



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
August 25, 2026, at 5:30 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Tuesday, August 25, 2026, at 5:30 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

1. CALL TO ORDER

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 litigation, real property, or personnel.

3. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

4. PUBLIC HEARING

4.1. Public Hearing for Budget Amendments to the Fiscal Year 2026-2027 Budget

4.2. Public Hearing for Executive Officers' Compensation

5. PUBLIC COMMENTS (3 MINUTES)

“Public Comments” is defined as time set aside for citizens to express their views. *Public comments can be submitted ahead of time to robinr@vineyardutah.gov.*

6. WORK SESSION

6.1. Discuss 400 South Road Proposal and Cadence/Goodboro Vineyard Project Development Agreement

7. CONSENT ITEMS

7.1. Approval of the August 18, 2026, City Council Meeting Minutes

7.2. Approval of the August 11, 2026, City Council Meeting Minutes

8. BUSINESS ITEMS

8.1. Approve Ordinance 2026–10 Budget Amendments to the Fiscal Year 2026-2027 Budget, Including Municipal Executive Officers' Salaries.

9. ADJOURNMENT

The next regularly scheduled meeting is on September 8, 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 duly appointed 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:

August 24, 2026

CERTIFIED (NOTICED) BY:

/s/ Robin Bond

ROBIN BOND, CITY RECORDER



**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
VINEYARD CITY COUNCIL
FISCAL YEAR 2026-2027 BUDGET AMENDMENT**

Notice is hereby given that the Vineyard City Council will hold a Public Hearing on **Tuesday, August 25, 2026, at 6:00 p.m.** in the **Vineyard City Council Chambers, 125 South Main Street, Vineyard, Utah**, to receive public comment regarding proposed amendments to the **Vineyard City Fiscal Year 2026-2027 Budget**.

The purpose of the hearing is to consider amendments to the adopted Fiscal Year 2026-2027 Budget as authorized by Utah law. Interested persons are invited to attend the hearing and provide comments, either in favor of or in opposition to the proposed budget amendment.

Copies of the proposed budget amendment will be available for public inspection at Vineyard City Hall during normal business hours prior to the hearing.

Published and posted this 13 day of August 2026.

Robin Raines-Bond
City Recorder/ robinr@vineyardutah.gov
Vineyard City
125 South Main Street
Vineyard, Utah 84059

Evan Smith
Finance Director/
evans@vineyardutah.gov

In compliance with the Americans with Disabilities Act, individuals needing special accommodations to participate in this meeting should contact Vineyard City at least 24 hours prior to the meeting 801-226-1929.



VINEYARD CITY COUNCIL
PUBLIC HEARING NOTICE
SALARIES IN MUNICIPALITIES

In accordance with UCA 10-3-818, notice is hereby given that the Vineyard City Council will hold a public hearing on **Tuesday, August 25, 2026, at 6:00 p.m.** in the Vineyard City Office Building Council Chambers located at 125 S Main Street, Vineyard, Utah. The purpose of the hearing is to review compensation increases for executive municipal officers. Public comment is welcome and may be delivered in person or by sending an email to robinr@heberut.gov

Robin Bond
Vineyard City Recorder

Posted in the Vineyard Municipal Building located at 125 S Main, on the Vineyard Website at [Welcome to Vineyard UT](#), and on the Utah Public Notice Website at <http://pmn.utah.gov>. and distributed via social media services.



Date: August 24, 2026

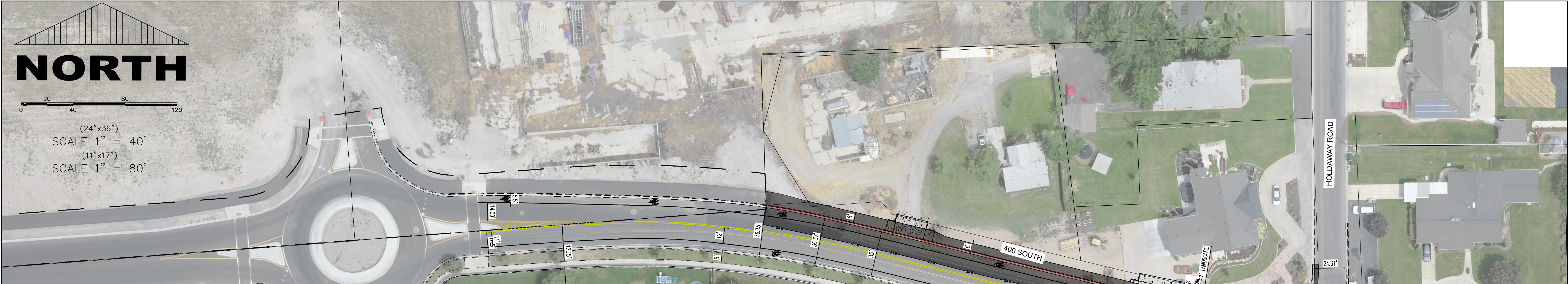
Re: Staff Report on Executive Municipal Officials' Salaries

Utah Code Section 10-3-818 requires city executive municipal officials' salaries be passed by the city's governing body after a formal public hearing, which will take place on Tuesday August 25, 2026. There are 11 positions in Vineyard City that fall under the definition of "executive municipal officer." Those positions are as follows:

- City Manager
- City Attorney
- Building Official
- City Recorder
- Finance Director
- Human Resources Manager
- Public Works Director
- Parks & Recreation Director
- Deputy Mayor
- Deputy Recorder
- Assistant City Engineer

