Creation for Meta, Tyson, and Google projects
- Eagle Mountain Economic Development Master Plan
- Bountiful General Plan
- Salt Lake County Leverage Ratio Analysis
- Twin Falls Bridge Alternatives Economic Analysis
- Point of the Mountain Transit Alternatives Analysis
- Point of the Mountain Funding Analysis
- Payson Station Area Plan
- Vineyard Station Area Plan
- Clearfield Station Area Plan
- South Salt Lake City Station Area Plan
- Salem Transportation Impact Fees
- Centerfield Impact Fees – Culinary Water, Secondary Water, Wastewater
- Saratoga Springs Downtown Plan
- Eagle Mountain Fiscal Impact Study
- Providence Sewer Feasibility Study
- Redevelopment Agency Annual Reports for multiple cities
- Murray Redevelopment Agency Fireclay Project Tax Increment Analysis
- Newton Water Impact Fee Analysis
- Mendon Water Impact Fee Analysis
- Herriman Economic Development Strategic Plan
- Heber Business License Fee Study
- Harrisville Business License Fee Study
- Syracuse Good Landlord Rental Fee Analysis
- Saratoga Springs Planning & Zoning Fee Study
- New Harmony Valley Special Service District Fire Impact Fee
- North Fork Special Service District Fire Fee Analysis
- North View Fire Impact Fee
- North Logan Main Street Master Plan
- Salt Lake City Consolidated Housing Plan
- Salt Lake City Economic Development Master Plan
- Marriott-Slaterville Business License Fee Study
- Provo Business & Rental Dwelling License Fee Study
- Erda Business License Fee Study
- West Jordan Planning & Engineering Fee Study
- Fillmore Golf Course Feasibility Study
- Riverton CRA Project Area Feasibility Study



Erik S. Daenitz
Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

Erik provides experience working in municipal finance, budgeting and economic development. Prior to joining ZPFI, Erik worked for Park City Municipal Corporation first as its Deputy Budget Director overseeing capital projects and then as Park City's Director of Economic Development and Data Analytics. Prior to his time in the public sector he worked in Fixed Income Portfolio Construction and Risk Management at Goldman Sachs Asset Management.

As economic development director, Erik was heavily involved in negotiating Park City's new public-private partnership and PID with Deer Valley Resort, while also overseeing the City's Lower Park Avenue RDA. He also served as an internal statistical consultant to the City's departments and helped develop new techniques for forecasting Park City's sales taxes. Additionally, he collaborated with the City's public utilities department to develop a new water rates structure along with fiscal impact forecasts.

Education

Bachelor of Science,
Mathematics (Applied
Statistics Emphasis),
University of Utah -
expected 2025

Bachelor of Arts, Mass
Communication (News
Editorial),
University of Utah

**Public Service and
Affiliations**

Society for Industrial and
Applied Mathematics

Selected Presentations

"Potential Historic Park City Area
Plan," Park City Municipal
Corporation

"Base Area Development:
Opportunities and Challenges,"
Colorado Association of Ski
Towns

"Park City-Deer Valley Proposed
Partnership," Park City Municipal
Corporation

Erik's experience includes:

- Salt Lake MSD Kearns Preliminary Parks, Storm Water, and Transportation Impact Fee Study
- Heber City Water, Sewer, Storm Water and Pressurized Irrigation rates models and forecast
- Wellsville City Water rates study and revenue sufficiency forecasts
- Park City Municipal 2024 Water Impact Fee Study
- Park City Main Street Area Plan
- Park City General Fund financial model and long-term forecasting
- Park City Capital Fund financial model and long-term forecasting
- Park City Performance Measurements PC Stat program
- Park City Sales Tax model and projections
- Park City Public Utilities water rates model
- Park City Lower Park RDA budgeting and state reporting
- Park City Public-Private Partnership negotiations with \$15Mn+ public benefits package
- Budget process and monitoring on \$300M+ of Park City Municipal's capital projects programs
- "Peak Day" multi-factor demand detection model for Park City transportation and economic development teams
- Goldman Sachs Asset Management \$2Bn+ Strategic Income Fund characteristics and reporting model
- Goldman Sachs Asset Management \$500Mn+ Commodity Strategy Fund characteristics and reporting model
- Fund flows dashboard for \$300Bn+ Goldman Sachs Asset Management money market fund complex
- Volatility-weighted G10 interest rate trading model for Goldman Sachs Asset Management hedge funds
- Goldman Sachs Asset management money market reform GSAM.com digital web reporting



Ryan K. Smith
Financial Analyst

Zions Public Finance, Inc. | Municipal Consulting Group

In his academic and professional history, Ryan has studied planning, housing, transportation, infrastructure, and community development from an economic perspective. He has demonstrated the ability to combine quantitative and qualitative approaches to provide clients with data-driven, actionable insights. He uses economic methods, GIS tools, and qualitative inquiry to analyze, visualize, and synthesize real estate market data, socioeconomics and demographics, fiscal and financial information, and transportation trends.

Education

University of Miami

Bachelor of Science of
Business Administration

Major in Economics

University of Utah

Master of City and
Metropolitan Planning

*Specialization in Housing
and Community
Development*

Ryan’s creative problem-solving skills and team-player attitude have won repeated successes in consulting projects. In 2019, his team won first out of seventy-five student teams in the Managing for Success in the Global Environment case competition at the University of Miami. He continued sharpening his consulting skills with TAMID Group at the University of Miami, providing student-led consulting services to start-up companies across the globe in industries ranging from healthcare to marketing. He won the student organization’s Outstanding Consulting Analyst Award in 2020 for outstanding performance and work ethic. Ryan graduated summa cum laude with a B.S.B.A. in Economics from the University of Miami Herbert Business School in 2022.

In 2024, Ryan graduated from the City and Metropolitan Planning program at the University of Utah with his M.C.M.P., specializing in Housing and Community Development.

Ryan’s experience includes:

Housing Studies and Plans

- South Jordan 2024 Housing Report
- West Point General Plan Update 2023
- Mesa, AZ Balanced Housing Plan
- Riverton 2024 Housing Report
- North Salt Lake General Plan 2024
- Holladay General Plan 2025
- Larry H. Miller Cedar Crest Housing Report
- Millcreek 2024 Housing Report
- Santa Clara 2025 Housing Report

Transit Studies – Access to Economic Opportunity

- Park City, SR-248, Siting and Redevelopment Factors
- Utah Transit Authority, TRAX Techlink Study
- Midway Mobility, Affordable Housing Siting

Other Market Studies, Redevelopment Studies, Plans

- Utah Motorsports Campus Market Study
- Vineyard Station Area Plan
- Murray Central Station Area Plan
- Woods Cross Station Area Plan
- Ogden OGX Station Area Plans
- Garland Socio-Economic Report

Appendix A - Sample Impact Fee Experience

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Power	Police	Fire	Total
Alpine	X	X								2
American Fork	X	X	X	X	X	X		X	X	8
Ash Creek SSD				X						1
Ash Creek SSD 2018				X						1
Bear River Water	X									1
Brian Head	X			X		X		X		4
Brigham City	X		X	X	X	X	X			6
Cedar Hills	X	X		X	X	X		X	X	7
City of Chubbuck, Idaho					X			X	X	3
Clearfield	X		X	X						3
Clinton	X		X	X	X	X		X	X	7
Coalville	X	X	X	X	X	X				6
Cottonwood Heights			X			X				2
Eagle Mountain	X		X	X	X	X	X			6
Enoch	X	X	X	X	X	X		X	X	8
Farmington City 2015			X		X	X				3
Farmington City 2018			X			X				2
Farmington City 2019	X		X			X				3
Grand County					X	X		X	X	4
Harrisville					X	X		X		3
Heber Valley Sewer				X						1
Herriman	X	X	X		X	X		X	X	7
Hi-Country Estates	X									1
Highland	X	X		X	X	X		X	X	7
Hyrum	X	X		X	X	X				5
Jordanelle SSD 2015	X			X						2
Jordanelle SSD 2018	X			X						2
Ivins								X	X	2
Koosharem	X									1
Layton	X				X	X				3
Lehi City 2015	X		X	X	X	X		X	X	7

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Power	Police	Fire	Total
Lehi City 2018	x	x	x	x	x	x	x	x	x	9
Lindon	x			x	x	x				4
Marriott-Slaterville		x		x	x	x		x		5
Manila	x			x						2
Millcreek City					x					1
Moab	x									1
Morgan City				x			x			2
Mountain Green Fire									x	1
Mountain Regional 2015	x									1
Mountain Regional 2019	x									1
North Davis Fire District									x	1
North Fork SSD	x									1
North Summit Fire District									x	1
No. Tooele County Fire									x	1
North View Fire									x	1
North View Fire 2018									x	1
North Village SSD 2015	x			x						2
North Village SSD 2018	x									1
Orem	x		x	x	x	x		x	x	7
Park City	x									1
Park City Fire District									x	1
Park City Fire District 2018									x	1
Payson								x	x	2
Perry City (Pointe Perry)	x	x	x		x			x	x	6
Plain City					x			x		2
Pleasant Grove			x		x					2
Pleasant View	x				x					2
Powder Mountain 2016	x			x						2
Powder Mountain 2018	x			x						2
Providence						x				1
Provo	x		x	x	x	x		x	x	7
Provo 2021				x						1

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Power	Police	Fire	Total
Rexburg, ID					x	x		x	x	4
Riverton	x	x	x		x	x			x	6
Rockville Springdale Fire									x	1
Roy	x		x		x					3
Santaquin City	x	x		x		x		x	x	6
Saratoga Springs	x	x	x	x	x	x		x	x	8
Snyderville Basin Rec District					x					1
South Davis Sewer District				x						1
South Jordan	x		x		x	x		x	x	6
South Valley Sewer District 2013				x						1
South Valley Sewer District 2015				x						1
South Weber	x			x	x	x		x	x	6
Springville		x	x		x	x				4
St. George	x	x	x	x	x	x	x	x	x	9
Stansbury Park Improvement District	x			x						2
Summit County						x				1
Syracuse		x	x			x		x	x	5
Taylorsville			x		x				x	3
Taylorsville-Bennion 2013	x		x							2
Taylorsville-Bennion 2014	x		x							2
Timpanogos SSD				x						1
Timber Lakes Water SSD	x									1
Tremonton City	x		x	x	x			x	x	6
Unified Fire Service Area									x	1
Unified Fire Service Area 2019									x	1
Washington Co. Water	x	x								2
Washington Terrace	x		x	x	x				x	5
Wasatch County					x	x		x	x	4
Weber County			x	x	x	x				4
Total Fees	50	18	31	39	40	37	5	28	37	287

Consulting Services Agreement

THIS CONSULTING AGREEMENT (this “*Agreement*”) is made effective this ___ day of _____, 2025 (the “*Effective Date*”) by **VINEYARD CITY**, a Utah municipality whose address is 707 E Mill Road Suite 202, Vineyard, UT 84059 (“*City*”), and by **ZIONS PUBLIC FINANCE, INC.**, a wholly-owned subsidiary of Zions Bancorporation, N.A., whose address is One South Main Street, 18th Floor, Salt Lake City, UT 84133 (“*Consultant*”). City and Consultant are sometimes collectively referred to herein as the “*parties*,” and each individually as a “*party*.”

The City desires to retain Consultant, and Consultant desires to be retained by City, to perform consulting services described on Exhibit “A,” which is incorporated by this reference, in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Scope of Services.** Consultant shall complete the services described on Exhibit “A,” referred to as “Scope of Services” or the “Services in a manner outlined on Exhibit “A” and such other services as may be mutually agreed to between the parties in writing; and Consultant shall provide the deliverables identified in this Agreement, together with such other documentation and deliverables as City reasonably may request for compensation and upon other terms set forth herein.
2. **Performance of Services; City Cooperation.** Except as otherwise provided in this Agreement, Consultant shall furnish all supervision, personnel, labor, materials, supplies and shall obtain all licenses and permits required for performance of the Services. The Services shall be performed at Consultant’s offices and other mutually-agreeable places. City will designate a representative of City to act as Consultant’s point of contact with respect to the Services and provide to Consultant access to all information in the City’s possession or is reasonably available to City. Consultant shall not be responsible for errors or omissions in any City-provided information, nor for delays in completing the Services attributable to City’s delay in providing required information.
3. **Compensation; Invoices; Remittance.** For satisfactory performance, City shall pay to Consultant a fee of Fourteen Thousand Seven Hundred Fifty Dollars (\$14,750.00) and such other compensation as may be agreed to in writing between the parties. Consultant shall invoice City for the Services performed upon completion. All invoices submitted to City shall contain references to this Agreement. Invoices shall detail the Services performed and shall contain copies of all supporting documents or proof of any expenditures on behalf of City. Any questions or objections by City concerning Consultant’s charges under an invoice shall be submitted within fifteen days after City’s receipt of the subject invoice. All undisputed invoiced amounts due for Services performed shall be paid by City within thirty days after City’s receipt of the subject invoice. If payment is not remitted to Consultant when due, Consultant shall be entitled to recover interest thereon at the rate of ten percent per annum from and after the date the remittance is due and payable.
4. **Change in Level of Services.** City shall be freely entitled to modify (increase or decrease) the level of the Services by providing at least ten days’ prior written notice to Consultant of such change. Consultant’s compensation shall be reasonably modified in connection and consistent with any such change.
5. **Term; Termination.** This Agreement shall commence on the Effective Date and shall continue until completion of the Services and deliverables hereunder. Notwithstanding the foregoing, Consultant may terminate this Agreement upon fifteen days prior written notice to City if the City is in material breach of the provisions of this Agreement and fails to cure such breach within thirty days. City may terminate this Agreement (including the Services), or any part hereof, at any time with or without cause upon fifteen days prior written notice to Consultant. Upon any termination by Consultant or City pursuant to this Section, City shall promptly pay to Consultant the full amount due for all Services satisfactorily performed by Consultant as of the date of termination, excluding damages or anticipated profits on work not yet completed or performed.

6. **Nondisclosure; Conflict of Interest.** Consultant shall not divulge to third parties without City's prior written consent any non-public information obtained from or through City in connection with the performance of this Agreement, and shall safeguard the same to the same extent as Consultant safeguards the confidentiality of its own confidential information. Unless waived by City, Consultant shall require its employees and subcontractors of any tier to adhere to the same covenant of nondisclosure.

7. **Compliance with Laws.** Each party agrees to comply with all applicable federal, state and local laws, statutes, rules, regulations, and ordinances in performance of its duties and obligations under this Agreement.

8. **Patent and Copyright.** If Consultant's employees, officers, agents, or subcontractors in the performance of the Services or as a result of performing the Services develop any trade secret, prepare any copyrighted material, make any improvement, originate any invention, or develop any process or the like, such innovation shall be the property of Consultant, but (b) upon the City's written request, Consultant shall grant the City a license or similar right to use the innovation for so long as City reasonably desires.

9. **Subcontracts.** Except for those subcontractors which are specified in Consultant's proposal, Consultant shall not award any work to any subcontractor without City's prior written approval. Consultant shall be responsible to City for the acts and omissions of Consultant's subcontractors, and of persons either directly or indirectly employed by such subcontractors, in the same manner as Consultant is liable for the acts and omissions of its own employees. Nothing in this Agreement, and no course of dealing, shall create any contractual relationship between City and any of Consultant's subcontractors.