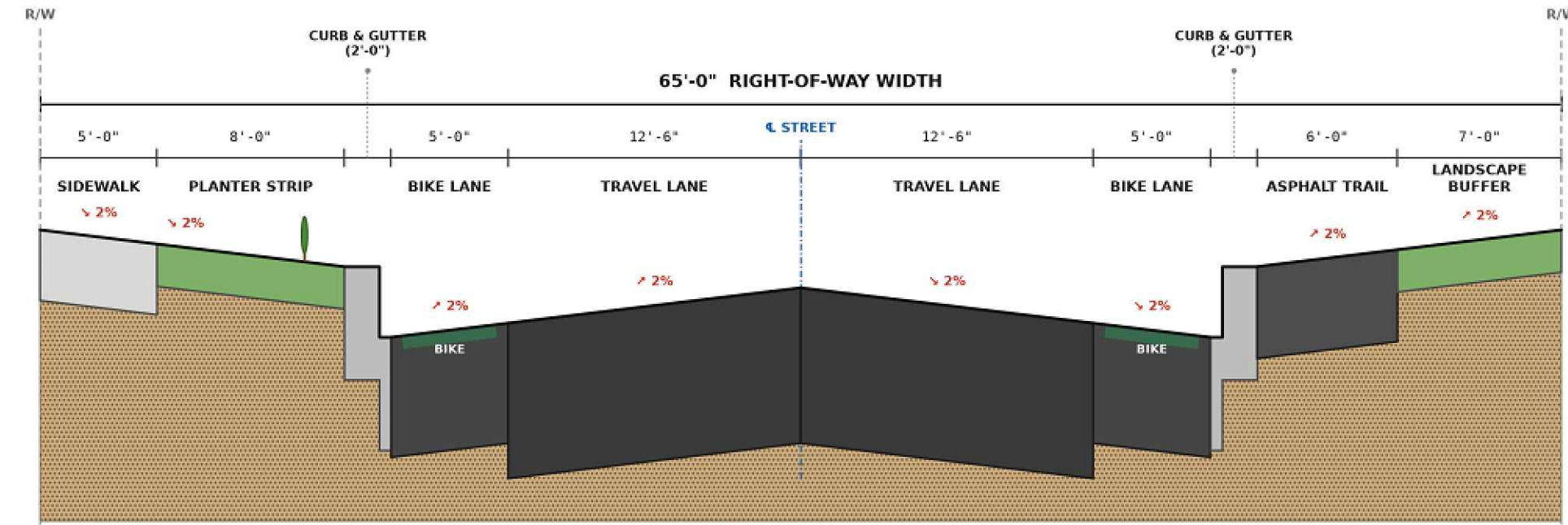
In line with the salary adjustments for other Vineyard City employees, it is recommended that these positions receive a 2.6% COLA and a 2.4% merit increase for fiscal year 2026-2027.

Executive Compensation Fiscal Year 2027 (July 1, 2026, to June 30, 2027)					
Department	Executive	Current	COLA	Merit	Market Adjustment
City Manager	Brian Voeks	\$150,000	2.6%	2.4%	0%
City Attorney	Jesse Riddle	\$180,000	2.6%	2.4%	0%
Building Official	Cris Johnson	\$127,713	2.6%	2.4%	0%
City Recorder	Robin Bond	\$ 76,500	2.6%	2.4%	0%
Finance Director	Evan Smith	\$150,000	2.6%	2.4%	0%
Human Resources Manager	Heidi Jackman	\$ 68,640	2.6%	2.4%	16%
Public Works Director	Naseem Ghandour	\$166,957	2.6%	2.4%	0%
Community Development Director	Brian Vawdrey	\$102,542	2.6%	2.4%	9%
Deputy Mayor	David Herring	\$130,000	2.6%	2.4%	0%
Deputy Recorder	Tony Lara	\$ 52,728	2.6%	2.4%	0%
Assistant City Engineer	Patrick James	\$115,752	2.6%	2.4%	0%

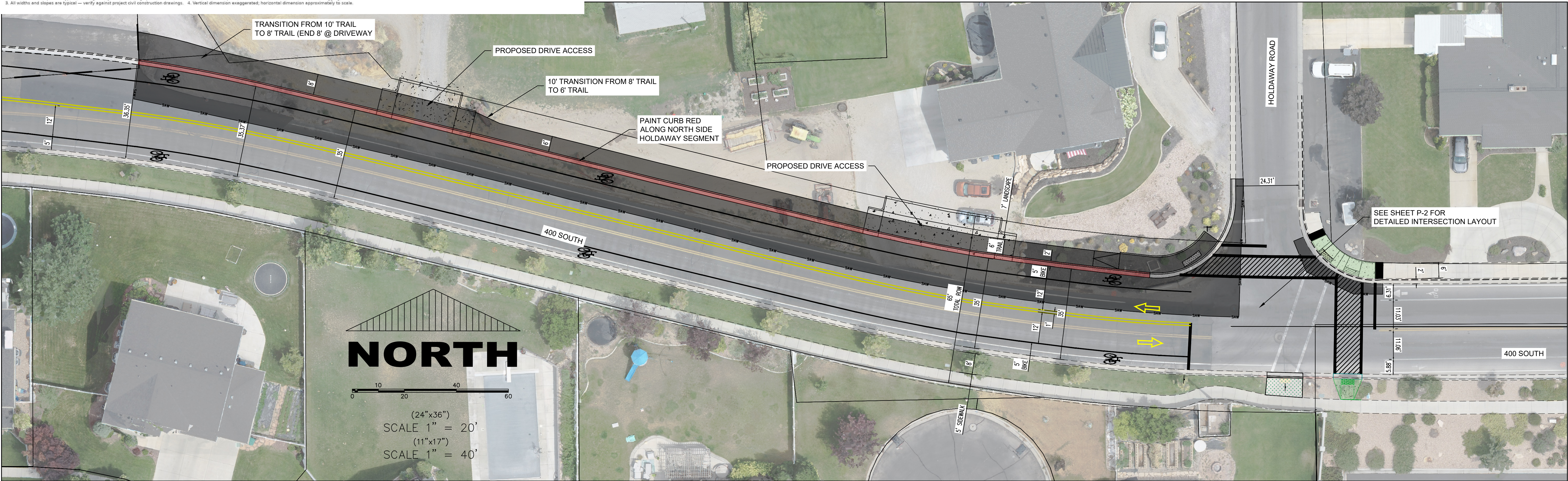


400 SOUTH HOLDAWAY SEGMENT

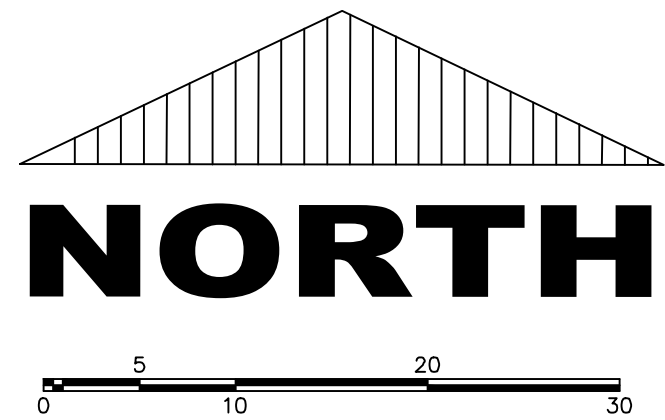
65'-0" RIGHT-OF-WAY • SIDEWALK / PLANTER / CURB & GUTTER / BIKE LANE / (2) TRAVEL LANES / BIKE LANE / CURB & GUTTER / ASPHALT TRAIL / LANDSCAPE BUFFER
NOT TO SCALE — VERTICAL PROFILE EXAGGERATED FOR CLARITY



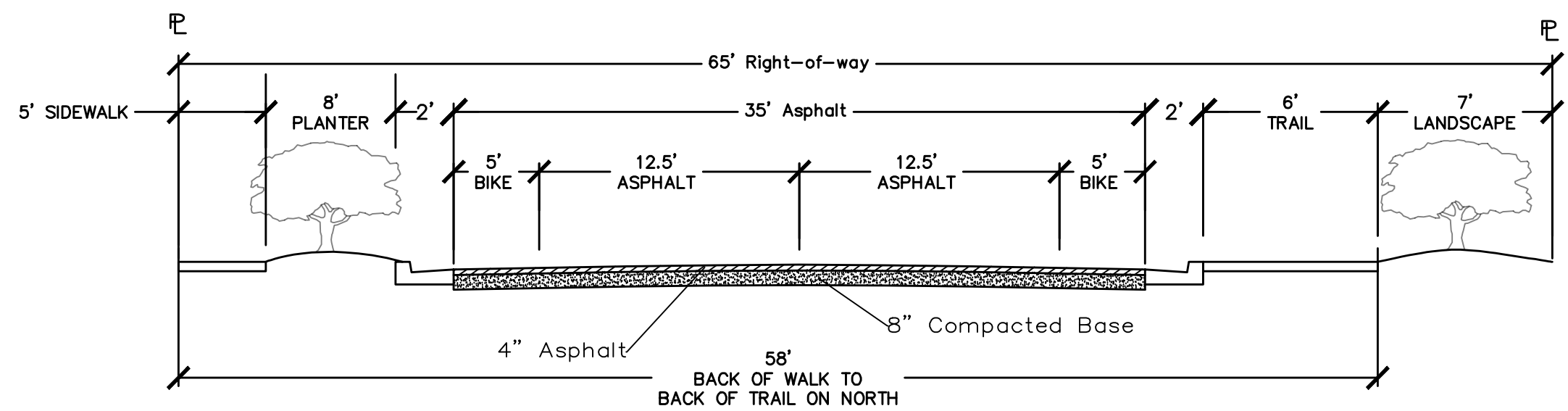
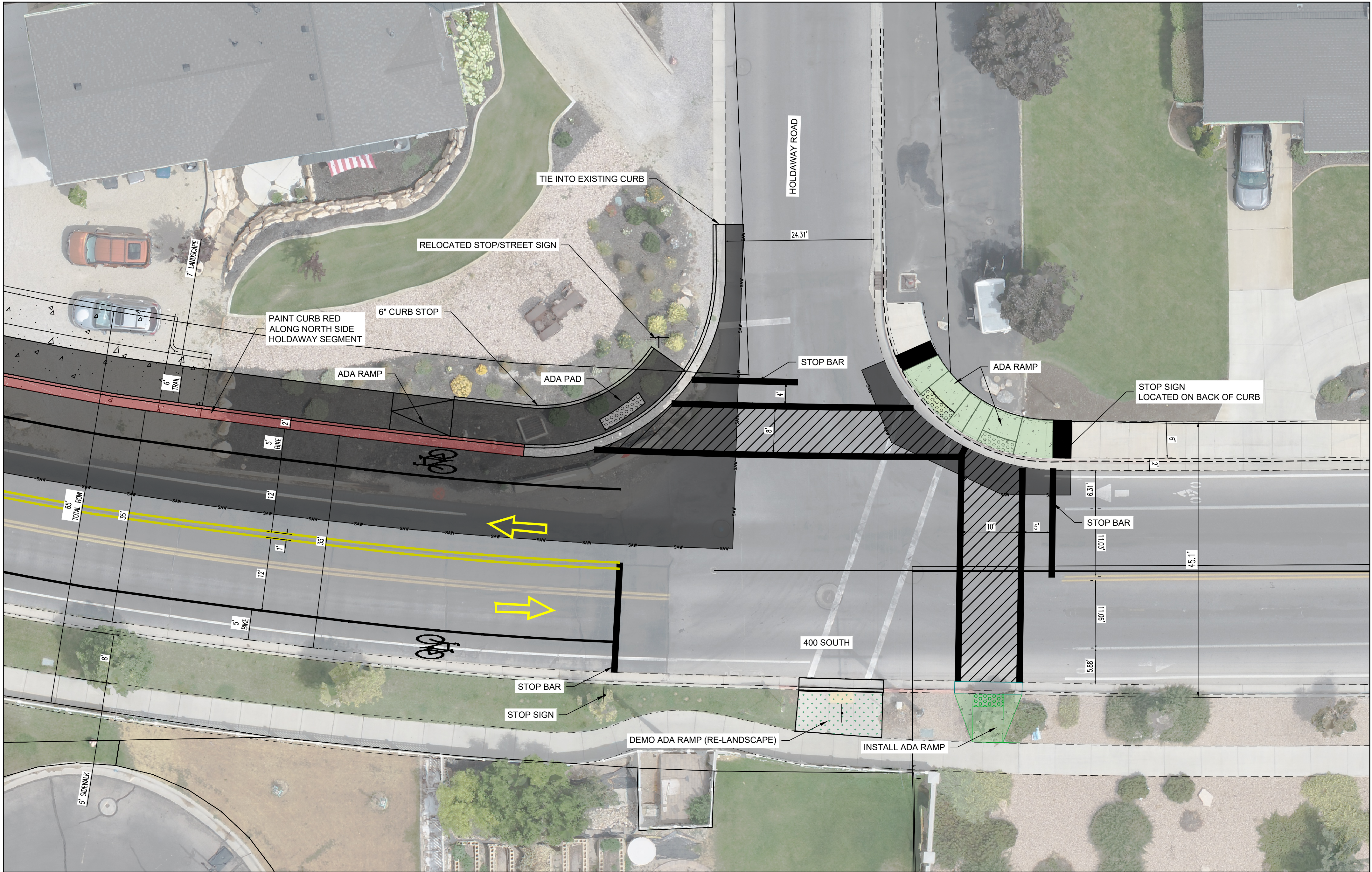
NOTES: 1. Cross slopes 2% typical, drainage away from crown/high points as shown. 2. HMA = Hot Mix Asphalt, PCC = Portland Cement Concrete, ABC = Aggregate Base Course.
3. All widths and slopes are typical — verify against project civil construction drawings. 4. Vertical dimension exaggerated; horizontal dimension approximately to scale.