10. **Indemnification.**

(a) Consultant shall indemnify and hold harmless City and City's elected and appointed officers, employees, successors and assigns ("City Parties"), from any and all of any of City Parties' actual losses, damages, deficiencies, penalties or fines ("Losses"), directly related to the willful breach by Consultant of its obligations under this Agreement or grossly negligent acts or omissions of Consultant hereunder unless and to the extent such Losses are caused by, or arise from Consultant's good faith reliance upon, the instruction, direction, negligence or misconduct of any of the City Parties.

(b) City shall indemnify and hold harmless Consultant, its affiliates and each of their respective directors, officers, employees and subcontractors ("Consultant Parties") from any and all of any of Consultant Parties' Losses directly related to the willful breach by City of its obligations under this Agreement or the grossly negligent acts or omissions of the City hereunder, unless and to the extent such Losses are caused by, or arise from the City's good faith reliance upon, the instruction, direction, negligence or misconduct of any of the Consultant Parties.

11. **Insurance.** Consultant shall, prior to commencing work, secure and continuously carry general liability insurance with minimum coverage of \$100,000 per incident and \$300,000 in the aggregate.

12. **Examination of Work.** All Services shall be subject to examination by City at any reasonable time(s). City shall have the right to reject any work that City reasonably deems unsatisfactory given the scope and description of Services and Deliverables in this Agreement.

13. **Notice.** Any notice required or permitted to be given hereunder shall be given in writing and shall be deemed to have been received upon actual receipt thereof, or within three days after such notice is deposited in the United States Mail, postage prepaid, and certified and addressed to the parties as set forth below.

Consultant: ZIONS PUBLIC FINANCE, INC
Attn:
One South Main Street, 18th Floor
Salt Lake City, UT 84133

City: VINEYARD CITY
Attn:
707 E Mill Road Suite 202,
Vineyard, UT 84059

14. **Conflicts.** In the event of inconsistencies within or between this Agreement and applicable legal requirements, applicable legal requirements shall prevail.

15. **Additional Provisions.** This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof, and supersedes any and all prior or contemporaneous negotiations and/or agreements, oral and/or written, between the parties. Time is of the essence hereof. No failure by any party to insist upon the strict performance of any provision of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of its rights. In the event that any provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other provision herein contained. Neither party shall assign this Agreement, or any part thereof, without the other party's prior written consent. Any attempted assignment in violation of this Section shall be void from its inception. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument. By signing below, each party represent that it has proper authority to enter into this Agreement.

DATED effective the date first-above written.

CONSULTANT:

ZIONS PUBLIC FINANCE, INC., a wholly-owned subsidiary of ZB, N.A.

By: _____

Susan Becker, Senior Vice President

CITY:

VINEYARD CITY

By: _____

_____, _____

By: _____

ATTEST

Exhibit "A" to Consulting Services Agreement

Scope of Work

Zions Public Finance, Inc. (ZPFI) shall prepare a Public Safety Impact Fee Facilities Plan and Impact Fee Analysis in accordance with all legal requirements of Utah Code 11-36a. ZPFI shall also prepare a PowerPoint presentation of its findings which it will present at a public hearing.



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**MINUTES OF A REGULAR
CITY COUNCIL MEETING
February 10, 2026, at 6:00 PM**

Present


Absent

- Mayor Zack Stratton
- Councilmember Parker McCumber
- Councilmember Jacob Wood
- Councilmember Jacob Holdaway
- Councilmember David Lauret
- Councilmember Ezra Nair


Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff’s Office, Administrative Director David Kyle Herring, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Chief Building Official Cris Johnson, and Deputy Recorder Tony Lara


Others Speaking: Nate Hutchinson with Flagship, and Vineyard residents Sawyer Stratton, David Vezzani, Arianne Mix, Emilee Larsen, Dana Blake, Brittney Hansen, Allie Reid, Hamlet Gordillo, Jacob Schooley, Dillon Boyes, Nicole Heslington, Wence Flores, David Pearce, Kristal Price, Matt Fizler, and Denise Conder


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


 Mayor Stratton began the meeting at 6:00pm. Vineyard resident Sawyer Stratton gave a prayer and led the pledge of allegiance.

2. PUBLIC COMMENTS


 David Vezzani, living in The Meadows subdivision, expressed concerns with planned developments.


 Arianne Mix, living in the Bridgeport subdivision, expressed concerns regarding traffic conditions and safety issues near her home. She asked for increased enforcement to mitigate safety issues that could arise from improper parking.


 Emilee Larsen, living in the Bridgeport subdivision, also expressed concerns with parking in her area.


 Dana Blake, living in the Bridgeport subdivision, also expressed concerns regarding parking


43 related safety issues.

44
45  Brittney Hansen, living in the Bridgeport subdivision, wanted to echo the concerns of others in
46 her neighborhood regarding parking issues.

47
48  Allie Reid, living in the Bridgeport subdivision, expressed concerns regarding parking in her
49 neighborhood.


50
51  Hamlet Gordillo, living in the Le Cheminant subdivision, also expressed concern over parking
52 issues and safety. He also wanted to express his support for the proposed skatepark.


53
54  Jacob Schooley, living in the Lakefront subdivision, expressed concerns regarding both
55 parking issues as well as over occupancy.

56
57  Dillon Boyes, living in the Willows subdivision, expressed his support for the proposed
58 skatepark.


59
60  Nicole Heslington, living in the Le Cheminant subdivision, commented on her concerns
61 regarding parking.

62
63  Wence Flores, Vineyard resident, expressed his support for the proposed skatepark.

64
65  David Pearce, living in the cascade subdivision, also commented on parking issues.

66
67  Kristal Price, living in the Providence subdivision, asked the council to continue working on
68 the Post Office and Cemetery that were mentioned in previous meetings.

69
70  Matt Fizler, living in the Meadows subdivision, expressed concerns about wetlands issues and
71 current drought conditions.

72
73  Denise Conder, Vineyard resident, asked about the proposed skatepark and where the public
74 could find more information about the proposal.

75

76

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


78

79 **4. WORK SESSION**


80 **4.1. HOA / Neighborhood Committee**

81 Councilmember Wood will lead a discussion on establishing an HOA / Neighborhood
82 Committee.


83

84  Councilmember Wood presented the proposed committee.


85


86  Council discussed the proposed committee and asked clarifying questions.


87


88  Chief Deputy Holden Rockwell, added that the city had success with their neighborhood


89 watch program, and that it could be beneficial to use that as a tool when putting together the
90 proposed committee. A discussion ensued.

91
92  The council discussed the formation of the committee and explored with residents how best
93 all the neighborhoods could be represented.

94
95  Ms. Blake expressed concerns about going through the HOA's to find representatives for the
96 committee.

97
98  Ms. Reid expressed concerns with over occupancy and the impact it would have on any
99 neighborhood vote as a result of a higher number of renters.


100
101  Ms. Mix echoed concerns of other residents regarding over occupancy and agreed that the city
102 needed to find new ways of investigating and enforcing existing statutes.

103
104  The council discussed integrating or using best practices from the existing neighborhood
105 watch program. They agreed to continue the discussion.

106

107 **4.2. Predatory Towing Practices & 24-Hour Notice Discussion**


108 Councilmember Wood will lead a discussion regarding changes to towing
109 enforcement.


110  Councilmember Wood led a brief discussion regarding proposed changes to
111 towing enforcement. There was discussion amongst the council and residents
112 present how to best implement changes as well as how to work with HOAs. The
113 council decided to continue the item and hold a longer discussion at a later date.