REVISIONS:	
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(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'



400 South Street Cross Section



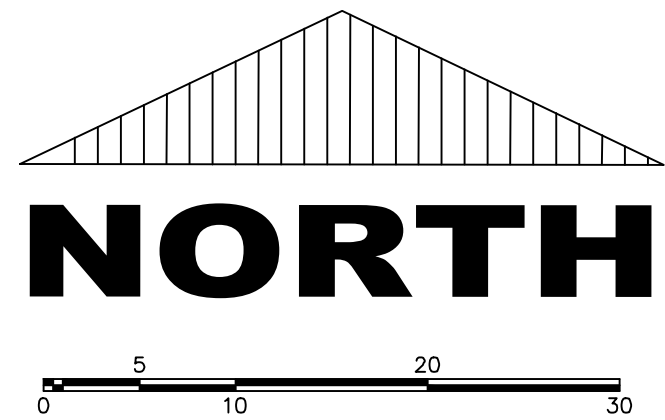
region
Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

400 SOUTH COMPLETION
VINEYARD, UTAH

DATE:8.19.2026	
PROJECT #	
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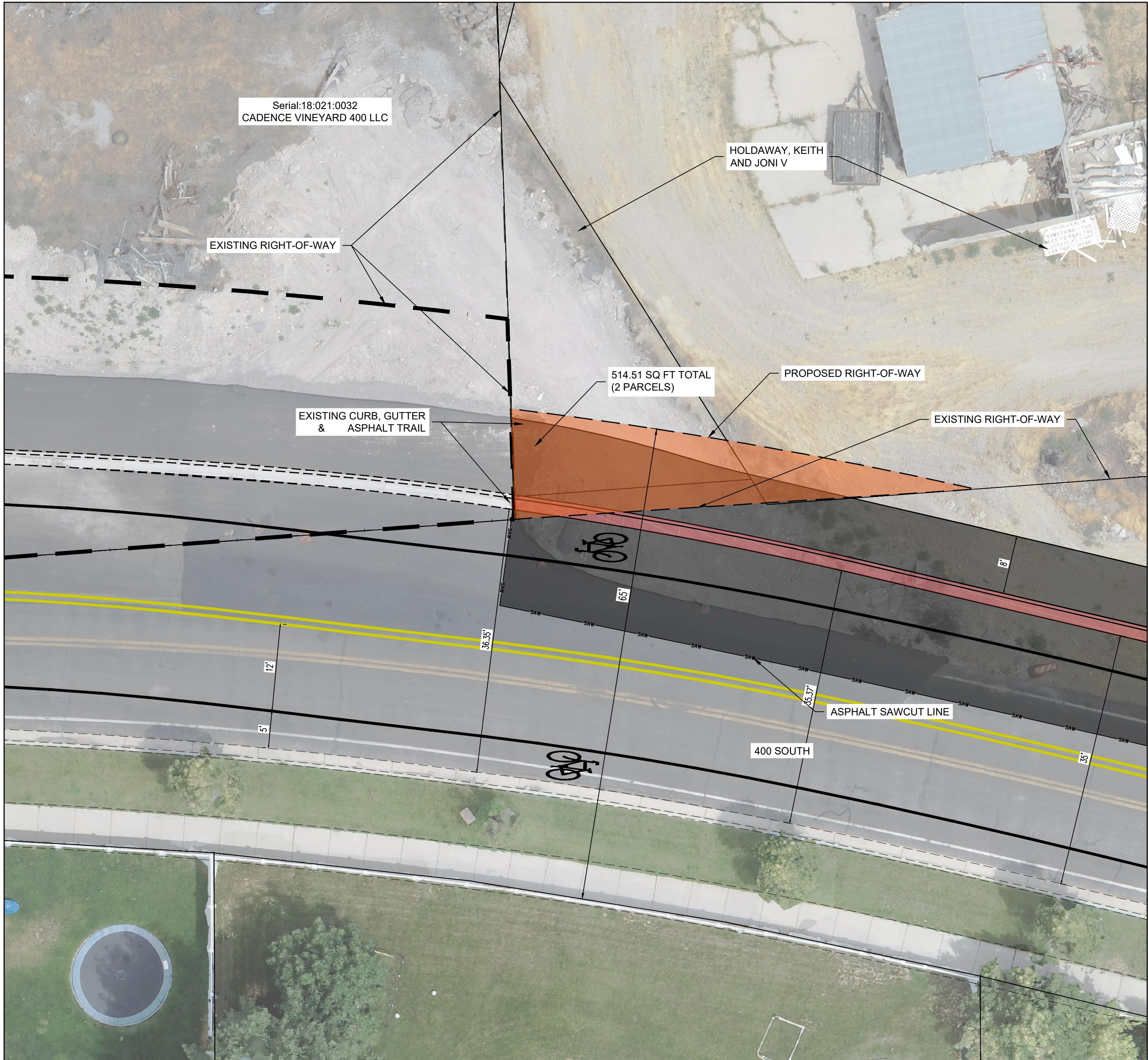
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P-2



(24"x36")
SCALE 1" = 10'
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SCALE 1" = 20'

RIGHT-OF-WAY EXHIBIT
KEITH HOLDAWAY



region
Engineering & Surveying

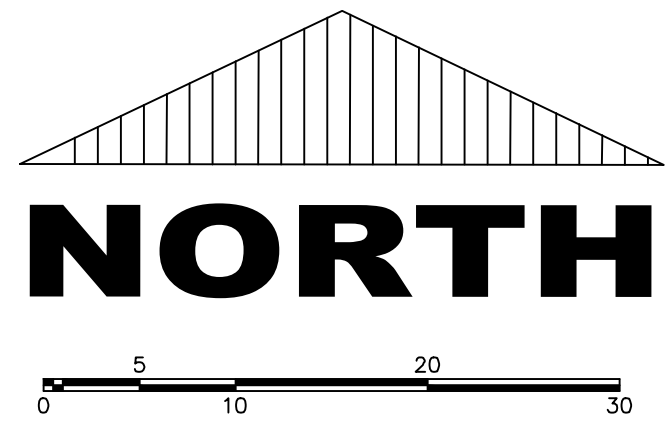
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400 SOUTH COMPLETION
VINEYARD, UTAH