114

115 **4.3. Budget Process Discussion**

116 Councilmember McCumber will lead a discussion on the upcoming fiscal year's
117 budget process.

118
119  Councilmember McCumber's presented on the Fiscal Year Budget process for 2026-
120 2027 and proposed a timeline for that process.


121
122  The council discussed the proposed timeline and agreed to hold a budget retreat meeting
123 on February 26th, 2026 to begin the process.

124


125 **4.4. RDA Reimbursement Expenses and Audit Discussion**

126 Councilmember Lauret will lead a discussion regarding RDA Reimbursement
127 Expenses and Authorization of an Audit.


128

129  Councilmember Lauret presented a proposed resolution authorizing the RDA board to
130 entering into an agreement with Chris Harding to conduct an additional audit of specifically
131 RDA payments made to developers.

132

133  The council discussed the proposed resolution and discussed changes in the language. The
134 changes included wording changes regarding the finding of fraud, Mr. Harding’s credentials and
135 the pausing of payments to developers. There was also a short discussion regarding the benefits
136 of adding additional staff to the Redevelopment Agency to help specifically with the work being
137 done by the RDA.

138

139  Nate Hutchinson with Flagship invited the council to meet with the developer regarding
140 audit and that it was his hope that his company and the city could work collaboratively. There
141 was a brief discussion regarding sales tax to the city that could be gained from purchases made
142 by the developer from out of state suppliers.


143

144

145 **5. CONSENT ITEMS**

146 **5.1. Approval of the Feb, 3rd 2026, City Council Meeting Minutes**

147


148  **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO APPROVE THE CONSENT ITEM
149 AS PRESENTED. COUNCILMEMBER LAURET SECONDED. COUNCILMEMBERS NAIR,
150 LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION
151 PASSED UNANIMOUSLY.

152


153 **6. BUSINESS ITEMS**

154 **6.1. Overnight Parking Permit Area at 100 West and 470 North (The Springs). 155 Resolution 2026-02**

156

157  The council discussed the survey that had been discussed in a previous meeting. It was
158 decided that more time was needed to hear from the residents in the affected area. There was a
159 motion to strike and to be added back on the agenda at a later date.


160

161  **Motion:** COUNCILMER NAIR MOVED TO STRIKE THE ITEM FROM THE
162 AGENDA. COUNCILMEMBER HOLDAWAY SECONDED. COUNCILMEMBERS
163 NAIR, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR.
164 THE MOTION PASSED UNANIMOUSLY.


165

166 **6.2. City Council Annual Meeting Schedule Amendment #2 (Resolution 2026-08)**

167

168  Mayor Stratton led a discussion with the council regarding proposed changes to the annual
169 meeting schedule.

170

171  **Motion:** COUNCILMEMBER NAIR MOVED TO ADOPT RESOLUTION 2026-08,
172 AMENDING THE CITY COUNCIL ANNUAL MEETING SCHEDULE. WITH THE
173 UNDERSTANDING THAT STARTING FEBRUARY 10TH, 2026, THE COUNCIL WILL HOLD
174 A WORK SESSION FROM NOON TO 2:00PM ON THE FIRST AND THIRD THURSDAYS
175 AND REGULAR CITY COUNCIL MEETINGS ON THE 2ND AND 4TH TUESDAY OF THE

176 MONTH TO BEING AT 6:00PM. THERE WILL ALSO BE SCHEDULED A BUDGET
177 MEETING ON FEBRUARY 26TH 2026, FROM 2:00PM TO 6:00PM. THERE IS TO BE
178 ADDITIONAL MEETINGS WITH STAFF AS NEEDED THAT WILL BE PROPERLY
179 NOTICED. COUNCILMEMBER LAURET SECONDED. THE ROLL CALL WAS AS
180 FOLLOWS: COUNCILMEMBERS NAIR, LAURET, WOOD, HOLDAWAY AND MCCUMBER
181 VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

182

183

184 **7. ADJOURNMENT**

185

186 The meeting adjourned at 8:14pm.

187

188

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190

191 **MINUTES APPROVED ON:** _____

192

193

194 **CERTIFIED CORRECT BY:**  _____

195 **TONY LARA, DEPUTY CITY RECORDER**

196



DRAFT



**MINUTES OF A REGULAR
CITY COUNCIL MEETING
February 24, 2026, at 6:00 PM**

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Present


Absent

- Mayor Zack Stratton
- Councilmember Parker McCumber
- Councilmember Jacob Wood
- Councilmember Jacob Holdaway
- Councilmember David Lauret
- Councilmember Ezra Nair

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff’s Office, Administrative Director David Kyle Herring, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Interim Finance Director Evan Smith, Social Media Dareli Villegas, and Deputy City Recorder Tony Lara

Others Speaking: Pledge (Beckham DeLaCruz)

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

 Mayor Stratton began the meeting at 6:00pm. Vineyard resident Beckham DeLaCruz offered a prayer and led the pledge of allegiance.


2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS


 Mayor Stratton introduced Evan Smith as the interim Finance Director.

 Mayor Stratton introduced David Kyle Herring as the Administrative Director.


3. WORK SESSION


Discussion on the 400 South Development

 Councilmember Lauret led a discussion with the council regarding the Holdaway Fields development.


 Ryan Bybee with Cadence Homes, presented on the proposed amendments to the development


40 agreement.

41
42  Council discussed the proposed amendments, including a discussion with staff on the amendment
43 process and also how it relates to the transportation master plan.

44  Councilmember Nair expressed concerns with some of the proposed amendments. A discussion
45 ensued.


46
47 **4. PUBLIC COMMENTS**


48
49
50  Karen Cornelius, living in The Villas subdivision, encouraged the council to continue work on an
51 emergency response plan as had been discussed during a previous council meeting.

52
53  The council discussed online submission of public comments and decided that they would be
54 attached to the agenda packet after the meetings.

55
56 Councilmember Holdaway was excused at 6:37pm

57
58  David Pearce, living in the Cascade subdivision, expressed concern with what he viewed as a
59 conflict of interest.

60
61  Chip Price, living in the Providence subdivision, commented on the Holdaway Fields
62 Development.

63
64  Tim Blackburn, living in the Sleepy Ridge subdivision, commented on the planned
65 development from a heritage park perspective. He expressed concerns about the switching of
66 the timeline of the parks and felt that there was a rush through plans of what to do with the
67 existing silos.

68
69 **5. CONSENT ITEMS**


70 **5.1. Approval of the February 10th, 2026, City Council Meeting Minutes**

71 **5.2. Approval of the February 17th, 2026 City Council Meeting Minutes.**

72 **5.3. Skatepark Letter of Support**

73 Vineyard City Staff is hoping for the Mayor and City Council to sign a letter of
74 support for the Skatepark Grant application

75 **5.4. Municipal Financial Institution Signatory Authorization (Resolution 2026-12)**


76
77  Parks and Rec Director Brian Vawdrey offered clarification on the Skatepark letter of support.

78
79  Mayor Stratton gave details on item 5.4.


80
81  **Motion:** COUNCILMEMBER MCCUMBER MOVED TO APPROVE CONSENT ITEM 5.2
82 AS PRESENTED. COUNCILMEMBER LAURET SECONDED. COUNCILMEMBERS NAIR,

83 WOOD, LAURET, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED FOUR (4)
84 TO ZERO (0) COUNCILMEMBER HOLDAWAY WAS EXCUSED.


85

86  Councilmember Nair commented on consent item 5.1. He asked for the inclusion of public
87 comments in the minutes from February 10th.


88

89  **Motion:** COUNCILMEMBER NAIR MOVED TO CONTINUE ITEM 5.1 TO THE NEXT
90 MEETING. COUNCILMEMBER MCCUMBER SECONDED. COUNCILMEMBERS NAIR,
91 WOOD, LAURET, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED FOUR (4)
92 TO ZERO (0) COUNCILMEMBER HOLDAWAY WAS EXCUSED.


93

94  Councilmember Nair asked for further clarification on the skatepark and discussed with staff
95 the status of the grant application.


96

97  **Motion:** COUNCILMEMBER MCCUMBER MOVED TO APPROVE CONSENT ITEM 5.3
98 AS PRESENTED. COUNCILMEMBER LAURET SECONDED. COUNCILMEMBERS NAIR,
99 WOOD, LAURET, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED FOUR (4)
100 TO ZERO (0) COUNCILMEMBER HOLDAWAY WAS EXCUSED.

101

102  Councilmember McCumber proposed amendments to item 5.4. He expressed concern about
103 the executive office's ability to open and close accounts without first seeking the consent of the
104 council. He proposed amending resolution 2026-12 to include a voting process by which the council
105 could be informed and authorize the opening and closing of accounts.

106

107  **Motion:** COUNCILMEMBER MCCUMBER MOVED TO ADOPT RESOLUTION 2026-12
108 WITH THE PROPOSED AMENDMENT. COUNCILMEMBER WOOD SECONDED. THE ROLL
109 CALL VOTE WAS AS FOLLOWS: COUNCILMEMBERS NAIR, WOOD, LAURET, AND
110 MCCUMBER VOTED IN FAVOR. THE MOTION PASSED FOUR (4) TO ZERO (0)
111 COUNCILMEMBER HOLDAWAY WAS EXCUSED. Parker / JW 4-0-1


112

113

114 6. APPOINTMENTS/REMOVALS

115 6.1. Utah Lake Authority - Governing Board Member (Resolution 2026-09)

116

117  **Motion:** COUNCILMEMBER LAURET MOVED TO ADOPT RESOLUTION 2026-09,
118 APPOINTING MAYOR STRATTON TO SERVE ON THE UTAH LAKE AUTHORITY
119 GOVERNING BOARD. COUNCILMEMBER NAIR SECONDED. THE ROLL CALL WAS AS
120 FOLLOWS: COUNCILMEMBERS NAIR, WOOD, LAURET, AND MCCUMBER VOTED IN
121 FAVOR. THE MOTION PASSED FOUR (4) TO ZERO (0) COUNCILMEMBER HOLDAWAY
122 WAS EXCUSED.


123


124 7. BUSINESS ITEMS

125 7.1. Creation of Neighborhood Commission (Resolution 2026-10)


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 Councilmember Wood presented the proposed Neighborhood Advisory Commission.

 The council discussed the proposed resolution, focusing on organizational structure and appointment of representatives.

 **Motion:** COUNCILMEMBER LAURET MOVED TO CONTINUE THE ITEM TO THE NEXT WORK SESSION MEETING. COUNCILMEMBER NAIR SECONDED. COUNCILMEMBERS NAIR, WOOD, LAURET, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED FOUR (4) TO ZERO (0) COUNCILMEMBER HOLDAWAY WAS EXCUSED.

7.2. Discussion and Action: Towing Amendments (Resolution 2026-11)


 Councilmember Wood commented on the current proposed resolution as well as addressed what he felt was misinformation being presented online regarding the impacts the proposed resolution would have on the current parking situation. He also asked to have the item moved to a future meeting so that he had time to confer with the city attorney to finalize the proposed amendments.


 **Motion:** COUNCILMEMBER WOOD MOVED TO CONTINUE THE ITEM TO THE MARCH 10TH MEETING TO ALLOW TIME TO SPEAK WITH COUNSEL. COUNCILMEMBER MCCUMBER SECONDED. COUNCILMEMBERS NAIR, WOOD, LAURET, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED FOUR (4) TO ZERO (0) COUNCILMEMBER HOLDAWAY WAS EXCUSED.

 Councilmember Nair wanted to offer clarification on his online comments. A discussion ensued.

7.3. Utah Lake Shoreline Trail Amenities

Vineyard City staff is hoping for approval to move forward with execution of this project and to finalize locations, color(s), and quantity amounts for Utah Lake Shoreline Trail Amenities

 Mr. Vawdrey presented background information and the locations of proposed amenities. The council discussed the proposals and details of each amenity.

 **Motion:** COUNCILMEMBER LAURET MOVED TO AUTHORIZE THE PARKS AND REC DEPARTMENT TO MOVE FORWARD WITH THE PROPOSED AMENITIES AS PRESENTED. COUNCILMEMBER MCCUMBER SECONDED. COUNCILMEMBERS NAIR, WOOD, LAURET, AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED FOUR (4) TO ZERO (0) COUNCILMEMBER HOLDAWAY WAS EXCUSED.

171 **8. ADJOURNMENT**

172

173 The meeting was adjourned at 7:41PM

174

175

176

177

178 **MINUTES APPROVED ON:** _____

179

180

181 **CERTIFIED CORRECT BY:**  _____
182 **TONY LARA, DEPUTY CITY RECORDER**

183

184

185



DRAFT



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: March 10, 2026

Agenda Item: ARCH Commission RAP Tax Grant Awards (Resolution 2026-06)

Department: Parks & Recreation

Presenter: Jarom Sidwell

Background/Discussion:

Back in 2019, a Vineyard RAP Tax was passed with 78.97% of 1084 casted votes. The RAP Tax consists of 0.1% of Sales Tax accruing to pay for Recreation & Parks projects. Vineyard City receives about \$20,000 per month from the RAP Tax.

Each year, City Council allocates funds to the ARCH Grant for the purpose of enhancing arts, recreation & parks, culture, and heritage within Vineyard City.

For the current fiscal year, \$20,000 was budgeted and approved by the Vineyard City Council for the ARCH Grant.

On February 19th, 2026, Vineyard's ARCH Commission voted on their recommendation to City Council for how to disperse the \$20,000 ARCH Grant fund to various ARCH Grant applicants. Jarom Sidwell, Vineyard's ARCH Commission Chair, will present the ARCH Commission's recommendation.

Fiscal Impact:

\$20,000 from the Vineyard RAP Tax Fund. This amount is already approved in the budget for disbursement for the Vineyard ARCH Grant. \$10,130 is recommended by ARCH Commission to be dispersed to the applicants as listed below. If any of the recommended amounts can't be spent from the RAP Tax fund, then ARCH Commission recommends those amount(s) remain in the RAP Tax fund and be allocated to the future Vineyard Skatepark. The ARCH Commission recommends that the remaining ARCH Grant amount of \$9,870 stay within the RAP Tax fund to be allocated towards the future Vineyard Skatepark.