DATE:8.19.2026	
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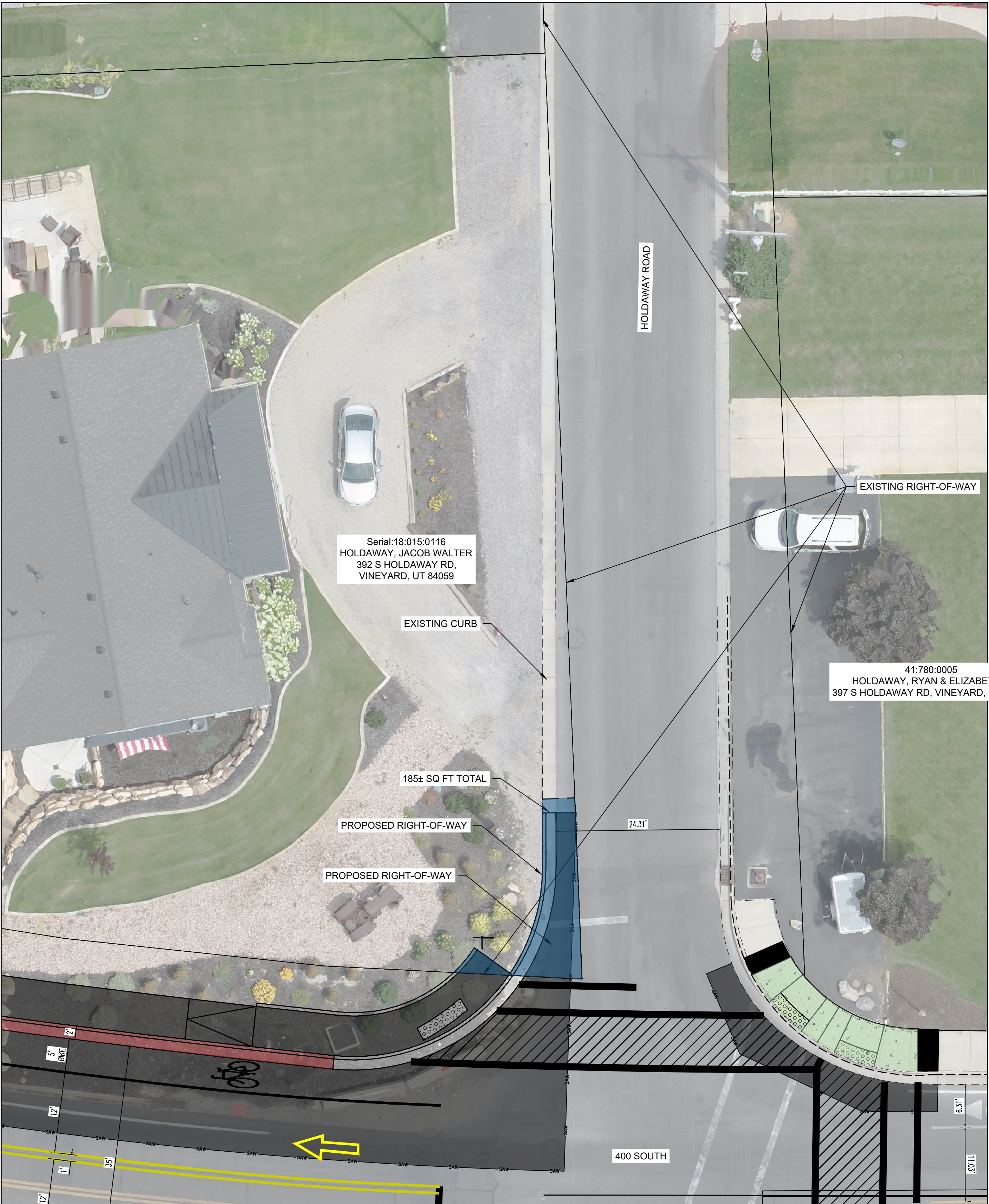
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SHEET: P-3A



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

RIGHT-OF-WAY EXHIBIT
JACOB HOLDAWAY



region

Engineering & Surveying

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

400 SOUTH COMPLETION
VINEYARD, UTAH

DATE:8.19.2026	
PROJECT #	
REVISIONS:	
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SHEET NAME:

SHEET:
P-4



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
August 18, 2026, at 4:00 PM**

Present

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

Absent

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, Administrative Director David Kyle Herring, City Manager Brian Voeks, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Finance Director Evan Smith, City Attorney Jesse Riddle, and Deputy City Recorder Tony Lara

Others Speaking: Ryan Bybee with Cadence Homes, Vineyard residents Tanner Rhodes, Daria Evans, Chip Price, Kim Smith, Karen Cornelius, David Pearce, Caden Rhoton, Isaac Hipple, Bryce Brady, Tim Blackburn, Chris Aldous, Daniel Vela, Jake Kendall, Jacob Schooley, Chris Judd and Aaron Aldous

1. CALL TO ORDER

 Mayor Stratton called the meeting to order at 4:02PM

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

 Vineyard resident Tanner Rhodes offered a prayer and led the pledge of allegiance.

3. WORK SESSION

3.1. Discuss 400 South Road Design Proposals

 Councilmember McCumber provided an overview of the ongoing discussions regarding the 400 South road design and clarified concerns surrounding the potential use of eminent domain. He presented two revised design options intended to address resident and Council feedback while balancing safety, existing infrastructure, private property impacts, development needs, and

costs to the City and developer. Councilmember McCumber compared the proposed bicycle and pedestrian facilities, roadway alignment, green space, right-of-way requirements, and other differences between the two alternatives and encouraged continued evaluation of both options based on their merits and anticipated construction costs.

 Ryan Bybee, with Cadence Homes, discussed the importance of maintaining consistent roadway, curb, bicycle, and pedestrian alignments to improve safety along 400 South. He presented a third design alternative intended as a compromise between the previously discussed options, which would reduce the amount of property needed from the Holdaway family while maintaining wider travel lanes, bike lanes, pedestrian facilities, green space, and a landscaped buffer. Mr. Bybee stated that the alternative would require some additional right-of-way but believed it would provide a safer and less costly option by minimizing reconstruction and changes to existing improvements.

 The Council discussed the proposed third roadway option in the broader context of ongoing negotiations with Cadence Homes regarding the Holdaway Fields development agreement. Discussion included disputed impact fees, potential credits for developer-installed infrastructure, preservation and City control of the proposed Heritage Park and silos, development phasing, park construction requirements, and a possible adjustment to the development layout that would allow six additional residential lots.

The Council had questions regarding the proposed increase in residential lots and characterized it as a concession in exchange for the developer paying higher impact fees and preserving other project elements. Mr. Bybee responded that the existing development agreement had contractually fixed the applicable impact fees in exchange for other development concessions, including the absence of multifamily housing, and explained that the current negotiations were an effort to resolve the approximately \$1.5 million difference between the contracted and current impact fees through mutually agreeable amendments to the development agreement.

 The Council continued discussion of the proposed roadway alternatives. Councilmember Wood encouraged Cadence Homes and the Holdaway family to meet directly to reach a mutually acceptable solution, while Councilmember McCumber discussed the broader financial considerations associated with the development agreement negotiations.

Councilmember Holdaway outlined the Holdaway family's priorities for any potential property donation, emphasizing pedestrian and youth safety, physical separation between certain bicycle/pedestrian facilities and vehicle traffic, protection of neighboring properties, and consistency with the City's adopted right-of-way width.

3.2. Discuss ALPR (Automatic License Plate Reading Cameras)

 Chief Deputy Rockwell provided an overview of the City's use of automated license plate

81 reader (ALPR) cameras and the Sheriff's Office's proposal to expand the existing system from
82 five to ten cameras. He acknowledged concerns regarding privacy and civil liberties and
83 reviewed applicable Fourth Amendment principles, case law, Utah statutes, Sheriff's Office
84 policies, and safeguards governing how ALPR information may be accessed and used.

85
86 Chief Deputy Rockwell also demonstrated the Flock system and explained the information the
87 cameras do and do not collect, data retention and auditing requirements, access controls, and
88 restrictions on the use and sharing of information. He provided several examples of cases in
89 Vineyard in which ALPR data assisted deputies in identifying vehicles and resolving criminal
90 and traffic investigations. He concluded by emphasizing the value of ALPR technology as an
91 investigative tool while recognizing the importance of maintaining appropriate safeguards
92 against misuse.

93
94  The Council discussed the proposed expansion of the City's Flock camera system, with
95 members expressing differing views regarding the balance between the cameras' demonstrated
96 law-enforcement value and concerns regarding privacy, surveillance, data sharing, and potential
97 misuse. Some councilmembers expressed confidence in the safeguards employed by the Sheriff's
98 Office and viewed the addition of five cameras as a reasonable expansion of the existing system,
99 while others favored additional restrictions or oversight before expanding its use.

100
101 The City Attorney discussed potential Fourth Amendment concerns and evolving case law
102 regarding location tracking and recommended that the Council consider additional limitations,
103 particularly regarding data retention. Chief Deputy Rockwell distinguished ALPR data from
104 continuous cell-phone location tracking and stated that the Sheriff's Office would comply with
105 any future legal requirement to obtain warrants before searching ALPR information.
106 Councilmembers also discussed possible City-specific safeguards, including more frequent
107 audits and limiting data-sharing authorization on a case-by-case basis.

111 **3.3. Discuss Vineyard City Fiscal Year 2026-2027 Budget**

112
113  Councilmember McCumber outlined a proposed budget amendment that would remove
114 certain employee raises that had been included in error and reduce additional library funding that
115 was inconsistent with previous Council direction regarding cost recovery. He explained that
116 projected library revenues would remain available to support hiring one additional library aide
117 and potentially increase eligibility for state funding and grants.

118
119 Councilmember McCumber also reviewed other budget areas being scrutinized for potential
120 reductions and sought Council feedback on items that could be incorporated into the upcoming
121 amendment. Potential reductions discussed included Council and administrative memberships,
122 travel, training and miscellaneous expenses; non-departmental contract services; vehicle fuel and
123 related costs; and portions of the special events budget, while preserving funding for Youth
124 Council programming, communications equipment improvements, Vineyard Days, and

Christmas activities.

 The Council continued reviewing potential budget reductions, including non-departmental expenditures, lobbying and economic development expenses, administrative memberships and travel, communications and promotional expenses, and the possibility of bringing landscape maintenance services in-house in a future budget year. The Council also discussed reducing funding for special events and relying more heavily on sponsorships, fundraising, cost recovery, and grants while retaining some funding for major events and startup expenses.

Discussion also addressed City subsidies for outside library and recreation services. Councilmember McCumber suggested discontinuing reimbursement for Orem Library cards as a way to encourage greater use of Vineyard's library and strengthen its eligibility for grants and state funding, while the Council also considered whether to continue subsidizing residents' use of the Orem Recreation Center.

4. PUBLIC COMMENTS (3 MINUTES)

400 South Related Comments

 Daria Evans, living in the Villas neighborhood, expressed her opinion that negotiations concerning impact fees, the Heritage Park and silos, and development phasing should be considered separately from the roadway design and addressed during a separate work session.

 Kim Smith, living in the Elms neighborhood, expressed support for finding a compromise on the 400 South design that prioritizes the safety of children while also addressing the concerns of affected property owners, stating that she believed the newly presented Cadence proposal offered the best compromise. She also raised concerns regarding the use of personal interests by elected officials, emphasized the importance of accountability.

 Karen Cornelius, living in the Villas neighborhood, compared the ongoing 400 South discussion with previous changes made to 600 North and 400 North, questioning what she viewed as inconsistencies in the City's approach to roadway design, bicycle facilities, traffic calming, and resident safety concerns. She also expressed frustration with the length of time taken to resolve the 400 South issue and stated that impact fee negotiations should be considered separately from the roadway decision, while raising concerns about the potential financial impact to taxpayers.

 David Pearce, living in the Cascade neighborhood, expressed frustration with the length of time taken to resolve the 400 South roadway issue and stated that an earlier alternative had been presented that would avoid use of the Holdaway property. He expressed support for the City's original design or, alternatively, the newly presented Cadence proposal, citing concerns about child safety with other proposed designs, and criticized the delay in moving the project forward

and the influence of a Councilmember's property interests on the process.

 Caden Rhoton, Vineyard resident, expressed frustration with the length of time and disagreement surrounding the 400 South issue, particularly with school beginning, and encouraged the Council to reach a decision. As a cyclist, he expressed support for the newly proposed Cadence design, stating that maintaining bike lanes on both sides of the roadway would provide safer and more consistent east-west travel than consolidating the cycle track on the north side.

 Issac Hipple, living in the Shores neighborhood, shared his perspective as a frequent cyclist, stating that he preferred bike lanes on both sides of the roadway and believed they provide a safer environment for cyclists. However, he emphasized that if a choice must be made between dedicated bike lanes and providing safer routes for children traveling to and from school, he would prioritize the safety of children.