Recommendation:

The ARCH Commission recommends that the \$20,000 grant be awarded to the ARCH Grant applicants, as follows:

- Vineyard Library: \$3,630
- Friends of the Vineyard Library: \$2,000
- Carry On: \$0
- Vineyard Heritage Commission: \$0
- Utah Valley Symphony: \$2,000
- Utah Lake Foundation: \$2,500
- Atomic Athletics: \$0
- Supplies for a Better Future Foundation: \$0

*If any of the above amounts can't be spent from the RAP Tax fund, then ARCH Commission recommends those amount(s) remain in the RAP Tax fund and be allocated to the future Vineyard Skatepark. Also, the ARCH Commission recommends that the remaining ARCH Grant

amount of \$9,870 stay within the RAP Tax fund to be allocated towards the future Vineyard Skatepark.*

Sample Motion:

I move to approve the ARCH Commission's recommendations for dispersement of ARCH Grant funding

Attachments:

- 1. 2026 ARCH Commissioners Grant Scoring
- 2. 2026 ARCH Commission Recommendation to City Council for ARCH Grant Dispersement
- 3. 2026 ARCH Grant Resolution

Applicant Organization Name	Amount Requested	Jarom Sidwell	Elisabeth Shelley	Sherrie-Kaye Miller	Daniel George
Vineyard Library	\$4,000	30	35	19	35
Friends of the Vineyard Library	\$2,000	27	35	19	33
Carry On	\$14,500	32	26	32	30
Vineyard Heritage Foundation	\$15,750	28	35	33	26
Utah Valley Symphony	\$2,000	27	28	24	35
Utah Lake Foundation	\$9,625	25	31	19	28
Atomic Athletics	\$20,000	26	24	13	27
Supplies for a Better Future Foundati	\$15,000	23	21	10	29
	\$82,875				

Bronson Tatton	Brooke Meyer	Overall Score	Average	Initial Recommended Amount	Final Recommendation
35	33	187	31.17	\$3,630	\$3,630
35	31	180	30.00	\$2,000	\$2,000
27	32	179	29.83	\$5,870	0
34	22	178	29.67	\$7,500	0
35	19	168	28.00	0	\$2,000
35	23	161	26.83	\$1,000	\$2,500
27	23	140	23.33	0	0
21	15	119	19.83	0	0
				\$20,000	\$10,130

\$1500 Equi

Remaining \$9,870 stay in RAP Tax Fur

ment, \$1000 for food (if approved RAP fund uses)

nd for Skate Park

Finalized ARCH Commission Recommendation to City Council regarding the ARCH Grant:

Vineyard Library: \$3,630
Friends of the Vineyard Library: \$2,000
Carry On: \$0
Vineyard Heritage Foundation: \$0
Utah Valley Symphony: \$2,000
Utah Lake Foundation: \$2,500
Atomic Athletics: \$0
Supplies for a Better Future Foundation: \$0
Attribute remaining \$9,870 to future Vineyard Skatepark
TOTAL: \$20,000
If any of above recommended amounts can't be paid with RAP Tax money, then allocate those amount(s) to future Vineyard Skatepark

FURTHER REVIEW OF EACH APPLICANTION BELOW:

- **Vineyard Library**

Requested \$4,000, but the ARCH Commission voted to recommend they receive **\$3,630** because their total project is only projected to cost \$3,630. This application had the highest overall score from ARCH Commission's scoring sheet.

ARCH Commission likes the idea of supporting the library since there is already a lot of public interest and use of the Vineyard library.

Project idea includes purchasing 50 kids graphic novels, 3 Yoto Players with Cases, 6 Yoto card packs, 8 Themed learning backpacks, and 3 new story walks.

Proposal included: \$1000 for Graphic Novels, \$520 for Learning Backpacks, \$1350 for Story Walk Displays, \$360 for 3 Yoto Players, \$150 for 6 Yoto Card Packs, \$100 for recording of materials, and \$150 for program promotion & supplies

Timeline:

April 2026: Order Yoto Players, Graphic Novels, and Storywalk supplies

May 2026: Start building and recording first Story Walk

June 2026: Learning Backpacks and Yoto Players ready for checkout

Summer-Fall 2026: Story Walks

Project all completed by September 2026.

- **Friends of the Vineyard Library**

Requested \$2,000, and the ARCH Commission voted to recommend they receive **\$2,000**. This applicant had the 2nd highest overall score from ARCH Commission's scoring sheet.

ARCH Commission likes the idea of supporting the library since there is already a lot of public interest and use of the Vineyard library.

Project idea includes 2nd weekly story time at Vineyard Library (52 weeks) and 100-120 Adult Books.

Proposal included: \$1200 to pay for staff to offer a 2nd weekly story time at Vineyard Library, \$400 for Adult Fiction books, and \$400 for Adult Non Fiction books

Timeline:

Incorporate 2nd weekly story time by April 2026.

- **Carry On**

Requested \$14,500, but the ARCH Commission voted to recommend they receive **\$0**. This applicant received the 3rd highest overall score from ARCH Commission's scoring sheet.

ARCH Commission likes the idea of skate park features being installed within the City, but some ARCH members didn't like the proposed location for them at Grove Park (due to the area having "Heritage Gardens" and it being close to the road intersection) nor other discussed areas of Vineyard. As a result, ARCH Commission discussed purchasing/leasing a Skateboard half-pipe to showcase at City events, but it was frowned upon by the Utah Trust and potential liability risk was unclear.

Project idea included: Installing Skateboard features near the flower beds in the northwest corner of Vineyard Grove Park, along with QR code videos to explain different skateboarding techniques for the features and incorporate mental health and confidence promoting instruction.

Proposal included: 20' Round Flat Bar for \$1,950.00, 12' Beam for \$1,795.00, Stacked Boxes for \$4,495.00, Programming for \$4,500.00, and Installation for \$1,750.00

Timeline:

February-March 2026: Project funding awarded

March: Finalize designs and feature placement

April: Construct features

May: Install features & film programming

June: Be open for Vineyard Days

- **Vineyard Heritage Foundation**

Requested \$15,750, but the ARCH Commission voted to recommend they receive **\$0**. This application had the 4th highest overall score on the ARCH Commission scoring sheet.

ARCH Commission likes the idea of educating the public about Vineyard's History, but they are concerned that if teachers don't like the created curriculum, that it won't get used. ARCH Commission would prefer a Vineyard History Curriculum/book be provided to the Vineyard Library for the public to rent out. ARCH Commission didn't like that the Heritage Foundation needs full funding for this year's project proposal in order for the project to be completed this year (since it's a large chunk of the \$20,000 available budget) and ARCH doesn't want a partially completed project if Heritage Foundation were only awarded a portion of their requested amount. Lastly, the Heritage Foundation was awarded a large amount of grant funding last year from ARCH and they haven't yet completed the project, so ARCH Commission prefers not to award them any money this year.

Project idea is to create a Vineyard City History Curriculum to incorporate into local elementary schools curriculum within the Utah History subject. This can allow 200-250 4th Graders annually to have an understanding and appreciation for the history of Vineyard.

Proposal included: \$1500 for Curriculum Outline Design, \$2500 Curriculum Development/Testing, \$2000 for Materials Design, \$8,000 for Materials Development/Production, and \$1750 for Materials Distribution

Timeline:

January - April Curriculum Outline Design

April - May Curriculum Development

August - September Curriculum Testing

May - September - Materials Design

September - December - Materials Development/Production

February - May 2027 - Materials Distribution and Implementation in the Classroom

- **Utah Valley Symphony**

Requested \$2000, and the ARCH Commission voted to recommend they receive **\$2,000**. This applicant had the 5th highest score from the ARCH Commission score sheet.

The ARCH Commission liked the idea of having a Vineyard Fan fare (theme song).

Project Idea included: Professionally composed Vineyard fan-fare musical theme recording to be used at City events.

Proposal included: \$2000 for Composition Commission

Timeline:

January–February 2026: Finalize list of potential composers and their availability.

March–May 2026: Finalize composer selection

June–November 2026: Composer completes commission. Highly dependent on availability

Winter 2026: Rehearsal and recording session with Utah Valley Symphony musicians.

Winter 2026/Spring 2027: Public premiere at a Vineyard civic event

Ongoing: The City uses the recording and score at future events.

- **Utah Lake Foundation**

Requested \$9,625, but the ARCH Commission voted to recommend they receive **\$2,500**. This applicant had the 6th highest score from the ARCH Commission score sheet.

ARCH Commission likes the idea of supporting the Utah Lake Foundation since they have been a good partner to Vineyard. ARCH Commission recommends the funding amount be utilized as follows: \$1500 for Equipment (Paddleboards, life jackets, and on-site instructor/safety team) and \$1000 for BBQ/Picnic lunch (assuming RAP Tax funds can be used for it).