 Bryce Brady, living in the Elms neighborhood, expressed support for the original roadway plan and emphasized the importance of creating consistent, connected bicycle and pedestrian pathways throughout the City rather than allowing trails to repeatedly transition or dead end. He encouraged the City and affected property owners to work together on a solution that maintains a consistent long-term transportation plan while placing children traveling to and from school as far from vehicle traffic as possible.

ALPR Related Comments

 Tim Blackburn, living in the Sleepy Ridge neighborhood, expressed support for the City's use of ALPR cameras, citing his personal experiences as a victim of crime and the importance of providing law enforcement with tools that can assist in solving crimes. He acknowledged the potential for technology to be misused but expressed confidence in existing checks and balances and encouraged the City to utilize available technology to enhance public safety.

 Chris Aldous, living in the Elms neighborhood, expressed concerns regarding the privacy and civil-liberty implications of the City's use and potential expansion of Flock cameras, emphasizing that the system collects information on law-abiding residents as well as criminal suspects. He questioned who may access and share the data, raised concerns about potential misuse by future officials or law-enforcement agencies, and encouraged the Council to establish strong limitations on access, use, retention, and sharing of ALPR data or reconsider continued use and expansion of the system.

 Daniel Vela, Vineyard resident, expressed concerns regarding the privacy and Fourth Amendment implications of ALPR technology, arguing that a network of interconnected cameras could collectively reveal an individual's movements in ways that differ from isolated surveillance cameras or other records requiring additional legal process. He also questioned the adequacy of access and data-security safeguards, raised concerns regarding Flock's handling of

data and the potential for continued expansion of the camera network, and encouraged the City to consider where limits should be placed on the technology's use.

 Jake Kendall, Vineyard resident, citing his professional experience in cybersecurity, requested that the City discontinue its use of Flock cameras and delete associated surveillance data, expressing concerns regarding data security, privacy, and the collection of residents' travel patterns without warrants or prior public consent. He also requested additional information regarding the data collected and retained, entities with access to the information, security and breach histories, controls and audits intended to prevent unauthorized searches, and the legal circumstances under which ALPR data may be disclosed.

 Chip Price, Vineyard resident, acknowledged both the public-safety benefits and privacy and cybersecurity concerns associated with ALPR technology, drawing on his own experiences with automated traffic enforcement. He emphasized that the effectiveness and appropriateness of such technology depends largely on strong policies and meaningful oversight and encouraged the City to focus on regular auditing and enforcement of policies to identify and address potential misuse quickly.

 Jacob Schooley, living in the Lakefront neighborhood, expressed concerns regarding the privacy implications of ALPR technology, comparing the collection and sharing of individuals' travel patterns to surveillance and distinguishing it from voluntarily provided location data. He also raised concerns regarding Flock's data practices, security, accuracy, and the sharing of information with other agencies, and argued that protections governing the collection, access, use, and sharing of ALPR data should be established in law rather than relying solely on policies that may be changed.

Budget Related

 Chris Judd, Vineyard resident, encouraged the Council to continue funding the Orem Library reimbursement program, emphasizing the importance of access to physical books for residents who may not make the same use of digital library resources. He noted that his family currently utilizes the library reimbursement rather than the recreation center benefit and suggested maintaining access to outside library resources until Vineyard's physical collection is more developed.

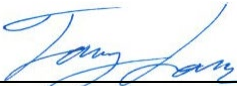
 David Pearce, living in the Cascade neighborhood, expressed support for discontinuing the Orem Library reimbursement program, stating that City funds would be better directed toward strengthening Vineyard's own library rather than subsidizing use of another city's system. He noted that he personally pays the full cost for an Orem Library card and encouraged the City to invest available funding in expanding local library services and usage.

 Aaron Aldous, living in the Shores neighborhood, expressed support for discontinuing the Orem Library reimbursement program and directing City resources toward building and improving Vineyard's own library. He stated that residents who choose to use library services in another city should be responsible for those costs themselves.

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259
260 **5. ADJOURNMENT**
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262 The meeting was adjourned at 6:47
263
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265

266 **MINUTES APPROVED ON:** _____
267

268
269 **CERTIFIED CORRECT BY:**  _____
270 **TONY LARA, DEPUTY CITY RECORDER**
271





**NOTICE OF A REGULAR
CITY COUNCIL MEETING
August 11, 2026, at 6:00 PM**

Present:

Mayor Zack Stratton
Council Member Jacob Holdaway arrived 6:05 pm
Council Member David Lauret
Council Member Parker McCumber
Council Member Ezra Nair

Absent:

Council Member Jacob Wood

Staff Present: Building Director Cris Johnson, Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, City Attorney Jesse Riddle City Manager Brian Voeks, City Recorder Robin Bond, Community Enrichment Director Brian Vawdrey, Deputy City Recorder Tony Lara, Deputy Mayor David Herring, Finance Director Evan Smith, Media Specialist Braile Tyler, Public Works Coordinator Dareli Villegas, and Public Works Director/City Engineer Naseem Ghandour.

Also Present: Marshal Jones, David Pearce, Kim Smith, Ryan Bybee, Malerie Walker, Tyler Tinsdell, Jane Pearce, Emmeline McCumber, Trinity Ewing, Davie Hyte, Malerie Walker, Rachael Stratton, Evelyn Stratton, Laley Winkel, and others who did not sign in or whose handwriting was illegible.

AGENDA

1. CALL TO ORDER

Mayor Stratton called the meeting to order at 6:00 pm.

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

Miss Evelyn Stratton gave the prayer and led the pledge.

3. PUBLIC HEARINGS

3.1. Public Hearing for an Amendment of Vineyard City Subdivision Code

Mayor Stratton opened the public hearing at 6:01 pm. No comments were made. Mayor Stratton closed the public hearing at 6:02 pm.

3.2. Public Hearing for Proposed Amendment to the Vineyard Consolidated Fee Schedule Establishing a \$150 Insignificant Land Disposal Application Fee

Mayor Stratton opened the public hearing at 6:02 pm. The public made no comments. Council Member Nair wished to lower the application fee to \$50. Staff indicated there were no objections to a lower fee amount. Consensus of the Council favored a \$50 non-refundable application fee.

Mayor Stratton closed the public hearing at 6:04 pm.

4. PUBLIC COMMENTS (3 MINUTES)

“Public Comments” is defined as time set aside for citizens to express their views. *Public comments can be submitted ahead of time to robinr@vineyardutah.gov.*

 Marshall Jones addressed the Council regarding short-term rental regulations. He explained that he entered into a purchase agreement for his Vineyard home in April 2017, prior to the City's prohibition of short-term rentals, and completed the purchase shortly after the regulation changed. Mr. Jones requested consideration of his unique circumstances and asked the Council to review whether an exception or grandfathering provision may be appropriate based on the timing of his purchase and intended use of the property. The Myor thanked Mr. Jones for his comments and indicated staff would follow up.