Project idea included: Paddle with Care event at Vineyard Beach in May 2026. Event would include a paddle route, educational booths, youth activities, and water-safety outreach.

Proposal included: Gear 10-15 paddleboards, life jackets, and on-site instructor/safety team for \$1,500, DJ related costs for \$600, BBQ or picnic-style lunch for \$1000, Decor for \$300, Photography / highlight reel to help with future promotion for \$500, Giveaways / Swag for \$700, Bus transportation from Vineyard Beach to AF Marina for \$700, 100 Life Jackets for \$2000, Life Jacket Station repair for \$1000, Water Safety Award for \$60, Marketing Ads for \$65, Storage fee to store equipment for \$800, and Arts & Crafts for \$400.

Timeline: Event on May 16th, 2026

- **Atomic Athletics**

Requested \$20,000, but the ARCH Commission voted to recommend they receive \$0. This applicant had to 7th highest score from the ARCH Commission score sheet.

The ARCH Commission didn't like that this project would take the full \$20,000 budget. ARCH Commission also thought this might be in conflict with Vineyard's current recreation offerings.

Project idea: Offer 4 FREE Soccer Clinics to the Community for ages 5-14.

Proposal included: Equipment for \$11,129.80, Staffing for \$3,440, Facility Rentals for \$1800, Marketing for \$2575, First Aid Kit for \$125, Program Reinvestment for \$1000.

Timeline:

February – March 2026: Project funding awarded; RAP Tax funds distributed. Finalize project plan, confirm locations, and secure facility rental agreements. Begin outreach and registration for youth participants.

April 2026: Recruit and train staff and volunteers for clinics. Order equipment and marketing materials. Confirm field marking plans and safety protocols.

May 2026: Continue participant registration and community promotion. Conduct staff training on coaching, mindset sessions, and mental health integration.

June 2026: Clinic 1: Early June – Soccer skills + mindset/character-building session. Clinic 2: Late June – Soccer skills + mindset/character-building session. Conduct post-clinic evaluation and gather participant feedback.

July 2026: Clinic 3: Early July – Soccer skills + mindset/character-building session. Clinic 4: Late July – Soccer skills + mindset/character-building session. Final post-clinic evaluation, collect participant and parent feedback.

August 2026: Compile outcomes, attendance, and impact data. Prepare final report to Vineyard City on program success, lessons learned, and recommendations for future recreation programming.

- **Supplies for a Better Future Foundation**

Requested \$15,000, but the ARCH Commission voted to recommend they receive **\$0**. This application had the lowest score from ARCH Commission's score sheet.

The ARCH Commissions doesn't recommend funding be awarded to this applicant due to a vague application and the performance at Vineyard Days last year from a similar group not having much community attendance.

Project Idea: Art, Culture, and Diversity Festival in Vineyard.

Proposal Included: Stage Rental for \$4,000, 10 Portable Toilets for \$1,500, 10 Event Trash Bins for \$500, 5 Security Personnel for \$1750, Event Licenses & Permits for \$1000, Marketing for \$2000, Supplies for \$1000, Children's Activities for \$1000, and Contingency costs for \$1,250

Timeline:

Short-term: Host a Vineyard International Festival on August 22, 2026 from Noon-7pm, showcasing local and international art, music, and culture.

Long-term: Establish the festival as an annual event, attracting more participants, fostering community pride, and promoting cultural understanding within Vineyard.

RESOLUTION NO. 2026-06

A RESOLUTION OF THE VINEYARD CITY COUNCIL ALLOCATING FUNDS FROM THE ARCH GRANT AWARD AND VINEYARD RAP TAX FUND FOR ARTS, RECREATION, CULTURE, AND HERITAGE PURPOSES, INCLUDING SUPPORT FOR THE VINEYARD SKATE PARK

WHEREAS, Vineyard City allocates funds to the Arts, Parks and Recreation, Culture, and Heritage (ARCH) program, derived from a portion of local sales and use tax revenues (commonly referred to as RAP Tax funds when encompassing recreation aspects), to support arts, cultural facilities, organizations, recreational amenities, and related community initiatives pursuant to Utah law and City policies;

WHEREAS, the Vineyard City ARCH Commission has reviewed applications and recommends awarding the \$20,000 ARCH Grant fund by dispersing it to applicants as follows:

Vineyard Library: \$3,630

Friends of the Vineyard Library: \$2,000

Utah Valley Symphony: \$2,000

Utah Lake Foundation: \$2,500

Remaining balance of \$9,870 to be retained in the Vineyard RAP Tax Fund for application toward the Vineyard Skate Park

WHEREAS, the Vineyard City Council has considered the ARCH Commission's recommendation, along with community priorities, input from Council members, and the overall needs for arts, recreation, and cultural enhancement in Vineyard City;

WHEREAS, the City Council, as the governing body, holds final authority to designate and approve the allocation of ARCH Grant funds and associated RAP Tax Fund resources to ensure alignment with City goals, including support for recreational infrastructure such as the Vineyard Skate Park;

WHEREAS, the City Council desires to allocate the \$20,000 ARCH Grant award in a manner that supports worthy community organizations and projects while directing unallocated or remaining funds toward high-priority recreational improvements, specifically the Vineyard Skate Park.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Vineyard, Utah, as follows:

Section 1: Allocation of ARCH Grant Funds. The City Council adopts the Recitals above and hereby approves and authorizes the allocation of the \$20,000 ARCH Grant as set out in the Recitals, with the remaining balance to be retained in the Vineyard RAP Tax Fund

and designated specifically toward planning, design, construction, or related expenses for the Vineyard Skate Park.

Section 2: Authorization. The Mayor, or designee, is hereby authorized to take all necessary actions to implement this allocation, including processing payments to the awarded entities, retaining funds in the appropriate RAP Tax Fund account, and ensuring compliance with City policies, grant guidelines, and Utah law.

Section 3: Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution.

Section 4: Effective Date. This Resolution shall take effect immediately upon its passage and approval.



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: March 10, 2026

Agenda Item: Vineyard Skate Park Budget Allocation (Resolution 2026-13)

Department: Parks & Recreation

Presenter: Brian Vawdrey

Background/Discussion:

Vineyard City staff plans to submit an application for a Utah Outdoor Recreation grant to go towards construction of a Vineyard Skate Park. Due to the grant requiring at least a 50/50 match, Vineyard City would need to pay approximately \$722,211.78. Having Vineyard City Council's approval via resolution to allocate funding to meet this match requirement can offer great strength to the grant application.

This Skate Park project would also include added parking, landscaping, and construction of a trail to connect the two nearby existing trail networks.

Fiscal Impact:

Approximately \$722,211.78 (or the precise amount after accounting for the grant award and any other funding sources) will need to be allocated from the Vineyard RAP Tax Fund, consisting of the current balance (\$510,139.16 - ARCH Grant Awards amount) plus projected future accruals estimated at approximately \$212,072.62 (subject to actual collections and final project costs). If City Council prefers to have an even stronger grant application, then pay the approximately \$212,072.62 in general fund dollars instead of using future RAP tax accruals.

Recommendation:

Vineyard City Staff recommends that the Vineyard City Council approve (pending at least a \$500,000 grant award from UORG) the current Vineyard RAP Tax funds (minus any funds desired to be awarded for the ARCH Grant) to go towards the construction of the Skate Park AND future Vineyard RAP Tax revenues received until the Vineyard Skate Park project is complete. If City Council prefers to have an even stronger grant application, then pay the approximately \$212,072.62 in general fund dollars instead of using future RAP tax accruals.

Sample Motion:

"I move to approve resolution as presented.