 Tyler Tinsdell spoke in support of Mr. Jones' request, stating that real estate transactions and disclosures at the time of purchase reflected that short-term rentals were permitted. He encouraged the Council to consider the circumstances under which the property was purchased without creating broader precedent.

 Kim Smith, Elms, representing residents and parents from The Elms neighborhood, addressed concerns regarding pedestrian safety along 400 South and the school walking route. She expressed appreciation for the City's ongoing efforts, including discussions with school officials and law enforcement, and emphasized the importance of prioritizing student safety. Ms. Smith encouraged the Council to support roadway and pathway improvements that provide safe access for children walking to school.

 Ryan Bybee discussed the 400 South roadway alignment and presented a proposed alternative design. He stated the proposal would maintain vehicle travel lanes, bicycle accommodations, pedestrian access, and safety buffers while avoiding impacts to adjacent private property. Mr. Bybee indicated the design had been reviewed from an engineering perspective and requested further discussion with City staff regarding feasibility and costs.

 Council Member Nair asked about the certifications of the drawing and changing the lines of the road.

 Malerie Walker commented on proposed modifications to the design of 400 South. She expressed support for maintaining the city-approved design, including dedicated bicycle lanes and roadway width necessary to accommodate future growth, transportation needs, and public safety. She emphasized the importance of preserving long-term transportation infrastructure and ensuring adequate separation between vehicles, cyclists, and pedestrians.

 David Pearce thanked the city council for their service. Mr. Pearce also commented on the 400 South roadway project, noting that the approved design had been developed over several years and aligned with the City's transportation planning efforts. He seconded Malerie Walker's comments. He liked the original city plans. He expressed support for maintaining the planned roadway improvements and emphasized the long-term benefits of constructing the roadway as originally designed.

Public comment was then closed.

5. CONSENT ITEMS

5.1. Approval of the July 7, 2026, City Council Meeting Minutes

5.2. Approval of the July 14th, 2026, City Council Meeting Minutes

5.3. Approval of the August 4, 2026, City Council Meeting Minutes

5.4. Approve Ordinance 2026-07 Amending Municipal Code for the Planning Department (Anthony Fletcher)

Items 5.4 and 5.5 were removed from the Consent Items and discussed by Council.

MOTION: Council Member Lauret motioned to approve the Consent Items 5.1, 5.2, and 5.3 as presented. Council Member Nair **seconded** the motion. **Vote Yes:** Council Members Holdaway, Lauret, McCumber, and Nair **No: None. Motion carried 4-0.**

Council Member Lauret asked for clarification on the municipal planning code, Item 5.4.

Mr. Ghandour provided an overview of the proposed code amendment relating to plat signatures and administrative processes. The amendment would remove references to the former "City Planner" position and allow designated planning staff to sign plats on behalf of the Land Use Authority after approval by the Development Review Committee.

Motion: Council Member Nair moved approve item 5.4 as presented. (Ordinance 2026-07) Council Member McCumber **seconded** the motion. **Roll Call Vote. Yes:** Council Members McCumber and Nair. **No:** Council Members Holdaway and Lauret. **Tie Vote resolved** by Mayor Stratton's vote of **Yes. Motion Passed 3-2.**

5.5. Approve Resolution 2026-34 Amending the Consolidated Fee Schedule to include an Insignificant Land Disposal Application Fee (Evan Smith)

Motion: Council Member Nair motioned to approve 5.5 with an amendment to change the \$150 fee with the \$75 refundable portion to \$50 with no refundable portion. **Seconded** by Council Member McCumber. **Roll Call Vote. Yes:** Council Members Holdaway, Lauret, McCumber, and Nair. **No: None. Motion passed 4-0.**

6. 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 litigation.

MOTION: Council Member McCumber motioned to go into a closed session to discuss pending or reasonably imminent litigation. Council Member Lauret seconded the motion. **Roll Call Vote Yes:** Nair, McCumber, and Lauret. **No:** None. **Recused:** Council Member Holdaway. **Motion carried 3-0.**

7. ADJOURNMENT

Mayor Stratton adjourned the meeting at 6:35 pm. Council went into closed session.

MINUTES APPROVED ON: August 18, 2026

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CERTIFIED BY:

Robin Bond, Vineyard City Recorder

DRAFT

**City Council
Close Session Meeting
August 11, 2026**

In Attendance:

Mayor Zack Stratton

Councilmember Parker McCumber

Councilmember Jacob Holdaway withdrew at 6:55 pm. Returned at 7:19 pm

Councilmember David Lauret

Councilmember Ezra Nair

Staff: City Attorney Jesse Riddle, City Manager Brian Voeks, City Recorder Robin Bond, and Deputy Mayor David Kyle Herring.

Start: 6:38 pm.

MOTION: Council Member McCumber motioned to close the closed meeting. Council Member Lauret **seconded** the motion. All **Yes:** Council Member Holdaway, Lauret, McCumber, and Nair. **No:** None. **Motion carried 4-0.**

Ended 7:48 pm.

MINUTES APPROVED ON:

August 18, 2026

CERTIFIED (NOTICED) BY:

ROBIN BOND, CITY RECORDER



ORDINANCE 2026-10

AN ORDINANCE AMENDING THE VINEYARD CITY BUDGET FOR THE 2026-2027 FISCAL YEAR.

WHEREAS, the City Council of Vineyard, Utah has previously adopted a budget for the 2026-2027 fiscal year in accordance with the Utah Fiscal Procedures Act for cities; and

WHEREAS, the city needs to now amend that adopted budget; and

WHEREAS, a public hearing was held on the 25th day of August 2026, on the proposed amendments to the 2026-2027 fiscal year budget for the city of Vineyard, Utah.

NOW THEREFORE BE IT RESOLVED BY THE VINEYARD CITY COUNCIL AS FOLLOWS:

1. The attached exhibit A shows the amendments to the Fiscal Year 2026-2027 budget for the city of Vineyard, Utah.
2. This resolution shall take effect upon passing.

Passed and dated this 25th day of August 2026.

ATTEST:

Parker McCumber
Mayor Pro Tem, Vineyard City

Robin Bond
City Recorder, Vineyard City

SEAL

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Ezra Nair	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____

EXHIBIT A