Attachments:

1. Vineyard City All-Wheels Concrete Skate Park
2. Vineyard Skate Park Resolution

UNITED NATIONS		UNITED NATIONS		UNITED NATIONS	
STATEMENT OF FINANCIAL POSITION					
As at 31 December 2014					
In thousands of United States dollars					
ASSETS					
Current assets					
Accounts receivable	1,234	1,234	1,234	1,234	1,234
Prepaid expenses	567	567	567	567	567
Other current assets	890	890	890	890	890
Total current assets	2,691	2,691	2,691	2,691	2,691
Non-current assets					
Property, plant and equipment	12,345	12,345	12,345	12,345	12,345
Intangible assets	3,456	3,456	3,456	3,456	3,456
Other non-current assets	7,890	7,890	7,890	7,890	7,890
Total non-current assets	23,691	23,691	23,691	23,691	23,691
Total assets	26,382	26,382	26,382	26,382	26,382
LIABILITIES AND NET ASSETS					
Current liabilities					
Accounts payable	987	987	987	987	987
Accrued liabilities	654	654	654	654	654
Other current liabilities	321	321	321	321	321
Total current liabilities	1,962	1,962	1,962	1,962	1,962
Non-current liabilities					
Long-term debt	10,123	10,123	10,123	10,123	10,123
Other non-current liabilities	2,456	2,456	2,456	2,456	2,456
Total non-current liabilities	12,579	12,579	12,579	12,579	12,579
Total liabilities	14,541	14,541	14,541	14,541	14,541
NET ASSETS					
Net assets	11,841	11,841	11,841	11,841	11,841
Total liabilities and net assets	26,382	26,382	26,382	26,382	26,382

CREATION

SUMMARY OF FINANCIAL POSITION	
Assets	100000
Liabilities	50000
Equity	50000

DETAILS OF ANTICIPATED USE OF FUNDS	
Category	Amount
Capital Expenditure	20000
Operating Expenses	30000
Debt Repayment	10000

FINANCIAL PROJECTIONS	
Year	2023
Revenue	150000
Expenses	120000
Net Income	30000

FINANCIAL RISK ASSESSMENT	
Risk Factor	Impact
Market Volatility	High
Operational Costs	Medium

FINANCIAL PERFORMANCE INDICATORS	
Ratio	Value
Current Ratio	2.0
Debt to Equity Ratio	0.5

County	Match	Ratio
Beaver	20%	25.00%
Box Elder	40%	66.67%
Cache	50%	100.00%
Carbon	40%	66.67%
Daggett	20%	25.00%
Davis	50%	100.00%
Duchesne	30%	42.86%
Emery	20%	25.00%
Federal/State Gov't	50%	100.00%
Garfield	20%	25.00%
Grand	40%	66.67%
Iron	40%	66.67%
Juab	30%	42.86%
Kane	30%	42.86%
Millard	30%	42.86%
Morgan	40%	66.67%
Piute	20%	25.00%
Rich	20%	25.00%
San Juan	20%	25.00%
Sanpete	30%	42.86%
Sevier	30%	42.86%
Salt Lake	50%	100.00%
Summit	50%	100.00%
Tooele	40%	66.67%
Tribal Govts	20%	25.00%
Uintah	40%	66.67%
Utah	50%	100.00%
Wasatch	50%	100.00%
Washington	50%	100.00%
Wayne	20%	25.00%
Weber	50%	100.00%

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF VINEYARD, UTAH, ALLOCATING FUNDS FROM THE RECREATION, ARTS, PARKS (RAP) TAX FUND FOR THE CONSTRUCTION OF THE VINEYARD SKATE PARK, CONTINGENT UPON RECEIPT OF AT LEAST A \$500,000 UTAH OUTDOOR RECREATION GRANT (UORG) AWARD

WHEREAS, on November 5, 2019, the voters of Vineyard City approved a 0.1% (one-tenth of one percent) local sales and use tax increase, commonly referred to as the Recreation, Arts, and Parks (RAP) Tax, to generate dedicated funding for recreation facilities, parks, arts, cultural organizations, and related community enhancements within Vineyard City, pursuant to Utah law and City policies;

WHEREAS, the Vineyard Skate Park is a high-priority recreational project identified to enhance community quality of life, provide youth and family recreational opportunities, and support active living in Vineyard City, with the proposed location south of City Hall at or near 125 S. Main Street;

WHEREAS, the total estimated project cost for the construction of the Vineyard Skate Park is \$1,372,211.78;

WHEREAS, the City has applied or intends to apply for a \$686,105.89 Utah Outdoor Recreation Grant (UORG) from the Utah Division of Outdoor Recreation to partially fund the project, with the 2026 grant application cycle relevant to potential award timing and construction in May 2026 - May 2027;

WHEREAS, as of the date of this Resolution, the Vineyard RAP Tax Fund holds approximately \$510,139.16 in available funds;

WHEREAS, assuming receipt of at least a \$500,000 UORG award, the remaining project funding gap requires approximately \$722,211.78 from other sources, with the City Council desiring to commit RAP Tax Fund resources toward this purpose, including current balances and future accruals;

WHEREAS, to cover the City's share, approximately \$722,211.78 (or the precise amount after accounting for the grant award and any other funding sources) will need to be allocated from the Vineyard RAP Tax Fund, consisting of the current balance (minus any ARCH Grant moneys awarded) plus projected future accruals estimated at approximately \$212,072.62 (subject to actual collections and final project costs);

WHEREAS, prior allocations from the RAP Tax Fund, including any awards from the ARCH Grant program (as addressed in separate resolutions), reduce available balances for this project and may necessitate additional future RAP Tax accruals to meet the funding commitment for the Skate Park;

WHEREAS, the City Council has considered community priorities, project benefits, fiscal responsibility, grant contingencies, and the need to preserve RAP Tax funds for their intended recreational and cultural purposes, and finds that this allocation furthers the health, safety, and welfare of Vineyard City residents;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Vineyard, Utah, as follows:

Section 1: Contingent Allocation of RAP Tax Funds. Subject to and contingent upon Vineyard City receiving at least a \$500,000 award from the Utah Outdoor Recreation Grant (UORG) program for the Vineyard Skate Park project, the City Council hereby designates and allocates funds from the Vineyard RAP Tax Fund (minus ARCH Grant moneys awarded) toward the construction of the Vineyard Skate Park in an amount up to approximately \$722,211.78 (or the final adjusted amount necessary after applying the UORG award and any other secured funding sources), to be drawn first from current RAP Tax Fund balances (approximately \$510,139.16 as of the latest report, minus ARCH Grant moneys awarded) and then from future RAP Tax accruals (estimated at approximately \$212,072.62).

Section 2: Authorization and Conditions. The Mayor, or designee, is hereby authorized and directed to:

- Take all necessary actions to implement this allocation upon confirmation of the UORG award, including budgeting, encumbering funds, executing contracts, processing payments to contractors or vendors for design-build or construction of the Skate Park and amenities surrounding the Skate Park, and ensuring compliance with grant requirements, City procurement policies, and Utah law.
- Monitor and report to the City Council on actual project costs, RAP Tax collections, and any adjustments needed to the allocation.
- If the UORG award is not received or is received in a lesser amount than \$500,000, revisit this allocation through further Council action to determine alternative funding strategies or project phasing.

Section 3: Impact of Other RAP Tax Uses. The City Council acknowledges that any allocations or expenditures from the RAP Tax Fund for other purposes, including ARCH Grant awards for arts, culture, heritage, or related activities (as may be approved in separate resolutions), will reduce available balances for the Skate Park project and may require accelerated or increased future RAP Tax accruals to fulfill this commitment.

Section 4: Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution.

Section 5: Effective Date. This Resolution shall take effect immediately upon its passage and approval.